



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

September 5, 2024

To: Planning Commission
From: Community Development Department
Subject: Compass Mixed Use (Cairns MU Site Plan Preliminary Review)
179 West 9270 South
(Community #2, Civic Center)

SPR02212024-006719
RC Zone
Cairns District
3.27 Acres, 279 Units,
5,500 Sq. Ft. Retail

Public Meeting Notice:

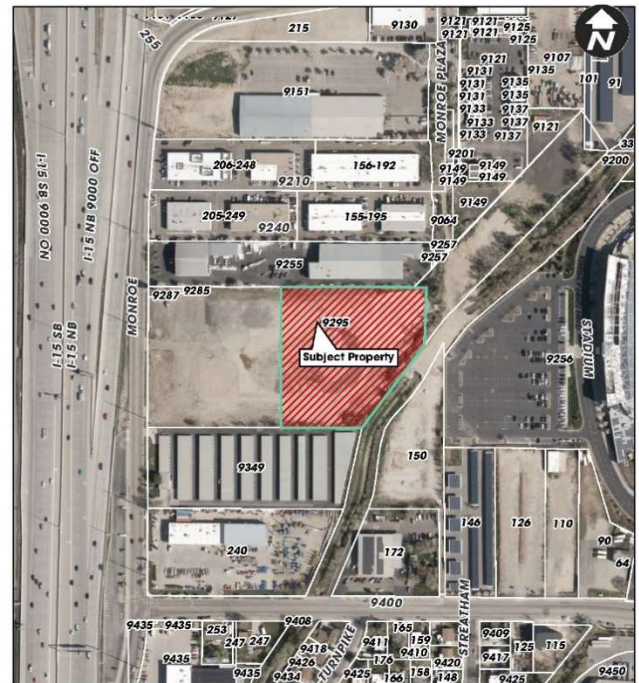
This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Cole Peterson of Gardner Group (representing the property owner, Sandy City), is requesting preliminary site plan review of a mixed use site plan within the Cairns District known as Compass Mixed Use on a property located at 179 West 9270 South. The proposal is to construct a five-story mixed use building consisting of primarily residential for-rent apartments, ground floor retail, and office (see Exhibit "A" for application materials).

Background

The property is part of the Stadium Village of the Cairns Master Plan and is subject to the Cairns Design Standards (CSD). The land is now vacant after the site was recently cleared of the improvements that existed while this land was used for the former Wasatch Shadows Nursery. This land is owned by the City and is being redeveloped. The property is bordered by L&W Supply (light industry use) to the north. To the south is the Storage Etc. (mini storage facility). To the west is the future Sandy Fire Department Station #31 that is under construction. To the south is the Storage Etc mini storage site. The entire area is zoned Regional Commercial (RC).



SPR02212024-006719
Site Plan Review
Compass Apartments
179 West 9270 South

Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
CU#81-12	Timbertown Firewood sales.
CU#82-23	Retail plant nursery for Wasatch Shadows.
S#09-04	A subdivision recorded in 2009 that created a parcel that the soccer stadium could place their freeway pole sign from the Wasatch Shadows property.
SPR# 04-28	A modified site plan for the Wasatch Shadows property.

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

This property is subject to the RC Zone requirements as well as the Cairns Design Standards since it is found within an active village and part of the Stadium Village Master Plan. A mixed use development is a permitted land use in the RC Zone. The objective of the zone is to create a diversity of land uses that are accessible to regional transportation facilities. The proposed building would be located along a new midblock road (9270 South) and front onto the extended Monroe Plaza Way. This project fits into the overall mixed use development plan proposed for this area.

