



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

July 18, 2019

To: Planning Commission
From: Community Development Department
Subject: White Pine Row Rezone, R-1-20A to R-1-10
2888 E. Little Cottonwood Road
[Community #30 - Granite]

ZONE-06-19-5664
3.3 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 #76-12	Beverly Park Annexation (2/25/1976)
CUP #89-34	Kane B&B (Cottonwood Chalet CUP# 89-17)

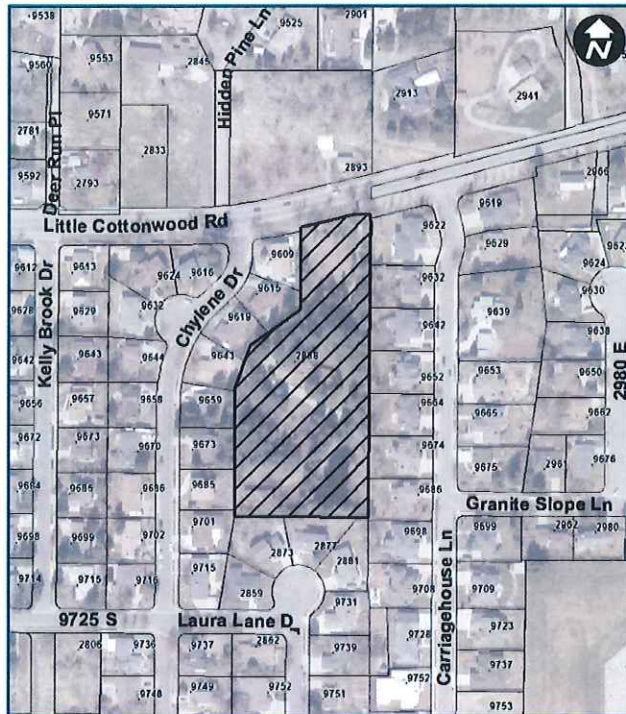
REQUEST

Kevin Ludlow (Applicant) has submitted an application on behalf of Sequoia Development for a zone change of approximately 3.3 acres located at approximately 2888 E. Little Cottonwood Road (Property) from the R-1-20A "Single Family Residential District, farm animals permitted" to R-1-10 "Single Family Residential District" (Application).

BACKGROUND

The subject property includes one 3.3 acre parcel. The Property was annexed in 1976 with additional property totaling 32.4 acres. The Property has not previously been included in a subdivision. There is one single-family house centrally located on the property. The surrounding zone districts, and land uses, are as follows:

North: R-1-20 (Little Cottonwood Road, single-family residential)
East: R-1-10 (single-family residential)
South: R-1-10 (single-family residential)
West: R-1-10 (single-family residential)



ZONE-06-19-5664 :: Sequoia Dev. Rezone
2888 E. Little Cottonwood Rd.

0 40 80 160 240 320 400 Feet

PRODUCED BY JAKE WARNER
 THE COMMUNITY DEVELOPMENT DEPARTMENT

A concept plan has been provided by the Applicant that shows 10 single-family residential lots accessed by a cul-de-sac connecting to Little Cottonwood Road.

The Applicant presented the Application in a neighborhood meeting held on June 26, 2019. The meeting was attended by the Applicant, City Staff, and residents, a total of 24 attendees.

FACTS AND FINDINGS

- Residents commented on several issues in the neighborhood meeting, including the potential loss of trees, the elevation of the road, the height of future houses, and rodent control once development starts.
- The requested zone (R-1-10) allows for a maximum building height of 35' and a minimum lot size of 10,000

square feet.

- The lots directly adjacent to the Property are all zoned R-1-10, range in size from 9,518 to 16,353 square feet, and the average lot size of the adjacent lots is 11,455 square feet.
- 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. None of the directly adjacent properties have rights to farm animals.
- Access for a future subdivision of the Property would be from Little Cottonwood Road, which is designated by the City as a Major 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 match the surrounding properties. A rezone of the property would be consistent with the goals and policies of the Sandy City General Plan.

Planner:

Reviewed by:



Jake Warner
Long Range Planning Manager



Brian McCuiston
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2019\ZONE-06-19-5664 White Pine Row