



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

Oct. 17, 2019

To: Planning Commission
From: Community Development Department
Subject: The Villas at Southtowne Rezone, CN to PUD-10
10650 S. 700 E.
[Community #11 - Crescent]

ZONE-05-19-5655
4.00 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
	GG-88 Annexation (8/26/1969)
ZONE-01-19-5591	Villas at Southtowne PUD-12 (withdrawn)

REQUEST

John Thackeray (Applicant) has submitted an application on behalf of The Thackeray Company for a zone change of approximately 4.00 acres located at approximately 10650 S. 700 E. (Property) from the CN Zone "Planned Center-Neighborhood District" to PUD-10 "Planned Unit Development (density per acre)" (Application).

BACKGROUND

The subject property is located on 700 E., and includes two parcels (shown by red outlines in the map below) with a combined area of approximately 6.37 acres. The Application would affect a portion (approximately 4.00 acres, shown in red hatching in the map below) of the total area. The remaining area (approximately 2.37 acres) would remain in the CN Zone. The Applicant has withdrawn a previously submitted rezone application (File #: ZONE-01-19-5591) that requested the PUD (12) Zone for three parcels, including the two parcels subject to the current application and a third parcel where a vacant Reams Grocery Store building exists. The Applicant is currently working with Challenger School to occupy the area of those three parcels that is not included in the current application. The surrounding zone districts, and land uses, are as follows:



ZONE-05-19-5655 :: The Villas at Southtowne
10670 S. 700 E.

0 80 160 320 480 640 800 Feet

PRODUCED BY JAKE WARNER
 THE COMMUNITY DEVELOPMENT DEPARTMENT

North: CN (“Reams” property)
 East: PUD (8), RM (12), CN (700 E., residential, auto repair)
 South: SD(R-1-8) PUD (residential)
 West: R-1-10 (residential)

A concept plan has been provided by the Applicant that shows a townhome development on the Property, and the potential Challenger School to the north. The concept plan shows 40 townhome units. The Applicant has been discussing the street network and access with the Public Works Department, and the impact of those discussions are reflected in the concept plan. The Applicant has stated that nearly all of the units (shown in orange on the concept plan) along the existing residential would be single-story in height.

The Applicant presented the proposal, including the Challenger School, in a neighborhood meeting held on Sept. 24, 2019. The meeting was attended by the

Applicant, City Staff, and 30 residents.

FACTS AND FINDINGS

- Residents commented on several issues in the neighborhood meeting, including general support for the school, traffic and congestion, the relocation of existing irrigation lines/ditches, the elevation of the units, tenure (ownership) of the units, project maintenance, parking, and timing.
- The Property is currently zoned CN. The CN Zone allows buildings on the site to be built up to 30’ from a residential zone district and up to 40’ in height (Development Code of Sandy City 21-23).
- The PUD Zone requires that maximum density be established for a property with a rezone of the property to the PUD Zone. The purpose of the PUD Zone includes “greater flexibility of design,” “more efficient use of land and the preservation of greater proportions of open space,” and encouraging “a variety of dwelling types and site arrangements.” (Development Code of Sandy City 21-20-07).
- The Property would be accessed from 700 E., which is designated by the City as a Major Arterial.
- The Property is surrounded by five different zone districts (CN, PUD (8), RM (12), SD (R-1-8) PUD, R-1-10), including multiple residential types and commercial uses.

- The Sandy City General Plan contains applicable goals and policies, including the following:

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.*

CONCLUSION

The diversity of the surrounding land uses and adjacency to a major arterial road present challenges that are common with infill development. As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties. The PUD Zone allows flexibility to consider adequate height restrictions, buffering, screening, density, product type, etc. that could be utilized to help address the challenges of infill development. If approved, a zone change to the PUD (10) Zone 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-05-19-5655 Villas @ Southtowne