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Staff Report Memorandum October 5, 2023

To: Planning Commission
From: Community Development Department
Subject: South Towne Center Mall Subdivision 2nd Amended
(Commercial Subdivision Amendment)
10450 S. State Street
(Commercial Area, Community #9)

SUB08302023-006600
CBD Zone
6 Commercial Lots
Approx. 58 Acres

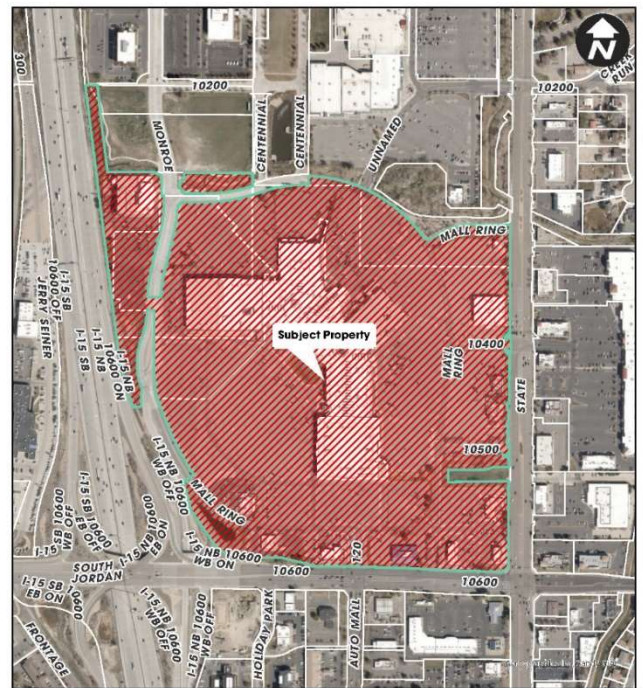
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Jason Boal of Snell and Wilmer (representing the property owner South Town Owner PR, LLC), is requesting preliminary review of South Towne Center Mall Subdivision 2nd Amended plat for a property located at 10450 S. State Street (see map area to the right). The request is to amend an existing plat for the Shops at South Town development that would create five new pad lots for some of the perimeter pad buildings associated with the mall (see application materials in Exhibit A).

Background

The subject property has had two previous commercial subdivision plats recorded. The first subdivision was recorded in 1997 (see Figure 1) and created two new lots from the main mall parcel to allow the anchor tenants on the north and northwest ends of the mall to be on their own lots. An amended plat was recorded in 2005 (see Figure 2) and amended the main mall lot to create another lot for the southern anchor tenant. Earlier this year, the applicant proposed an amended plat that would create pad lots located along the State Street frontage (see Figure 3). That has been reviewed and preliminarily approved by the Planning Commission. That plat has not yet been recorded but is in the final review stage with staff.



SUB08302023-006600
Subdivision
10450 S State St
Sandy City, UT
Community Development Department

