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COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

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CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum April 3, 2025

To: Planning Commission
From: Community Development Department
Subject: 9000 S. C-Store (Preliminary Site Plan Review)
694 W. 9000 S. St.
[Community #1, Northwestern Exposure]

SPR12072024-006901
RC Zoning District
1.163 Acres,
6,721 sq. ft. Retail

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, Thomas Hunt, Civil Engineer, representing property owner Kamaljeet Saini, is requesting commercial site plan review (SPR) of an automotive self-service fueling station with a convenience store and two for-lease retail spaces and six (6) EV charging stations on the property located at 694 W. 9000 S. St. Please see the site plan and architectural design plans and application materials attached as Exhibit A.

Background

The property is located on the north side of 9000 S. Street and on the east side of 700 W. St. The site is vacant and has a major electrical transmission line bisecting the site northwest to southeast. The north and south sides of 9000 S. St. are zoned Regional Commercial (RC) to the east. The south side of 9000 S. St. is developed with office uses. Abutting the north side of the property is vacant land zoned Industrial (ID) and is owned by the Sandy Suburban Sewer Improvement District. The west side of 700 W. St. is also zoned industrial and is vacant and was recently annexed into Sandy City. 9000 S St is a UDOT owned major arterial street, which is undergoing construction of a new bridge over the Jordan River and is being widened to the west into West Jordan City.

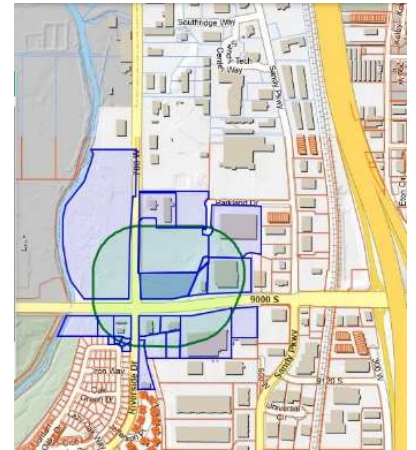


Property Case History

Case Number	Case Summary
SPR-03-19-5627	90 th South Office Bldg. 3.38 ac., 14,428 Sq. Ft. building footprint, 5 stories, approved by P.C in 2019, but withdrawn in 2021 due to Covid19 and the crash of office market. Project was abandoned before permitting or any construction.

