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MEMORANDUM

May 9, 2019

To: Planning Commission
From: Community Development Department
Subject: Centennial Towers (Revised) – Phase 1 Preliminary Site Plan Review
 215 W. Seego Lily Drive
 [Community #9 – South Towne]

SPR-03-19-5631
 4.27 Acres
 CBD-A&C Zone

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
SPR# 98-13	Sandy City Center Master Plan
SPR# 08-16	The Proscenium Master Development Plan
SPR-05-10-1294	The Meridian Master Development Plan
SPR-03-16-4983	The Prestige Master Plan
SPR-06-18-5420	Centennial Towers Master Plan Review

REQUEST

Mr. Russell Platt of Russell Platt Architecture, representing the property owners Centennial Towers, LLC and Truong Properties, has submitted an application for a revised Phase 1 preliminary site plan of the Centennial Towers Project. The proposal is part of the 4.27 acre master planned development that would incorporate an entire block. It is also part of the South Village Area in the Cairns Master Plan. The master plan is mostly unchanged as to building placement from the previous approval in September of 2018. There are a few difference in uses, design, and phasing with the current version of the plan. The revised site plan indicates that the project is to be completed in two (2) phases rather than four (4) phases as was previously proposed. This first phase of this project now includes three (3) new buildings (condo, office and hotel towers), a remodel of the existing office/retail building, a new service alley, an extension of 10080 South (public road), an expanded parking structure, and eight (8) new townhome units.

A future second phase now includes a residential tower on the southeast corner of the block, and a new office/retail building along Monroe Street in front of the parking garage.

BACKGROUND

There have been several attempts at developing this site over the past couple of decades. The first building was constructed on this site in the early 2000's. This was the first phase of several planned buildings that did not get built. There have been a couple other development proposals for this site over the years known as the Procenium, the Meridian, and the Prestige. These visions for the site did not become realized after going through the planning review process. The current master plan for the Centennial Towers project was approved on September 6, 2018.

The property is bordered by Monroe Street on the west, Seago Lily Drive on the north, Centennial Parkway on the east and on the south side by a planned extension of a public street, 10080 South. The properties surrounding this development are mostly developed with some green field areas. To the west is the Hilton Garden Inn and some undeveloped land owned by the RDA (zoned CBD-A&C), to the north is the Sandy Justice Court Building (zoned CBD-O), to the east is the Promenade (zoned CBD-P), and to the south is an office building (zoned (CBD-O). The property is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting was not held for this project as there are no residents within a 500-foot radius of the proposal.

ANALYSIS

Important design issues or considerations on this proposed development in the **CBD-A&C Zone** that will need to be reviewed by the Planning Commission include: mix of uses, building heights, lot coverage, building design and materials, building articulation, street level building entries, setbacks and streetscape profiles.

This project is also subject to the recently adopted **Cairns Design Standards**. These have requirements that involve virtually all aspects of the built environment including: park strips, design priority (pedestrian/vehicular/shared), traffic calming, building frontages, building massing, architectural design elements, landscaping, public realm furnishings, and other site design elements. While the project is subject to these new regulations, much of the planning and design was done on these proposed buildings before the regulations went into effect. The applicant has attempted to adjust their designs to respond to the new regulations, however, they are seeking several exceptions from the requirements as part of this review (see Exception Letter from applicant).

This first phase is proposed to consist of a new twelve (12) story residential tower (mid block along Centennial Parkway), a fifteen (15) story office building (southwest corner of block), eight (8) townhome units (south facing along 10080 S. fronting the parking structure), an expanded six (6) floor parking garage (central to the block), and a seventeen (17) story hotel that will be connected to the existing retail building (northeast corner of the block). That existing building will be converted as convention center space for the hotel. Ground floor levels of all buildings (except for the townhomes) will have restaurant and retail space and with pedestrian oriented entrances. This phase will also see the construction of 10080 South, providing an extension of this public road to

Monroe Street. All street frontages surrounding the block will also see the pedestrian realm further improved to comply with the Cairns Design Standards. In the CBD-A&C Zone, the development is required to have at least four (4) different uses overall and three (3) present in the first phase. This requirement will be met in this phase.

Access:

Primary vehicular access for the development will come from Monroe Street with the existing parking garage access point and a new alley that would run north and south on the east side of the parking structure. A new public street will also be built on the south side of the development, 10080 South. In addition, side treatments of parkstrips, sidewalks, and urban furnishings will be added to all streets that will improve pedestrian mobility and comfort to the area in the first phase of development. Each building will be primarily oriented to the street and encourage pedestrian activity. The proposal shows each of the four public streets will have buildings that face onto it. The proposed street improvements are designed to implement the Cairns Design Standards.

