

Zoning Map



meeting. Additionally, the applicant held a Community Meeting on April 11, 2017. A full report of the comments voiced at the meetings is attached to this staff report. This meeting was for both the rezoning request as well as the proposed subdivision.

BACKGROUND

One existing home currently occupies the subject property. The subject property is bordered by single-family homes on all sides with various zoning districts: R-1-10 zoning to the west and south; R-1-40A to the north and east; and PUD(2) to the north (see zoning map).

ANALYSIS

Mr. Mansell has submitted a preliminary subdivision concept plat for this proposed development (see attached). The proposed zone change would allow 12,000 square foot lot minimums, but the concept plan

reveals that most of the lots would be closer to 15,000 sq. ft. The design and layout of the subdivision will likely change as it progresses through the staff development review process. The proposed subdivision would also provide a needed extension of an existing public stub street (Altamont Drive) that would connect 9800 South to 10000 South.

The requested change is in compliance with the City's General Plan. Staff believes that the resulting zone change would be compatible with the surrounding area. The following Goals and Policies are examples of how this rezoning is in compliance with the City's General Plan:

Chapter II – Goals and Policies – Housing - Subdivisions

Goal 2.0 – Discourage Sprawl and excessive consumption of land

The following Goals and Policies from the recently adopted Housing Element, are examples of how this rezoning may fulfill the overall objective of the General Plan:

4.1 – Goals – Quality Growth

Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics

Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends

The proposed rezoning would help allow an infill subdivision that would have a mix of lot sizes and likely home sizes as well, thereby accomplishing the stated goals and their accompanying policies. By rezoning these properties, it will create an opportunity for the developer to add additional homes in an area with limited room for growth.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

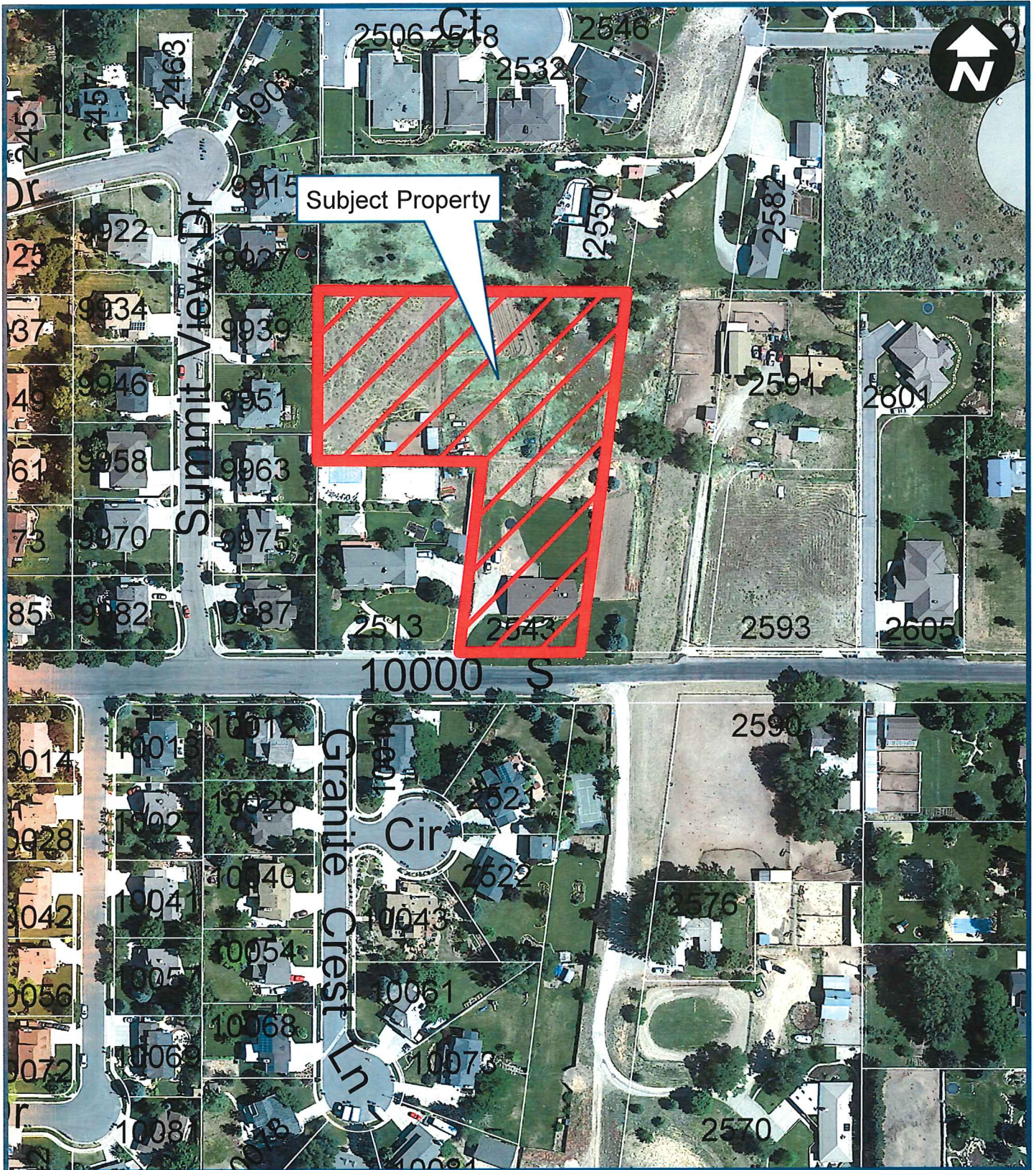
Planner:

