



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

September 3, 2020

To: Planning Commission
From: Community Development Department
Subject: Copper Creek Rezone
CN & R-1-8 to RM (12)
1368 E. Copper Creek Road
[Community #16, Falcon Park]

ZONE-07-20-5877
1.02 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
S72-35	Silvercrest Park 1 (2/18/1972) – 11.95 acres
GG-41	GG-41 Annexation (3/12/1969) – 881.57 acres

REQUEST

Marco Diaz has submitted an application on behalf of Utah Development Group (Applicant) for a zone change of approximately 1.02 acres located at approximately 1368 E. Copper Creek Road (Property) from the CN (Planned Center-Neighborhood District) and R-1-8 Zone (Single Family Residential District) to the RM (12) (Residential Multi-Family District).

BACKGROUND

The subject property includes one parcel that is split-zoned (CN and R-1-8), and located on the corner of Copper Creek Road and 1380 E. An existing building on the property has most recently been used as a reception center.

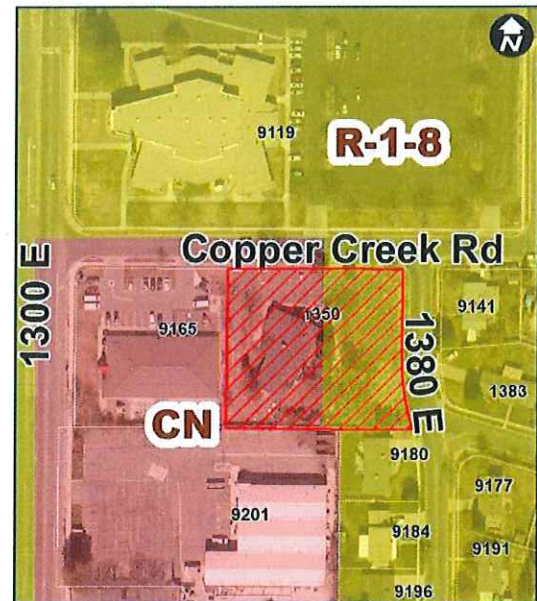


ZONE-07-20-5877 :: Copper Creek
1368 E. Coppercreek Road

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

- North: R-1-8 (Copper Creek Road, church building)
- East: R-1-8 (1380 E., Silvercrest Park Subdivision)
- South: CN (church building)
- West: CN (day care)

The Applicant submitted a concept plan with the Application. The version (7/20/20) of the concept plan provided to City staff depicts 6 twin home buildings (12 units) replacing the existing building. Eight of the units are shown to access Copper Creek Road and 4 units accessing 1380 E. The final layout is ultimately subject to compliance with the Development Code upon a full review of a complete set of plans by City staff as part of a future application for a subdivision/site plan.



ZONE-07-20-5877 :: Copper Creek
1368 E. Coppercreek Road

0 50 100 150 Feet

PRODUCED BY JAY BIVAN/ARC
THE COMMUNITY DEVELOPMENT DEPARTMENT

The Application was presented in a neighborhood meeting held by Zoom Webinar on Aug. 13, 2020. The meeting was attended by a total of 17 attendees. A summary of the meeting is attached.

FACTS AND FINDINGS

- The Property is adjacent to both Copper Creek Road and 1380 E. Both streets are City streets.
- The RM Zone (Development Code §21-20-08) includes, among others, the following requirements:
 - Setbacks:
 - A minimum of 20' from a public right-of-way.
 - For developments over 1 acre, the side setback shall be determined by the Planning Commission.
 - For developments over 1 acre, the rear setback shall be determined by the Director.
 - Height: Buildings shall be no higher than 35'.
 - Landscaping:
 - In no case shall the front yard landscaping be less than 20'.
 - For property lines other than the front property line, a minimum 5' landscaped buffer shall be provided.
- 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.*

HOUSING ELEMENT

- *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.*

GROWTH PRINCIPLES

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

APPENDIX O: SANDY CITY 1300 EAST CORRIDOR STUDY SUMMARY

While the Study specifically focused on properties that directly access 1300 E., the Recommendation section includes the following:

- *“The nature of the use, impacts, hours of operation, scale, setback, and residential interface are important when considering compatible uses that should be approved within the area described.”*
- *“Low Density PUD (garden style or Townhouse at 6-8 units per acre)” is included among a list of recommended uses.*
- *“The RM (Residential Multiple) Zone and the PO (Professional Office) could still be used but in cases where more intense development is appropriate and will not adversely affect nearby neighborhoods.”*

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))
- As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties.
- The land use of the subject property, being that the property is located between commercial uses and single family detached residential, could assist in transitioning and buffering between the different uses of the adjacent properties.

ATTACHMENTS

- Concept Plan (7/20/20)
- Neighborhood Meeting Summary (8/13/20)

Planner:



Jake Warner
Long Range Planning Manager

Reviewed by:



Brian McCuiston
Planning Director