Public Notice and Outreach

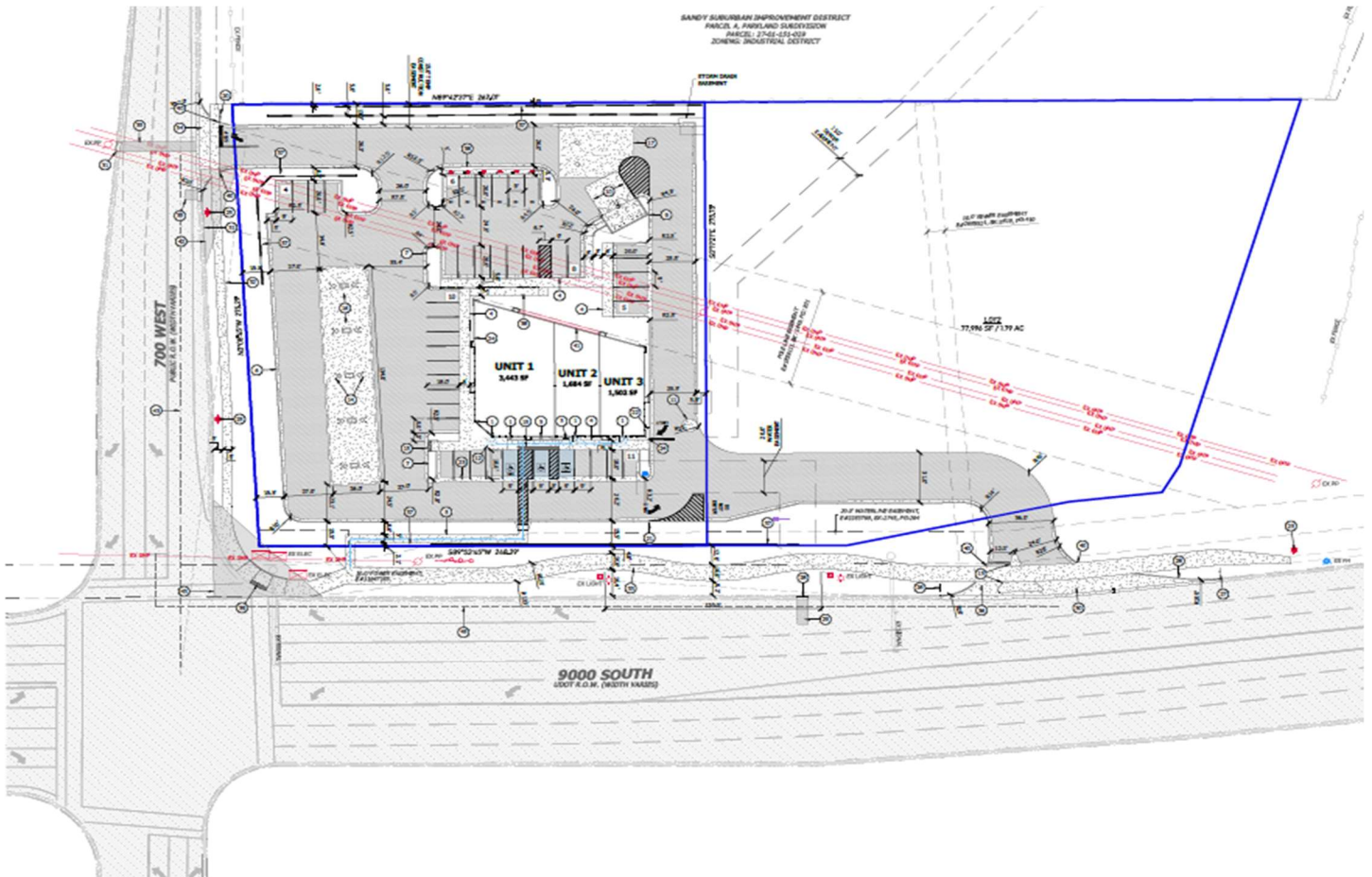
This item has been noticed via mailed notices to all property owners located within 500 feet of the subject property. Public notice websites have also received notice of this project and this meeting. A neighborhood meeting was not required or held, and no notice sign was posted on the property, due to lack of proximity to residentially zoned property within 250 feet.



Analysis

Commercial Site Plan Review

This site plan will occupy the western approximate one half of a 3.371 acres property owned by Wadsworth Development Group and is the subject of a companion case SUB01212025-006907, also on this planning commission agenda for action by the commission. The proposed site plan for the self-service automotive fueling station with a convenience store, for lease retail spaces, and electric vehicle (EV) charging station, are all permitted uses in the Regional Commercial (RC) zoning district.



On-site Vehicle Circulation, Pedestrian Access to Abutting Streets and Parking Requirements

The applicant has obtained access approval from UDOT to add a right turn only driveway along the north side of 9000 S. St. to provide westbound traffic on 9000 S. St. to make a right turn into the property. This access will service both lots in the subdivision, by connections via cross access agreements using proposed and future driveways between the two properties. The city engineer has approved a new driveway access near the north end of the site on 700 W. St. This will be a right in right out only driveway, due to a center median on 700 W. St. being installed as part of the UDOT bridge and widening project.

On-site vehicle circulation will be using proposed and future driveways between the two properties. Vehicle circulation will be tight and circuitous, but an “Auto Turn” analysis has been created, and it shows that in addition to the fuel delivery trucks, garbage and city fire trucks will all be able to maneuver on the site. This site plan will be required to show parking lot driveway stubs to both the east and north boundaries of lot #1, to accommodate future connection of on-site driveways for cross access agreements.