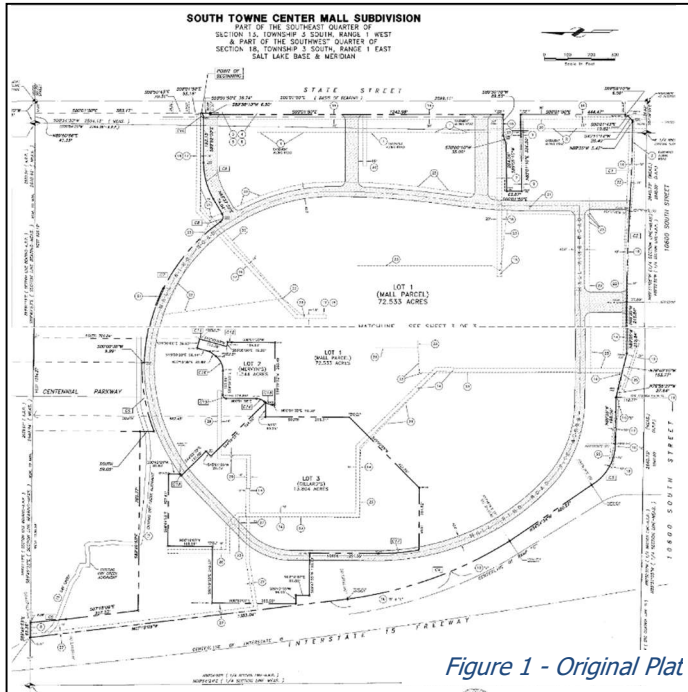


Figure 1 - Original Plat

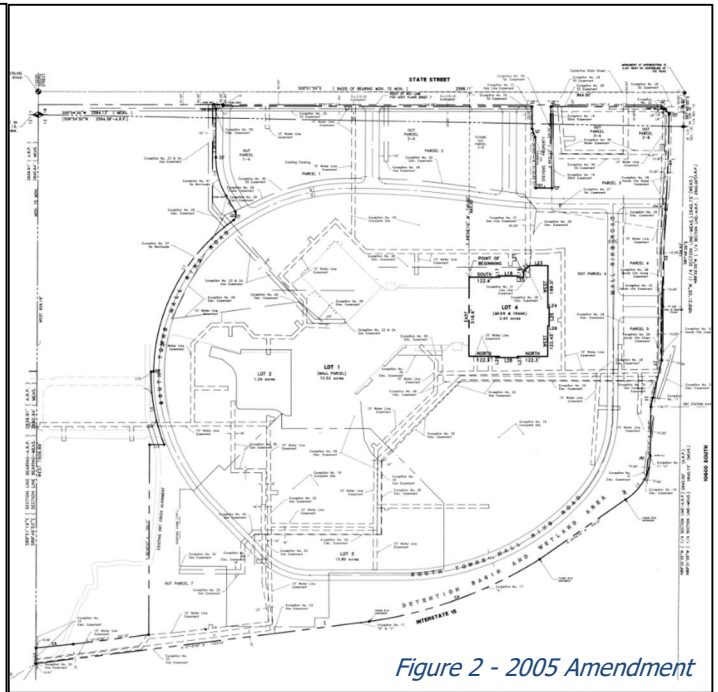


Figure 2 - 2005 Amendment

The subject property is surrounded by areas that have been developed as regional retail uses. Properties to the north and east are within the CBD Zone while those to the south are in the Automall Commercial Zone.

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area. No neighborhood meeting has been held as this property is within a commercial area with no existing residential properties near the proposed area.

Analysis

The owners of the mall properties are seeking to amend the main mall lot once again to create five new pad lots. These lots are primarily located along the periphery of the mall site adjacent to 10600 South Street and one along the State Street frontage. The lots generally follow the footprint of the building but meet the minimum setbacks of the zone. However, they do not include all of the surrounding landscaping or parking areas. The main mall lot acts like a common area lot that provides access and parking to these lots through cross access and shared parking agreements.