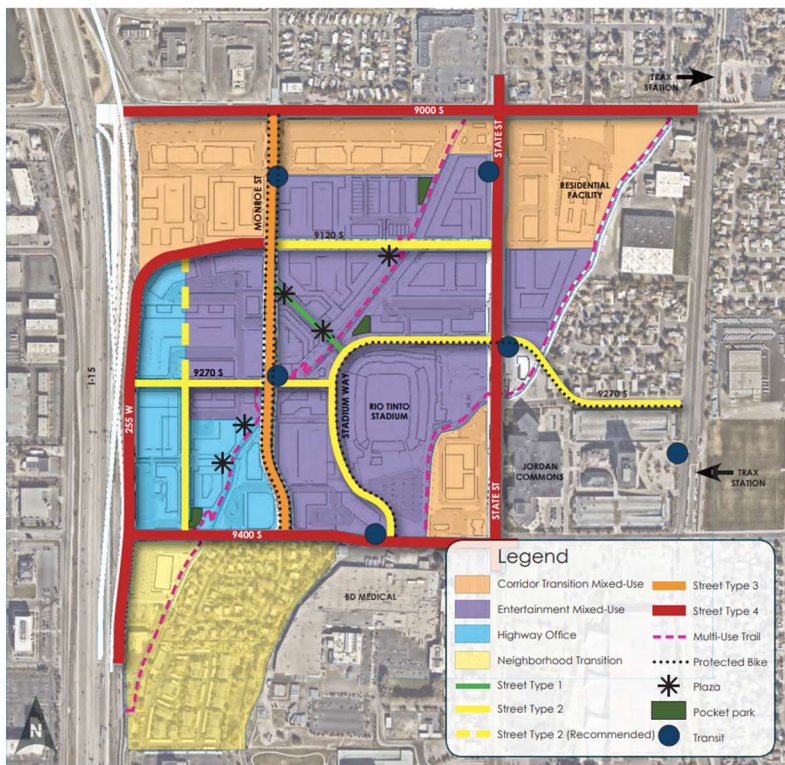


Figure 609 - Sandy Stadium Village Regulating Plan

Important design issues or considerations on this proposed development in the Cairns Design Standards that will need to be reviewed by the Planning Commission include design priority (pedestrian/vehicular/shared), traffic calming, building frontages, building massing, building heights, lot coverage, building design and materials, building articulation, street level building entries, setbacks, public realm furnishings, landscaping, and streetscape profiles.

Access:

The proposed development will be accessed from the new 9270 South Street (Type 2 Street) with both vehicular and pedestrian access being provided. It also fronts onto Monroe Plaza Way (Type 3 Street) and would have pedestrian access to this public street. Both streets would be further improved to include parkstrips, sidewalks, and urban furnishings that will improve pedestrian mobility and comfort to the area. The proposed

street improvements are designed to implement the Cairns Design Standards. The building will be primarily oriented to the streets and the proposed public plaza that is located near the intersection of these two streets.

Land Uses and Residential Density:

There is no set density maximum within the RC Zone and the mix of commercial and residential space of a mixed use development is to be determined by the Planning Commission. The proposed building plans show 279 units and five stories tall with a three quarter wrapped parking garage. The applicant is currently showing programed amenity spaces inside the building (totaling 5,800 sq. ft.). They are also creating an outdoor courtyard (totaling approximately 24,000 sq. ft.), and block breaks or pedestrian mews on the south side of the building. They are also creating a neighborhood open space which includes a plaza on northeast corner of this parcel (14,800 sq. ft.) that is framed by 5,500 sq. ft. of retail space on the ground floor of the building.

Building Height and Placement:

The buildings must conform with the zoning requirement of the underlying zone district and the Cairns Design Standards. The proposed buildings meet the zoning requirements of the RC Zone, with the building utilizing the zero lot line standard on the east side. Within the CSD, the minimum setback from a Type 2 street is 10' and the maximum setback is 15'. For a Type 3 street the minimum setback is 8' with a maximum setback of 25'. There is also a height requirement for this area established in the master plan for the Stadium Village that calls for at least 4-8 stories of building height along this freeway frontage. This building is proposed as a five-story building.