Pedestrian access from 9000 S. St. will be provided by the construction of a long, ramped sidewalk beginning near the corner of 700 W. St. and 9000 S. St. and descending the cross slope to the east and accessing the sidewalk on the south side of the proposed building.

The proposed 6,721 square-foot retail building requires 34 parking stalls. The site plan provides 38 parking stalls on site. This does not include the vehicle stalls under the fuel island canopy or the 6 stalls with the (EV) chargers. Four parking stalls will need to be removed from the site plan to meet the city code requirement, or the applicant can seek administrative approval from the community development director to add up to 10 percent more stalls than required, if the applicant can provide justification by meeting one of the approval criteria as stated in city code section 21-24-3-(b.) (1), “*Parking Increase*”, by providing either a Parking Demand Analysis or a Market Demand Analysis to justify the increase.

Gas Pump Canopy and Electric Vehicle (EV) Charging Stations

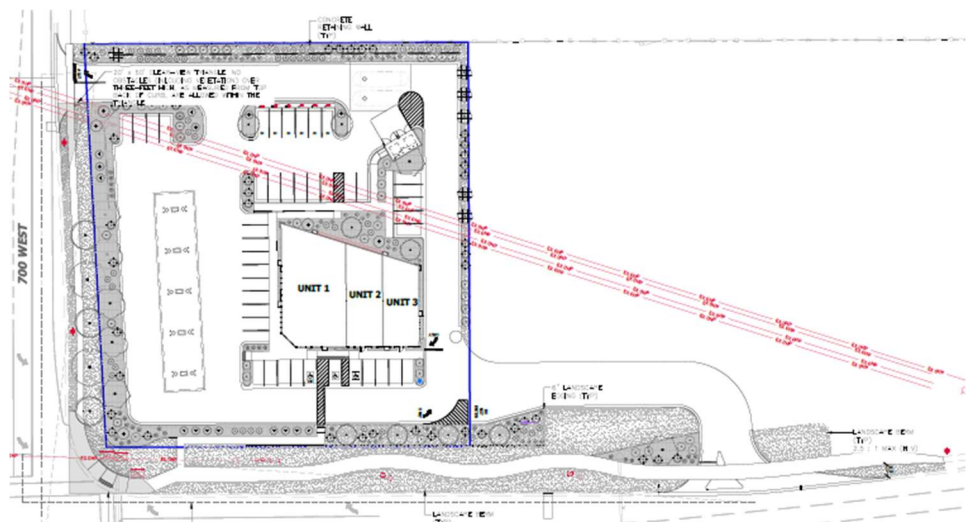
The proposed gas pump canopy structure is 134 feet long north to south and 26 feet wide west to east. It will provide 10 vehicle stalls in a single bay design. This is due to the limited site layout distance between 700 W. St. and the parking stalls located in front of the proposed convenience store. The canopy structure is long, but the single fueling stall depth will reduce the normal canopy depth significantly. This will help prevent the gas island canopy from overwhelming the site and the retail building and is therefore justifiable. There will also be 6 (EV) charging station stalls on the north side of the power transmission line easement. This is the first new fueling station to incorporate EV charging stations to be proposed in Sandy and will aid in building up the charging infrastructure for electric vehicles in the city.

Landscaping

The proposed water-wise landscaping and irrigation plans generally meet the Sandy Development Code chapter 21-25.

Commercial Signage

No signage approval is included in this site plan review. Signage is regulated by separate permits and



review after business license issuance and will meet City requirements.

