



Legislation Details (With Text)

File #: ZONE-01-19-5591(CC) **Version:** 1 **Name:**
Type: Ordinance **Status:** Agenda Ready
File created: 3/7/2019 **In control:** City Council
On agenda: 3/26/2019 **Final action:**
Title: Community Development Department presenting a rezone application (File #ZONE-01-19-5591, The Villas at Southtowne) on behalf of The Thackeray Company, requesting that 9.32 acres located at 10670 S. 700 E. be rezoned from the CN Zone to the PUD(12) Zone.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Concept Plan, 3. Neighborhood Meeting Summary, 4. PC Staff Report, 5. PC Minutes, 6. Ordinance #19-08, 7. Resident Letter-Stallings, 8. Council Office Memo on Development Agreements.docx.pdf, 9. Resident Email-Wright (3.25.19).pdf, 10. Resident Email-Carder (3.25.19).pdf, 11. Fwd_ Proposed Zoning Change .pdf, 12. Fwd_ Proposed zone change of former Reams location property Michael Jackson.pdf, 13. Fwd_ Proposed rezone - Reams property.pdf, 14. Fwd_ Reams rezoning.pdf, 15. Fwd_ Vote NO to rezone 10670 S. 700 E. to PUD12 .pdf, 16. Fwd_ Proposed development at Reams Property (10670 S. 700 E.).pdf, 17. Fwd_ Ream's property rezoning.pdf, 18. Fwd_ Property at 10670 S 700 E.pdf, 19. Fwd_ Proposed Development at 10670 S 700 E.pdf, 20. Fwd_ Reams Development Concerns.pdf, 21. Fwd_ Ream's property concerns.pdf, 22. Fwd_ Reams PUD 12.pdf, 23. Fwd_ Proposed Zone Change - District 1.pdf, 24. Fwd_ Email contact from Sandy City, UT.pdf, 25. Fwd_ 10670 S 700 E.pdf

Date	Ver.	Action By	Action	Result
3/26/2019	1	City Council	denied	Fail

Agenda Item Title:

Community Development Department presenting a rezone application (File #ZONE-01-19-5591, The Villas at Southtowne) on behalf of The Thackeray Company, requesting that 9.32 acres located at 10670 S. 700 E. be rezoned from the CN Zone to the PUD(12) Zone.

Presenter:

Jake Warner

Description/Background:

John Thackeray, on behalf of The Thackeray Company, has submitted an application for a zone change of approximately 9.32 acres across three contiguous properties located at approximately 10670 S. 700 E. The property subject to the rezone application is a portion of the total acreage of the three properties, a total of 11.89 acres. The proposed zone change would change the subject portion of the property from the CN Zone "Planned Center-Neighborhood District" to the PUD(12) Zone "Planned Unit Development (12 units per acre)." The unaffected remainder portion (approximately 2.57 acres) would remain in the CN Zone, and includes the majority (550') of the frontage along 700 E. A vacant building, formerly Ream's, is located on the northern most parcel of the three properties.

The Applicant has submitted a concept plan that shows 100 townhomes on the subject property and three commercial pads on the remainder portion. The townhomes depicted include a mix of single

story and 2-story units, with the majority of the single story units along the south and west boundary of the subject property.

The Applicant's original proposal was presented in a neighborhood meeting held on August 23, 2018. The Application was presented to the Planning Commission in a public hearing on February 7, 2019. The Planning Commission, by a vote of 7-0, forwarded a recommendation to the City Council to not approve the Application.

Fiscal Impact:

A potential subdivision would likely increase the revenue and expenses of the City by minimal amounts.

Further action to be taken:

The Application is requesting a rezone, a legislative item, and is being presented to the City Council for a decision to approve or deny the proposed zone change. A separate application for a subdivision or site plan would need to be submitted and approved prior to development.

Recommended Action and/or Suggested Motion:

The Community Development Department recommends that the City Council take one of the following actions after hearing public comments:

1. Approve the Application.
2. Approve the Application with revisions.
3. Deny the Application.
4. Table the Application for a future decision.

Alternative Motions:

1. Motion to Approve - Adopt Ordinance #19-08, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 9.32 acres located at 10670 S. 700 E. from the CN "Planned Center-Neighborhood District" to the PUD-12 "Planned Unit Development (12 units per acre)".
2. Motion to Approve with revisions - Adopt Ordinance #19-08, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; subject to the following revisions: (expressed revisions) rezoning approximately 9.32 acres located at 10670 S. 700 E. from the CN "Planned Center-Neighborhood District" to the (expressed alternative per revisions)".
3. Motion to Deny - Not adopt Ordinance #19-08, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; denying the proposed zone change of approximately 9.32 acres located at 10670 S. 700 E.
4. Table the Application - Table the application to a future decision. (If necessary, provide a date for further consideration and/or give direction to Staff for additional information requested.)