Parking:

The development proposal shows further improvements to 9270 South Street that would create a total of ten stalls of parallel on-street parking. A parking garage would provide an additional 460 stalls for a total of 470 parking stalls overall. City code would require that the development provide a total of 555 stalls for all the proposed uses and guest parking. The applicant is requesting a 16.4% parking reduction as part of this review as allowed in chapter 24 of the Land Development Code (see Sec. 21-24-3(c)). The applicant has prepared a walkability and multi-modal design analysis, parking demand analysis, and market demand analysis to justify this parking reduction. Staff has reviewed these reports (see attached Exhibit "B") and agrees with the conclusion that this development should receive approval for the requested parking reduction.

Architectural Design & Materials:

The exterior elevations and materials have been reviewed by the Architectural Review Committee (ARC) during the April 24, 2024 meeting (see Exhibit "C" ARC Meeting Minutes). They received a positive recommendation from the committee, that includes recommending approval of exceeding the 20% limitation of stucco on all four building elevations.

The developers are proposing to use a horizontal fiber cement fiber board (simulated wood appearance) as the base material, with a stucco EIFS middle, and vertical insulated metal panels for the middle and top of the building. The architect is hoping to achieve a "mountain meets urban" design ethos. These elevations (see Exhibit "A") are consistent with Cairns Master Plan (see Exhibit "D" for the Cairns Design Standards Review).





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 and those of Chapter 15A-25 entitled Landscaping Standards. The plans reflect a variety of deciduous and coniferous trees, shrubs, grasses, 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.

Cairns Design Standards:

The applicant has been working with staff on the review of the Cairns Design Standards. While the project is largely meeting many of these standards, they are requesting several exceptions. They have identified proposed enhancements and optional design elements they are offering as offsets to the exceptions to the standards (see Exhibit “D”).

There are two types of Cairns Standards exceptions requests: hardships and non-hardships. In review of the requested exceptions, staff finds that their requests fit into the non-hardship category as this project can’t meet all five of the criteria of hardship exception. The non-hardship exception requests must meet the following criteria:

- The intent of the applicable regulations are met.
- The intent of the Master Plan is met.
- The same or better-quality design is achieved.

The following six (6) exceptions are sought (analysis of each item is shown below):

- Block Length over 400’

- *The maximum block length for Type 2 and 3 streets is 400'. While they are proposing a Type 1 pedestrian street to break up the block north to south, there isn't a break east to west. The intent is to make the developments walkable by having more human scale city blocks that are permeable allow for multiple potential ways to navigate the area.*
- Parkstrip on 9270 South
 - *This street requires a continuous 8' parkstrip as well as on-street parking. They are proposing to combine those elements with intermittent parkstrip islands that break up the on-street parking.*
- Horizontal Break of Three Feet
 - *The applicant is utilizing horizontal façade breaks, but are only shown to be one foot rather than three.*
- Using High Quality Building Materials on 50% of Building Façade.
 - *Due to the amount of stucco proposed, they will not meet this requirement.*
- Fenestration of 40% for middle and top
 - *There is a fenestration requirement of 40% min glass window/door treatments on all elevations of a residential building. The architects believe the existing design fits the building type and would rather seek an exception than fully comply with this requirement. They are showing a fenestration of 50% on most of the façades.*
- Parking Garage Façade (West Elevation)
 - *The west face of the garage is not wrapped with units and is placed at the property line. As such, the building articulation and materials requirements will not be met.*

The applicant is proposing the following as development enhancements to offset the impact of not complying with the requirements listed above:

- Public Art
 - *Project will provide art at the entrance to the public plaza located at the junction of 9270 S & Monroe Plaza. The Plaza is a requirement for the development due to the lack of open space in the area. However, the art installation would be an added element that would enhance the plaza and the area.*