Reviewed by:

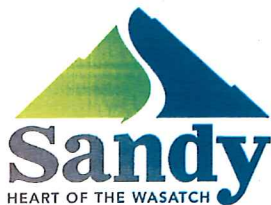


Mike Wilcox
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2017\ZONE-04-17-5243_Granite Hollow South Rezone



**ZONE-04-17-5243 :: Granite Hallow South
2543 E 10000 S**



PRODUCED BY OLIVIA CVETKO
THE COMMUNITY DEVELOPMENT DEPARTMENT

Jeff Mansell

2533 East Granite Pass Ct.
Sandy, UT 84092



March 23, 2017

Mike Wilcox
Planning Department
Sandy, UT 84070

Dear Mike,

I am formally requesting a zoning change for the 2.39 acres located at 2543 East 10000 South from its current zone of R-1-40A to R-1-12. We feel that the zone change request is reasonable because it is a lower density zone that the properties that abut its west boundary which is an R-1-10. We feels it is consistent with the general plan of the City.

Warm regards,



Jeff Mansell



Meeting agenda: Reynolds Re-zoning Application (2543 East. 10000 South.)

Applicant: Jeff Mansell, (801-550-2885) jeffdmansell@gmail.com

Discussion Items:

Zoning Request: _____

Roadway: _____

Architecture: _____

Notes: _____

Planning Contact for this zoning application:

Mike Wilcox
801-568-7261
mwilcox@sandy.utah.gov

Community Coordinator:

Alan Bowyer
801-205-1698
alanbowyer@gmail.com

City Council Email Contacts:

ssmith@sandy.utah.gov	scowdell@sandy.utah.gov
mbarker@sandy.utah.gov	knicholl@sandy.utah.gov
sfairbanks@sandy.utah.gov	lsaville@sandy.utah.gov
cmccandless@sandy.utah.gov	

Zoning Change Application
Reynolds Property 2543 East 10000 South
Meeting Minutes

April 11, 2017
7:00 PM

Type of Meeting: Neighborhood Meeting

Meeting Facilitator: Alan Bowyer; Community Coordinator

Host: Jeff Mansell; Applicant

Invitees: 40 plus property owners within 300 ft. of the subject property.

Attendees: see attached attendance list

Rezone Request:

Applicant discussed his methodology in coming up with the R-1-12 requested zoning:

- It is a larger lot zone than the neighborhood to the west. Averaging 14,226 sq. ft. per lot. Well over the minimum 12,000 sq. ft. required by the requested zone.
- The requested zone is a good transition to what will most likely be larger lot east of the Metropolitan Water District property.

There were no comments on the zone request itself. Questions and comments focused on the roadway, public safety, architecture and construction.

Public Safety: Alyssa Grow asked if the City had any plans to extend the sidewalk along 10000 So. Further to the east and connect to the park.

- A. Applicant response: He did not have a clear idea of a City plan since most of the property to the east is still within the county and under its jurisdiction.

Roadway: Several questions concerning the roadway connecting to Altamont to the north. It was the most concerning component of the discussions.

Applicant response:

- A. The design of the road complied with the City code. And through multiple meetings with the City staff this alignment was acceptable to the City and would allow the Reynolds the opportunity to develop the property.

- B. The future of the road and its connecting to Altamont to the north depends entirely on the property owners to the north the Bigelows. In that if the Bigelows decide at some time in the future to develop their property and seek a zone change and site plan for more homes. This action would trigger the completion of the road through to Altamont.

Architecture: What the neighborhood would look like was an area of interest. Adam Gee and Mike Doty both asked if the architecture would be similar to that of Granite Hollow.

Applicant response:

- A. The success of Granite Hollow would be carried through in these 5 lots with strict design guidelines which dictate low roof pitches and elements that minimize massing.
- B. While completed control was not possible like that within Granite Hollow a combination of both recorded CC&R's with design standards along with the fact that Mr. Mansell would also be building the homes would help to insure that these elements were carried through to completion of the project.

Construction timeline: Roland Nebeker asked about a timeline for construction:

Applicant response:

- A. Mr. Mansell made it clear that if all goes well through the City process that site would could begin in late summer to early fall.
- B. He also shared a few lessons learned through the development of Granite Hollow. Specifically that only grubbing the roadway and leaving the grasses intact as much as possible will greatly reduce the dust caused by the development.

Adjourned: The meeting concluded at 7:45 PM with the applicant encouraging the attendees to communicate concerns, comments, and questions to any combination of the City, the Applicant or the Community Coordinator. The applicant provided all contact information necessary to the attendees.

Meeting Attendance List: Reynolds Re-zoning Application (2543 East. 10000 South.)

Applicant: Jeff Mansell, (801-550-2885) jeffdmansell@gmail.com

Name:

Email:

Roland Nebeker
Matt + Alyssa Grow
Mike + Chris Doty
Ryan Parker
Brent Pearce
Annie Cheney
Daniel Granderath
Adam Gee
Roy + Jean Reynolds

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