Architectural Building Design, Colors, and Materials

The proposed single story, 6,630 square foot building is of a modern design, with a flat roof and varying height, angled and raised parapets. The building materials are arranged to add interest to the building with vertical columns and horizontal segmenting, using various materials and colors. (Please see the building elevation drawing in the attached (Exhibit A.) Roof top mounted mechanical equipment (RTU) are to be located on the flat roof and will be fully screened by the parapets. Roof drainage will be completely contained within the building walls. There is less than 20 percent EIFS/Stucco material proposed for the building above the entry canopy where the future store signage will be located. Building materials consist of natural stone columns and wainscoting, architectural metal panels and storefront glass windows and some spandrel glass. Colors are grays, tans and cobalt blue accents. The building will meet the Sandy City Architectural Design Standards for commercial buildings as proposed, except for a lack of any windows on the north side of the building.



Staff Concerns

This is a very difficult site with significant grade changes, limited street access and existing infrastructure easements and facilities. Staff has been working with the applicants for many months to arrive at this point in the design. Further refinement of the plans is needed and will be administered by city staff during the final site plan review processes. Staff is proposing some conditions of approval in the suggested motion to highlight some of these details to insure that the final plans are complete.

Recommendation

Staff recommends that the Planning Commission determine preliminary site plan review is complete for the proposed 9000 S. C-Store Commercial Site Plan, located at 694 W. 9000 S. St., based on the following findings and subject to the following conditions:

Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
2. That the proposed new buildings and site improvements to this property will improve the visual appearance of the streetscape on this portion of 9000 S. St. and 700 W. St. and hopefully be the beginning of more commercial redevelopment and improvement within the existing RC) zoning district.

Conditions:

1. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
2. That the site plan be altered to remove four Community Development Director approves the 10 percent increase in the required number of parking stalls to be provided on site.
3. That stubbed driveways be shown on the final plans and constructed with the site improvements on the north boundary and the east boundary of the lot, as determined by the city engineer.
4. Required building wall articulation be reflected on the site plan to match the building elevations drawings.
5. That landscaping plant material be added to screen the proposed EV charging equipment.
6. That street trees spaced at 35' on center be included in the final landscape plan along the right of way of both public streets.
7. That functional windows and/or spandrel glass windows be added to the north building wall to provide better four-sided architectural treatment.
8. All utility boxes (i.e. transformers, switchgear, 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. 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 and painted to match the building background colors.
9. 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 fencing 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.
10. That the applicant complies with all department requirements as noted in all Preliminary Review comments prior to submittal for the final site plan review with staff.