- Pedestrian Wayfinding Signs & Vehicular Wayfinding Signs
 - *A pedestrian wayfinding sign is proposed along 9270 South and a vehicular wayfinding sign is proposed along Monroe Street. These signs will help establish that this development is located within the unique environment of the Cairns and improve wayfinding for pedestrians and vehicles alike.*
- Mural on Parking Garage West Wall
 - *A painted mural is proposed on the western side of the parking garage. This area will be quite visible despite the adjacent Fire Station Development. The mural would help offset the impact of having this large unarticulated wall that faces the freeway.*
- Enhanced Building Entrances
 - *Awnings are provided over ground floor entrances to residential lobbies, retail and the ground floor units.*

Many of the enhancements listed in Exhibit “D” are not actually enhancements that go beyond the requirements of the Cairns Standards. As such, the Planning Commission may find that further enhancements are needed to balance the impacts from the requested exceptions. The following are some suggested enhancements to help further offset the exceptions being sought:

- Pedestrian Crossing at Monroe Plaza Way
 - *A formalized pedestrian crossing along Monroe Plaza Way would help facilitate pedestrian movement through the area in a safe manner. This is especially needed during events at the stadium when pedestrian movement is at its peak within this block.*
- Planter Parkstrips Raised Beds
 - *An encouraged standard is to incorporate 15% of the parkstrip areas to feature a raised bed element. This exceeds the base requirement and would help improve the pedestrian experience along this street by creating visual interest and informal seating potential.*
- Sidewalk Paving (using irregular shapes and patterns)
 - *This would help establish that this development is located within the unique environment of the Cairns by incorporating the “mountain meets urban” design.*
- Street Trees (alternating between 2 species)
 - *This is an encouraged but not required element for Type 2 Streets that enhances visual interest and improves health of the trees.*

Development enhancements are intended to balance the scales of failure to comply with all of Cairns Design Standards. Staff supports these proposed enhancements and would encourage the inclusion of staff’s suggested list due the number of exceptions sought by the applicant. If all are incorporated, this would be sufficient to offset the negative impacts to the branding identity and unique design elements that make this Cairns District unique.

Staff Concerns

Staff is concerned with the amount of stucco material being sought on this building. The architectural building elevations show the following percentages of stucco/plaster: north – 49.3%; east – 51.9%; south – 67.7%; & west – 34.5%. The Sandy Architectural Design Standards limit the amount to 20% on any building façade. Exceeding that limit can be approved by the Planning Commission, but staff is concerned with a precedent set by approving such a high amount and a stucco type that is not simulating a stone or other high quality building material (such as scored terra neo EIFS used to emulate a honed stone). The applicant has provided their justification for use of the proposed stucco material in the “Stucco Exhibit” page of the Cairns Design Standards Review (see Exhibit “D”).

Recommendation

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

Compass Mixed Use development located at 179 West 9270 South based on the following findings and subject to the following conditions:

Findings:

1. The applicant has met the intent and substantially complies with most of the applicable Cairns Design Standards and the Cairns Master Plan.
2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the RC Zone and the intended use of a mixed use development in this area.
3. The proposed development enhancements provide the same or better overall quality design than the exceptions sought to achieve the branding identity and unique design elements that make this area stand out.
4. The mix of proposed uses is consistent with the objectives and plans for the Stadium Village area and meets the criteria for a mixed use development.
5. The applicant has provided sufficient studies and evidence to support the parking reduction and sharing arrangements for this proposed development.

Conditions:

1. That street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer and specifically:
 - a. That Monroe Plaza Way be further improved and dedicated to meet the Type 3 Street requirements including a 16 foot wide informal streetscape type behind the curb and gutter. All other street improvements will be installed by the City under a separate project.
 - b. That 9270 South be improved and dedicated to meet the Type 2 Street requirements for a total width of 61 feet.
2. That the developer proceeds through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, and those modifications as 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 Cairns Design Standards, with the following approved exceptions:
 - a. block length over 400' be approved with no midblock break along 9270 South
 - b. parkstrip on 9270 South be allowed to be combined with the on-street parking area
 - c. horizontal breaks be approved to be one foot instead of three as shown in the architectural elevations
 - d. utilizing less than 50% of high quality building materials as shown in the architectural elevations
 - e. fenestration of middle and top less than 40% as shown in the architectural elevations
 - f. parking garage design of west façade as shown in the architectural elevations
5. That the developer be responsible to install the following development enhancements to offset the listed exceptions:
 - a. public art be provided at the entrance to the public plaza located at the junction of 9270 S & Monroe Plaza
 - b. pedestrian and vehicular wayfinding signs placed as shown in L1.01
 - c. a painted mural on the parking garage west façade as shown in the architectural elevations