Parking:

The existing development was constructed with a three (3) level parking garage, but no way to access the upper two (2) levels. The proposed development would expand the footprint of the garage to the south, add three (3) more levels and internal ramping to access all levels. The garage will have a capacity of 1156 stalls. There will be sufficient parking for the first phase of the development. It also appears that the future phases will also have sufficient parking based on the proposed master development plan. The applicant has not requested any reductions in parking from our standards. Sego Lily and Centennial Parkway are designed with on-street parallel parking, and those stalls can be counted towards meeting the parking requirement in this zone. Additional on-street parking is proposed for 10080 South. A total of twenty-eight (28) on-street parking stalls will be available for this project.

Architectural Design & Materials:

All buildings in phase 1 have been reviewed by the Architectural Review Committee (ARC) and received a positive recommendation (see ARC minutes) on their proposed building design with a few changes that have implemented into the proposed designs presented to the Planning Commission. The buildings are designed to relate to one another without using the same design. Each building is proposed to have a unique base material (brick, porcelain tile, polished granite, or hewn granite) but similar middle and top materials (EIFS, composite and alumaboard siding materials, glass windows and balconies). The architect is hoping to achieve a “mountain meets urban” design ethos with the mix and placement of materials consistent with Cairns Master Plan.

Building Setbacks:

The CBD-A&C Zone requires buildings to be built up to the street at a zero lot line setback, after the approved streetscape design, and that primary building entrances be oriented to the street. The code also stresses variations for building articulation and activation of the pedestrian areas with courtyards, outside dining areas, etc. The previously approved plan called for a six foot (6') sidewalk and eight foot (8') parkstrip.

The Cairns Design Standards call for a ten foot (10') setback from the public walkway along Centennial Pkwy. and 10080 South, and an eight foot (8') setback along Monroe St. and Sego Lily Drive. This setback is after an eight foot (8') sidewalk and eight foot (8') parkstrip behind the

curb and gutter. These standards call for the parkstrip and sidewalk area to be dedicated as part of the public right-of-way and the building setback area to remain under private ownership, but still part of the pedestrian realm. The applicant is seeking exceptions from some of these requirements.

The new residential tower on Centennial Parkway shows that it is only setback fourteen feet (14') from back of the curb, with some portions of the building stepping back another two (2) to four (4) feet. The proposed dedication along Centennial Parkway is fourteen feet (14') from curb. The design standards call for a sixteen feet (16') total width for the dedication, so they are seeking an exception of two feet (2') of right-of-way and zero foot (0') building setback (*total reduction from curb to building is twelve feet (12')*).

The hotel building is seeking to match the setbacks of the existing retail/office building along Sego Lily Drive of twenty-one feet (21') from the curb. The setback from Centennial Parkway is proposed to be twenty-four feet (24') from the curb. The proposed dedication along Sego Lily Drive is sixteen feet (16') from curb. The design standards call for a building setback of eight feet (8') along Sego Lily, so they are seeking an exception of three feet (3') in parkstrip/sidewalk. The building setback along Centennial meets the Cairns standards, but not the dedication as mentioned above (*total reduction from curb to building is three feet (3') on Sego Lily and two feet (2') on Centennial*).

The office tower would be setback twenty-four feet (24') from the curb along Monroe St. and nineteen feet (19') from the curb along 10080 South. The proposed dedication along Monroe Street is fourteen feet (14') from curb, and nineteen feet (19') along 10080 South. The design standards can be met along Monroe, but they are seeking an exception of two feet (2') of right-of-way dedication and no on-street parking. They have space to dedicate the required width of a sidewalk and parkstrip except for the area near the existing office/retail building on the corner. The office tower frontage along 10080 South would require a building setback of ten feet (10'), with sixteen feet (16') for sidewalk and parkstrip beyond the back of curb of the required on-street parking. They are seeking an exception of no on-street parking in front of the building, reducing the setback to zero (0), and reduced width for parkstrip and sidewalk of four feet (4') (*total reduction (total reduction from curb to building is seven feet (7') along Monroe Street and fourteen feet (14') along 10080 South*).

The townhome units fronting the parking structure are setback from the curb twenty-two feet (22'). The proposed dedication along 10080 Street is twelve feet (12') from curb. The design standards require an eight foot (8') parkstrip eight foot (8') sidewalk behind the curb. Behind the dedicated sidewalk the standards call for a ten foot (10') building setback. They are seeking an exception for a reduced dedication of four feet (4') that corresponds with a reduced sidewalk/parkstrip width (*total reduction from curb to building is four feet (4')*).

All right-of-way dedications mentioned above would occur with the recording of a subdivision plat that will be required before final approval can be granted for this phase.

