



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 13, 2018

To: Planning Commission
From: Community Development Department
Subject: Sandy City Centre Plat Second Amended and Extended SUB-06-18-5419
215 W. Sego Lily Drive
[Community #9]

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
S#03-24	The Sandy City Centre Final Plat First Amendment and Extended was recorded on 10/27/2004.

REQUEST

Mr. Russell Platt of Russell Platt Architecture representing the property owners, Centennial Towers, LLC and Truong Properties, is requesting that the Planning Commission determine that preliminary subdivision is complete for a plat amendment called the Sandy City Centre Plat Second Amended and Extended.

BACKGROUND

This plat amendment is being done in conjunction with the Centennial Towers Project site plan application. Due to the location of existing property lines, this amendment was necessary to make sure the proposed building met setback requirements. The plat will also dedicate land for the future extension of 10080 South Street and for the existing Monroe Street improvements which were never officially dedicated. It also amends the other lots surrounding the Centennial Towers Project site that are part of the original subdivision.

The subject property is bordered exclusively by other commercial zones and uses. The property is zoned CBD-O and CBD-A&C.

NOTICE

Mailed notices were sent to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. No neighborhood meeting has been held on this item.

ANALYSIS

The new plat will expand the existing subdivision boundary, consolidate parcels and dedicate existing additional rights-of-way for the proposed roads in the vicinity and the side treatments. The proposed plat will clean up old easements, property lines, and other things that are remnants or holdovers from previous development proposals that are no longer in effect. The plat would provide a “clean slate” for the Centennial Towers development as it will remove several property lines that have divided up the subject property and would cause problems with zoning and building code requirements.

An extension of 10080 South will be dedicated with this plat and constructed with the Phase 1 improvements of the Centennial Towers project. This platted dedication will not include the side treatment dedications along Monroe Street or 10080 South except for the area of the Centennial Towers project (Lot 100). All needed improvements for the site will be required and completed through the site plan application and approval – none will be done in association with this subdivision application. There are no minimum lot sizes or frontage requirements associated with the CBD-O and CBD-A&C zones, other than that the property size be sufficient to accommodate development. This standard has been satisfied.

Staff has no concerns with the application.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Sandy City Centre Plat Second Amended and Extended Subdivision** located at 215 W. Sego Lily Drive, subject to the following conditions:

1. That the applicant 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 minimum amount of dedication for side improvements, as dictated by Staff, is acquired through the site plan process for any future development of the properties.

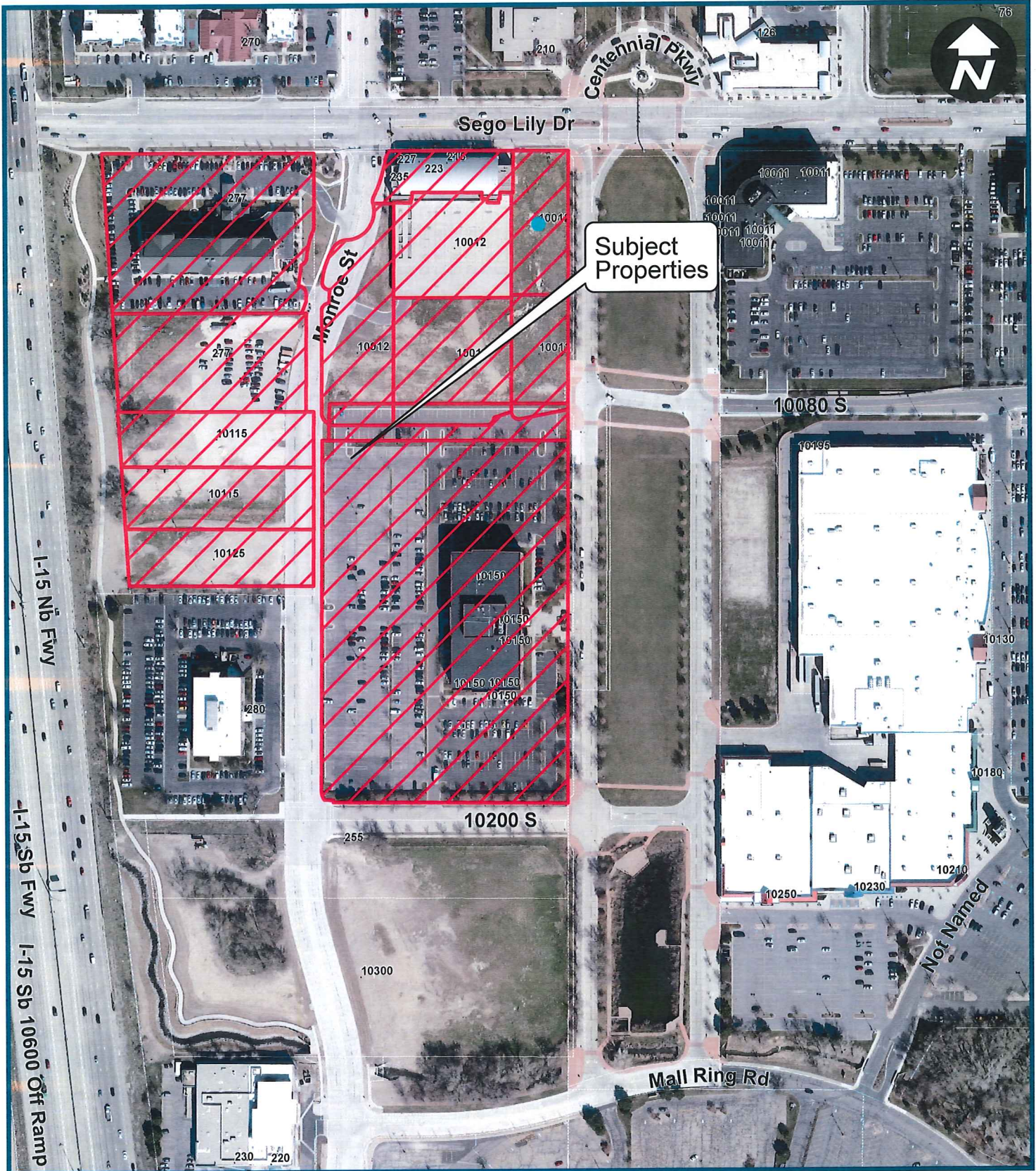
Planner:



Mike Wilcox
Zoning Administrator

Reviewed by:





Subject Properties



SUB-06-18-5419
Sandy City Centre Amended Plat
10100 Centennial Pkwy

PRODUCED BY DARRYLL WOLNIK
THE COMMUNITY DEVELOPMENT DEPARTMENT