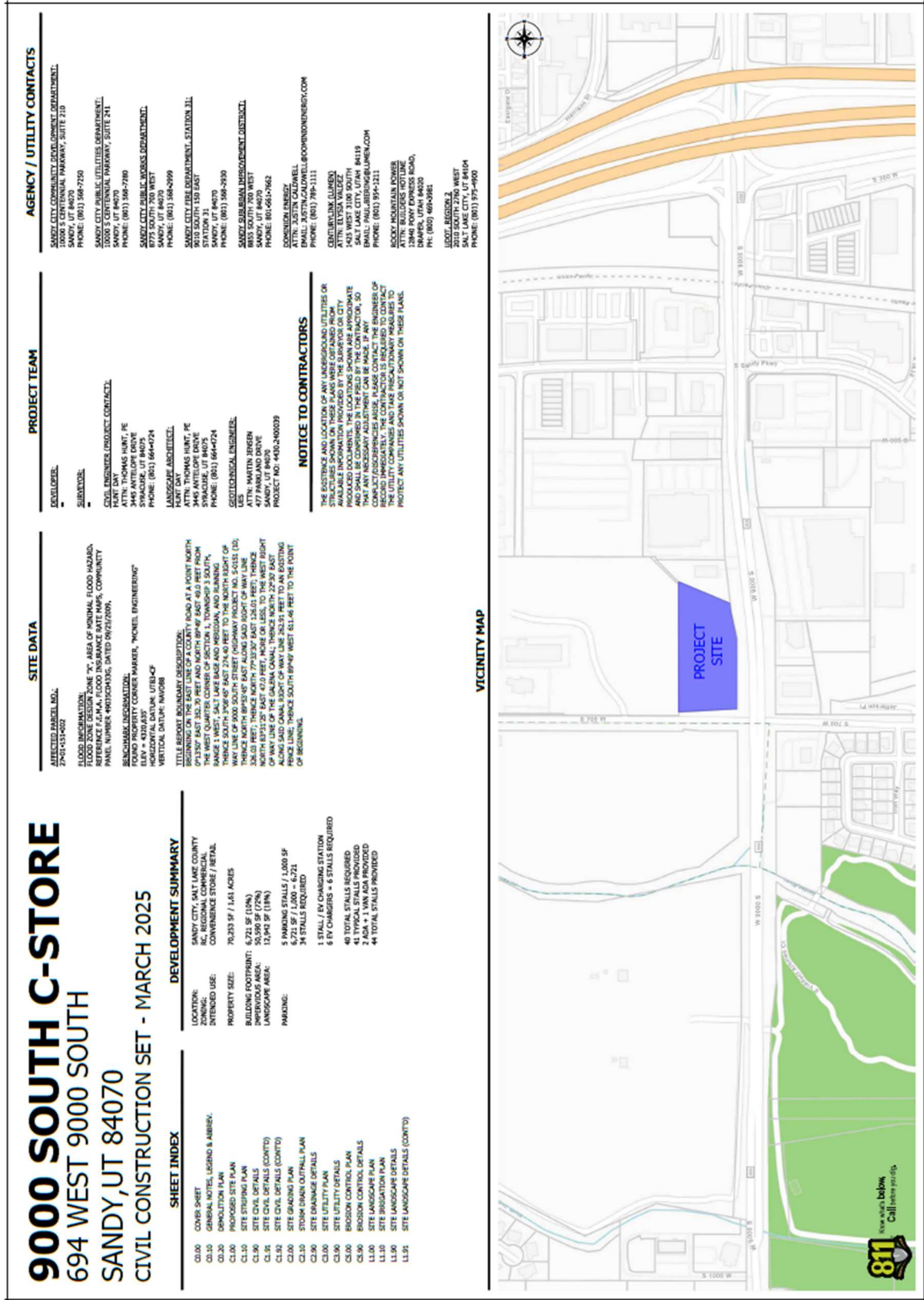
Planner:



Douglas L. Wheelwright
Development Services Manager

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Exhibit "A"
See the attached file for the full exhibit



9000 SOUTH C-STORE

694 WEST 9000 SOUTH
SANDY, UT 84070
CIVIL CONSTRUCTION SET - MARCH 2025

SHEET INDEX	
CL06	COVER SHEET
CL07	CONSTRUCTION PLAN
CL08	PROPOSED SITE PLAN
CL09	SITE CIVIL DETAILS (CONT'D)
CL10	SITE CIVIL DETAILS (CONT'D)
CL11	STORM DRAIN OUTFALL PLAN
CL12	SITE DRAINAGE DETAILS
CL13	SITE UTILITY PLAN
CL14	SITE UTILITY DETAILS
CL15	BROODING CONTROL PLAN
CL16	BROODING CONTROL DETAILS
LL00	SITE LANDSCAPE PLAN
LL01	SITE LANDSCAPE DETAILS
LL02	SITE LANDSCAPE DETAILS (CONT'D)

DEVELOPMENT SUMMARY	
LOCATION:	SANDY CITY, SALT LAKE COUNTY
ZONING:	RC, REGIONAL COMMERCIAL
INTENDED USE:	CONVENIENCE STORE / RETAIL
PROPERTY SIZE:	70,253 SF / 1.61 ACRES
BUILDING FOOTPRINT:	6,311 SF (10%)
IMPROVED AREA:	30,200 SF (29%)
LANDSCAPE AREA:	12,843 SF (18%)
PARKING:	5 PARKING STALLS (1,000 SF) 6,721 SF / 1,000 - 6,721
	34 STALLS REQUIRED
	1 STALL / EV CHARGING STATION
	6 EV CHARGERS + 6 STALLS REQUIRED
	40 TOTAL STALLS REQUIRED
	41 TYPICAL STALLS PROVIDED
	2 ADA + 1 VAN/ADA PROVIDED
	44 TOTAL STALLS PROVIDED

SITE DATA

AFFECTED PARCEL NO.: 2743-031-002

FLOOD INFORMATION:
FLOOD ZONE DESIGNATION: "X" AREA OF MODERATE FLOOD HAZARD.
REFERENCED F.I.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 490303010, DATED 09/21/2009.