Landscaping & Open Space:

The applicant has submitted a full landscape plan for the site. Staff has found that it generally meets the requirements specific to the Cairns Design Standards, the CBD-A&C Zone and those of Chapter 15A-25 entitled Landscaping Standards. The plans reflect a variety of deciduous and

coniferous trees, shrubs, and perennial flowers. This plan shows urban amenities such as street furniture, trash receptacles, bike racks, and planter areas along these street corridors. They are beneficial to the project design and enhance the pedestrian experience. The development plan also includes a roof top landscape area on top of the parking garage. All residential units are within ¼ mile walking distance to a publicly accessible open space (the Promenade).

Exceptions:

The developer is seeking exceptions from several areas of the Cairns Design Standards (see Exception Letter). The Planning Commission can approve these exceptions so long as the applicant demonstrates the following:

- The intent of the applicable regulations; and
- The intent of the Master Plan; and
- The same or better quality design as determined by the Planning Commission

If these criteria are not met, the Planning Commission may require development enhancements.

Staff finds that the intent of the regulations and master plan are mostly met with the proposed design. Staff is most concerned with the building setbacks and dedications along Centennial Parkway, 10080 South, and Monroe Street. The setbacks limit implementation of the full width of pedestrian realm elements in front of these buildings. This is particularly compounded with the elimination of on-street parking around the office tower. The result are very tall buildings that come close to the road. These buildings were designed under previous code requirements that called for these buildings to be closer than they are shown now. The applicant has made modifications to their plans in an attempt to comply with the intent, but are seeking relief from the more restrictive requirements of the Cairns Design Standards.

For approval of the exceptions, the applicant is offering to incorporate some enhancements to offset the deviation from the code requirements. They are proposing a partial roof top landscaped area on the parking structure. This area will be connected directly to each building. They are also offering to construct a Cairns Gateway sign at the discretion of the City.

Staff is comfortable recommending approval of the exceptions, especially due to the fact that the majority of the project was originally planned prior to the adoption of the Cairns Design Standards. Staff also recommends approval based on the development enhancements they are proposing.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the preliminary site plan review is complete for Phase 1 of the Centennial Towers development located at approximately 215 W Sego Lily Dr, based upon the following conditions:

Conditions:

1. That **street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer** and specifically:

- a. That Centennial Parkway be further improved and dedicated to include a 16' wide streetscape behind the curb and gutter. The existing street trees be required to be remain and protected in place during construction.
 - b. That 10080 South Street be dedicated and improved to a 46 foot width including curb, gutter, asphalt, and streetscape (including 2 inch caliper street trees) on the north side of the street. The varieties of street trees required be compliant with the Cairns Design Standards. Street trees shall be coordinated with street light locations, sight triangles at driveways and intersections as well as other utilities.
 - c. That Monroe Street be further improved and dedicated to include a 14' wide streetscape behind the curb and gutter streetscape (including 2 inch caliper street trees). The varieties of street trees required be compliant with the Cairns Design Standards. Street trees shall be coordinated with street light locations, sight triangles at driveways and intersections as well as other utilities.
 - d. That Sego Lily be further improved and dedicated to include a 16' wide streetscape behind the curb and gutter. The existing street trees be required to be remain and protected in place during construction.
2. That the developer proceed through the final site plan review process with staff prior to the start of any construction. The Final Site Plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
 3. That the development **comply with all Building & Safety, Fire and Life Safety Codes** applicable to this type of use.
 4. That the developer be responsible to **meet all provisions of the CDB-A&C Zone and Cairns Design Standards**.
 5. That the **exceptions** to the Cairns Design Standards listed in the staff report and applicant letter **be approved** as the design meets the intent of the regulations, Master Plan, and achieves a similar quality design. Also, the applicant is proposing enhancements of a partially covered green roof above the parking structure and construction of a South Village Gateway Monument (location to be determined in consultation with staff).
 6. **All utility boxes** (i.e. transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view, preferably located along the proposed alley. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building **utility meters** shall be mounted to the side or rear elevation or screened with a wing wall if fronting a public street.
 7. That the developer be responsible for the placement of a **temporary 6 foot high chain link fence** around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

8. That the applicant **comply with all department requirements** as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
9. That each building's **main lobby entrance be oriented to the public street.**
10. That the **architectural materials** be approved per the drawings presented, with TerraNeo being substituted instead of Stucco EIFS. That all roof mounted mechanical equipment be fully screened.
11. That the applicant provide a detailed **Urban Streetscape Plan** for all public streets. The plan should include landscape, fencing (if any), hardscape, urban furniture, and other urban amenities.
12. That the **amenities** illustrated on the preliminary site plan be a requirement of this development.
13. That project signs be allowed upon receiving a **detailed sign package** that complies with the Sandy City Sign Ordinance. Signs will need to be reviewed at final review with Staff.
14. A subdivision **plat must be recorded** before Final Site Plan approval is granted for this development.

Planner:

Reviewed by:



Mike Wilcox
Zoning Administrator