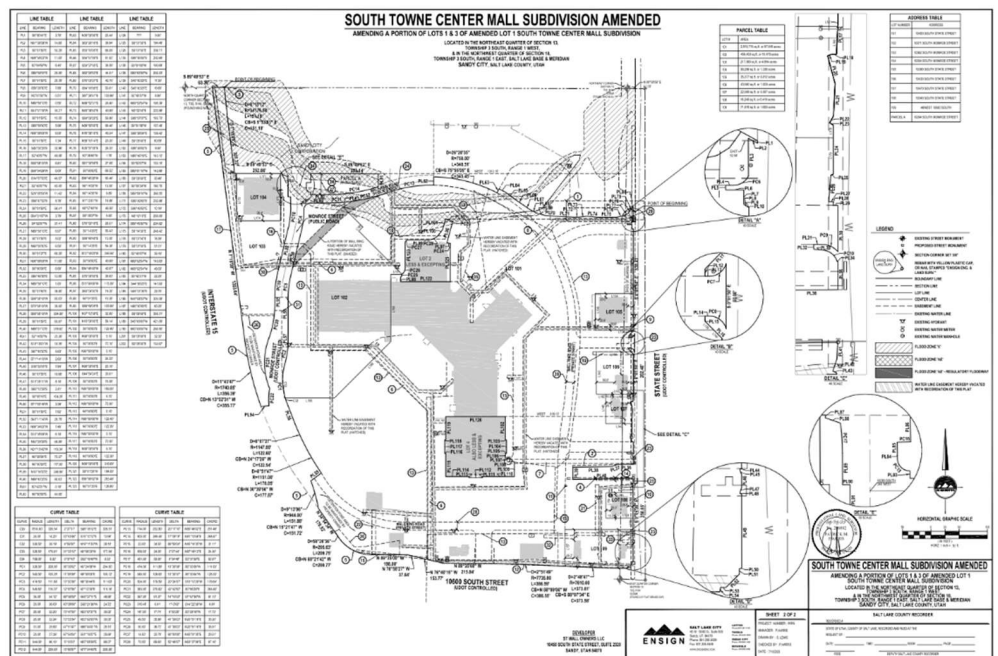


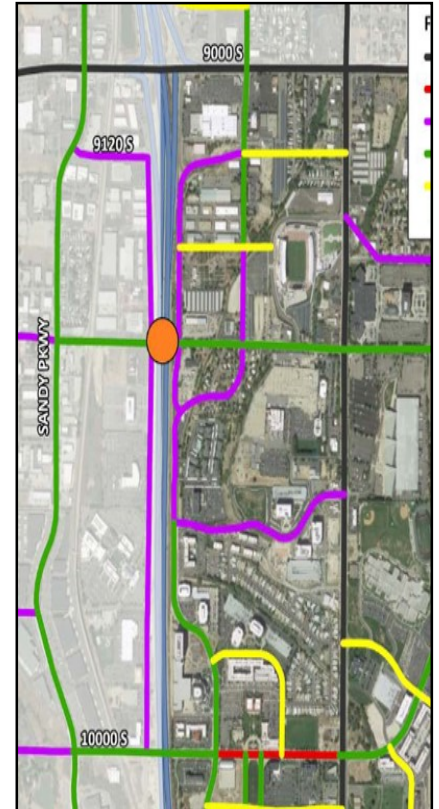
Figure 3 - Recent Proposed Amendment

The proposed plat addresses the future extension of Monroe Street through a plat note which is shown on the first page of the plat. The applicant has substantially complied with Land Development Code which requires that any master planned roads be addressed through the subdivision plat process.

The City could file a condemnation action and purchase the property needed for the roadway now. However, the City feels that it would be in the best interest of both parties to not dedicate and fix the exact location of the extension of Monroe Street at this time. This would allow the applicant more time and flexibility to plan for future development through a master plan process. This approach would allow the applicant to substantially comply with the Land Development Code and allow them to create the new proposed pad lots while they work towards future redevelopment of the mall site. This note is important to provide notice to future owners of these proposed lots that Monroe Street will eventually be extended through this property, thus helping to preserve the corridor of this master planned road. This would also allow for flexibility to work out the exact alignment in the future with the applicant and can be coordinated with future land development plans on the subject properties.

Recommendation

Staff recommends that the Planning Commission determine preliminary review is complete for the South Towne Center Mall Subdivision 2nd Amended plat located at 10450 S. State Street based on the following findings and subject to the following conditions:



Sandy Downtown Transportation on Master Plan

Findings:

1. The proposed subdivision plat substantially meets city code requirements.
2. The proposal would help enable further development and improvement of the property.

Conditions:

1. That the developer be responsible to meet all provisions of the CBD zoning district and the Land Development Code with the details finalized with staff during Final Site Plan review.
2. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.
3. That the recent plat amendment request (filed under SUB10122021-006180) be recorded prior to this proposed plat amendment.
4. That the applicant provides a plat note regarding the extension of Monroe Street as currently shown on the preliminary plat to provide adequate notice of the future extension of Monroe Street through this property.

Planner:

Mike Wilcox
Planning Director

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