BENCHMARK INFORMATION:
FOUND PROPERTY CORNER MARKER, "METAL ENGINEERING"
HORIZONTAL DATUM: UTM-8F
VERTICAL DATUM: NAVD83

TITLE REPORT BOUNDARY DESCRIPTION:
BEGINNING ON THE EAST LINE OF A COUNTY ROAD AT A POINT NORTH 89°00'00" WEST 150.00 FEET TO THE POINT OF BEGINNING, THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 39°05'00" EAST 274.40 FEET TO THE NORTH POINT OF CORNER, THENCE NORTH 89°05'00" EAST ALONG SAID SOUTH OF RAY LINE (E), 338.00 FEET, THENCE NORTH 77°35'00" EAST 126.00 FEET, THENCE NORTH 83°25'00" EAST 62.00 FEET, AND ON A CURVE TO THE WEST BOUNDARY OF SAID SECTION 16, THENCE ALONG SAID CURVE TO AN EXISTING FENCE LINE, THENCE SOUTH 89°49' WEST 831.48 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM

DESIGNER:
SUBMITTER:
OWNER:
ATTN: THOMAS HUNT, PE
PROJECT NO.: 4401-2400029

LANDSCAPE ARCHITECT:
ATTN: THOMAS HUNT, PE
PROJECT NO.: 4401-2400029

GEOTECHNICAL ENGINEER:
ATTN: THOMAS HUNT, PE
PROJECT NO.: 4401-2400029

AGENCY / UTILITY CONTACTS

SANDY CITY COMMUNITY DEVELOPMENT DEPARTMENT:
1000 S CENTENNIAL PARKWAY, SUITE 210
SANDY, UT 84070
PHONE: (801) 568-7250

SANDY CITY PUBLIC UTILITIES DEPARTMENT:
1000 S CENTENNIAL PARKWAY, SUITE 210
SANDY, UT 84070
PHONE: (801) 568-7280

SANDY CITY PUBLIC WORKS DEPARTMENT:
8775 SOUTH 700 WEST
SANDY, UT 84070
PHONE: (801) 568-2099

SANDY CITY ZONING DEPARTMENT, STATION 31:
1501 S 1501 WEST
STATION 31
SANDY, UT 84070
PHONE: (801) 568-2390

SANDY SUBURBAN IMPROVEMENT DISTRICT:
8005 SOUTH 700 WEST
SANDY, UT 84070
PHONE: (801) 561-1962

CONSULTING ENGINEER:
ATTN: JUSTIN CALDWELL
EMAIL: JUSTIN.CALDWELL@COOPINDENERS.COM
PHONE: (801) 789-1111

CENTENNIAL (LUMEN)
ATTN: TESSA WILSON
SALT LAKE CITY, UTAH 84119
EMAIL: PALLIBER@LUMEN.COM
PHONE: (801) 597-2111

MOCKY MOUNTAIN POWER
ATTN: JEFFREY WILSON
12940 POINT EXPRESS ROAD,
DRAPER, UTAH 84020
PH: (801) 469-0981

LOCAL RESOURCES:
2010 SOUTH 2700 WEST
SANDY, UT 84070
PHONE: (801) 571-4900

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SUBMITTER ON CITY RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES THAT MAY OCCUR DURING THE COURSE OF THE PROJECT. ANY NECESSARY ADJUSTMENTS TO THE PLANS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND MAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

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