



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
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DIRECTOR

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MEMORANDUM

August 1, 2019

To: Planning Commission
From: Community Development Department
Subject: Bell Canyon Cove, R-1-40A to R-1-10
1785 E. & 1815 E. 11400 S.
[Community #26]

ZONE-06-19-5665
4.5 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 # 09-18-5489	Dean/Couch Annexation (6/25/2019)
A # 04-10-1260	Shaw Annexation (6/29/2010)

REQUEST

Ryan Button (Applicant) has submitted an application on behalf of Bell Canyon Cove LLC for a zone change of approximately 4.5 acres located at approximately 1785 E. and 1815 E. 11400 S. (Property) from the R-1-40A "Single Family Residential District, farm animals permitted" to R-1-10 "Single Family Residential District" (Application).

BACKGROUND

The subject property includes two parcels, and a total of approximately 4.5 acres. The east parcel was annexed in 2010 and the west parcel was annexed in 2019. Neither parcel has previously been included in a subdivision through the City. There is a single-family house and several outbuildings on each parcel. The surrounding zone districts, and land uses, are as follows:

North: R-1-10 (single-family residential)
East: N/A- not annexed (single-family residential)
South: R-1-40A (11400 S., single-family residential)
West: SD(R-2-A) (single-family residential)



**ZONE-06-19-5665 :: Bell Canyon Cove Rezone
1785 E. and 1815 E. 11400S**

0 62.5 125 250 375 500 625 Feet

PRODUCED BY JANE WARNER
THE COMMUNITY DEVELOPMENT DEPARTMENT

A concept plan has been provided by the Applicant that shows 15 single-family residential lots accessed by a public street with stub road connections to properties on the east and west.

The Applicant presented the concept plan in a neighborhood meeting held on June 26, 2019. The meeting was attended by the Applicant, City Staff, and residents, a total of 20 attendees.

FACTS AND FINDINGS

- Residents commented on several issues in the neighborhood meeting, including traffic, density, lot frontages, and the size of houses that could be built.
- The requested zone (R-1-10) allows for a maximum building height of 35' and a minimum lot size of 10,000 square feet. A one-story home would be required to have a minimum of 1,300

square feet and a maximum of 5,000. A two story home would be required to have a minimum of 1,625 square feet and a maximum of 6,000. Square feet requirements of the home do not include any basement area.

- The lots directly adjacent to the Property range in size from 0.25 to 3.80 acres.
- The zoning of the property currently includes an "A" designation, which signifies that farm animals are permitted on the property in accordance with applicable provisions of the City Code. Farm animals are not be allowed in the requested zone (R-1-10).
- Access for a future subdivision of the Property would be from 11400 S., which is designated by the City as a Minor Arterial.
- The Sandy City General Plan contains applicable goals and policies, including the following:

HOUSING

- *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.*

CONCLUSION

As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties. If the Application were to be approved, the land use, zoning designation, and the lot sizes would be consistent with properties to the north, and smaller than the existing parcels to the west, east, and south.


Planner:

Reviewed by:



Jake Warner

Long Range Planning Manager



Brian McCuiston
Planning Director

File Name:

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