



Legislation Text

File #: SUB-08-18-5475, **Version:** 1

Agenda Item Title:

VanDyke Quick Sandy Subdivision - Preliminary Review
Approx. 360 E. 8620 S.
[Community #4 - Historic Sandy]

Presenter:

Mitch Vance

Description/Background:

The applicants, Mr. Anthony VanDyke and Mr. Carey Quick, are requesting preliminary subdivision review and Special Exception approval for a seven (7) lot single-family subdivision located in Historic Sandy. The 1.42 acres subject property is proposed to be divided to create five (5) new single-family lots and establish new lot boundaries for two (2) existing homes. The existing homes would be accessed via 8680 South, while the new lots would be accessed via 8620 South. All of the proposed lots meet the minimum size and frontage requirements of the R-1-7.5(HS) zone and will not be using the Historic Sandy Development Overlay.

Because this is an infill development, the applicant is also requesting that the Planning Commission grant a Special Exception for the use of "flag" or "L-shaped" lots as well as the establishment of lots without public frontage. In the proposed configuration, Lots 2 and 5 of the subdivision are flag lots.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission grant a special exception for the use of flag or L-shaped lot configuration and for the establishment of lots without public frontage based on the following findings and subject to the following condition:

Findings

1. That the proposed subdivision is an infill development.
2. That the proposed configuration is an efficient use of the land.

Conditions

1. That the applicants continue to work with staff through the final review process to ensure that all flag lots meet the code requirements and standards.

Staff recommends that the Planning Commission determine that preliminary review is complete for

the VanDyke Quick Sandy Subdivision located at approximately 360 East 8620 South, subject to the following conditions:

Conditions

1. That the applicants complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project.
3. That the applicants establish a shared access and maintenance agreement for the private lane between the owners of Lots 2 and 5 of the VanDyke Quick Sandy Subdivision.
4. That the applicant continues to work with staff during final review to ensure that all lots meet the minimum size requirements of the zone.
5. That the building envelopes be shown on the final plat for lots 2 and 5.
6. That the shared private lane be signed to prohibit parking so as not to inhibit access and movement of emergency service vehicles.
7. That the applicants dedicate twenty and a half (20.5) feet of their property along 8620 South to Sandy City and that all improvements be installed according to the requirements of Sandy City Public Works.