



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

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CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 7, 2019

To: Planning Commission
From: Community Development Department
Subject: Spectrum Rezone, R-1-40A & PUD(8) to RC
9107 S. Monroe Street, 9295 S. 255 W.
[Community #2 - Civic Center]

ZONE-10-19-5730
2.4 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, on public websites, and in the newspaper.*

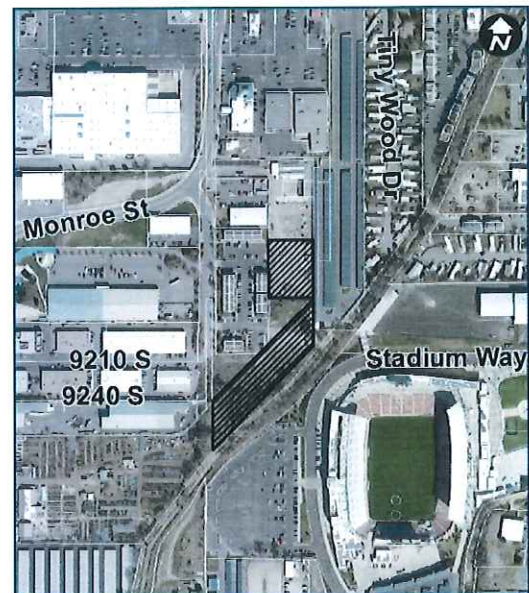
PROPERTY CASE HISTORY	
Case Number	Case Summary
A # JJ-61	Annexation (7/28/1971)
R # 05-04	Ponderosa South Town Homes – Rezoned portion of property to PUD(8)

REQUEST

Spectrum Real Estate Investments, LLC. (Applicant) has submitted an application for a zone change of approximately 0.83 acres located at approximately 9107 S. Monroe Street (Property) from the R-1-40A Zone (Single Family Residential District, farm animals permitted) to the RC Zone (Regional Commercial District). Sandy City also owns property in the area, and, at the request of the Mayor, is participating in the Application as a property owner to rezone approximately 1.60 acres, from PUD(8) Zone (Planned Unit Development, 8 units per acre) to the RC Zone.

BACKGROUND

The subject property includes portions (2.43 acres) of a total of 11.66 acres between two parcels. Both



ZONE-10-19-5730 :: Spectrum
Approx. 9115 S. Monroe Plaza Way

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THE COMMUNITY DEVELOPMENT DEPARTMENT

properties are split-zoned. The majority of both parcels are already zoned the RC Zone. The Application applies to the portions of each parcel that is not already zoned the RC Zone.

The subject property is centrally located in the Stadium Village block area (9000 S. to 9400 S., I-15 to State Street). The Stadium Village block area includes approximately 135 acres. Except for 3.15 acres, including the 2.43 acres subject to this application, the entire Stadium Village block area is zoned with the RC Zone. The Spectrum property is currently being utilized by a landscape company. The property owned by the City is part of the property previously occupied by Wasatch Shadows.

The zoning designation (and existing land use) of the surrounding properties are as follows:

North: RC (commercial)
 East: RC (parking)
 South: RC (canal, stadium)
 West: PUD(8) & RC (office, warehouse)



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 THE COMMUNITY DEVELOPMENT DEPARTMENT

The Applicant has stated that there is no planned development project for the Spectrum property. Sandy City has recently completed the Stadium Village Master Plan, which envisions a plaza through the subject property, surrounded by mixed-use.

The Application was presented in a neighborhood meeting held on October 16, 2019. The meeting was attended by a total of 3 attendees.

FACTS AND FINDINGS

- A total of 3.15 acres, between four parcels in whole or in part, are not zoned the RC Zone in the 135 acre area of the Stadium Village block.
- The two properties that are not currently zoned the RC Zone, and that are not subject to this application, are owned by the same owner. According to the Applicant, that property owner was invited to participate in this application, and that property owner declined.
- The City has released a request for proposal for development (RFP) of a portion of the “Wasatch Shadows” property. The RFP does not include the portion of the property subject to this application.
- The Sandy City General Plan contains applicable goals and policies, including the following:

LAND USE

- Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment
- Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.

GROWTH PRINCIPLES

- Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.
- Policy 1.3 – Promote compact development consistent with market demand.

COMMERCIAL ZONING & DEVELOPMENT

- Policy 1.4 – Provide alternatives for rectifying inconsistent zoning.

CONCLUSIONS

The Planning Commission makes recommendation to the City Council regarding zoning amendments to “regulate the use and development of land within all or any part of the area of the City.” (Development Code of Sandy City 2008, 21-5-3(a)(1)) A rezone of the subject property, portions of two parcels, would match the existing zone on the majority of the same two parcels and would be consistent with the zoning designation on 98% of the property in the Stadium Village Area.

Planner:

Reviewed by:



Jake Warner
Long Range Planning Manager



Brian McCuiston
Planning Director

File Name:

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