- d. enhanced building entrances consisting of awnings/canopy/roof and other distinguishable architectural change be provided over ground floor entrances to residential lobbies, retail and the ground floor units
6. That the development be approved with a 16.4% parking reduction. The development shall provide 472 parking stalls within the on-site parking garage and 10 on-street stalls on 9270 South.
7. 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. 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.
8. 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 and safety. 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.
9. That the architectural massing, design, and proposed building materials be approved as presented and recommended for approval by the Architectural Review Committee, with approval to exceed 20% stucco/plaster as shown in the architectural elevations.
10. That project signs be allowed upon receiving a detailed sign permit package that complies with the Sandy City Sign Ordinance. Signs will need to be reviewed at final review with Staff.
11. A subdivision plat must be recorded before building permits can be issued for this development.
12. That the applicant work with staff to determine an appropriate implementation of public art within the project area prior to final approval.

Planner:



Mike Wilcox
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2024\SPR02212024-006719_COMPASS MU\PC\STAFF REPORT.DOCX

Exhibit “A”
see attached file for the full plan set



PROJECT TEAM

APPLICANT/OWNER:
GARDNER GROUP &
THE BOYER COMPANY
2013 MAIN ST SUIT 2000
SALT LAKE CITY, UT 84111

CONTACT: DAVIDE N. SONI
RICHARD LAZAREV
davidsoni@gardnertgroup.com
rlazarev@boyercompany.com

CIVIL ENGINEER:
ENGIN
45 W. 1000 S. SUITE 500
SANDY, UT 84070
(801) 255-0529
CONTACT: JARED FORD
jford@engineers.com

LANDSCAPE ARCHITECT:
STB DESIGN
1379 E. PERRY'S FOLLLOW ROAD
SALT LAKE CITY, UT 84103
(801) 554-6746
CONTACT: SCOTT SLAKE
scott@stbdesign.com

ELECTRICAL ENGINEER:
PVE
1240 N. 2200 W., SUITE 100
SALT LAKE CITY, UT 84116
(801) 359-3158
CONTACT: TODD HAIGHT
tough@pve-ut.com

RESIDENTIAL ARCHITECT:
AO
141 NORTH ORANGE STREET
ORANGE, CA 92666
714-639-9860
CONTACT: ICANNA MAGIATI,
-JOSE -O
hannam@aoarchitects.com
jseth@aoarchitects.com



SHEET INDEX

SHEET INDEX	G00
CIVIL	
GENERAL NOTES	C001
ALVARADO LAND II LE & TOPOGRAHY SURVEY	10-1
DEMOLITION PLAN	C100
SITE PLAN	C200
GRADING & DRAINAGE PLAN	C300
UTILITY PLAN	C400
IRRIAN AND PROFIT F	PP1
DETAILS	C600
DETAILS	C601
LANDSCAPE	
LANDSCAPE PLAN	L101
IRRIGATION PLAN	L201
PHOTOMETRIC	
SITE PHOTOMETRIC	E12
ARCHITECTURE	
BUILDING PLAN - LEVEL 1	A10
BUILDING PLAN - LEVEL 2	A11
BUILDING PLAN - LEVEL 3	A12
BUILDING PLAN - ROOF	A13
UNIT PLANS	A22
BUILDING SECTIONS	A32
BUILDING ELEVATIONS	A42
COLOR & MATERIAL BOARD	A52
ARTIST RENDERING - MONSIEUR AZA AND 2200 S CORNER	A62
ARTIST RENDERING - VIEW FROM MONSIEUR PLAZA	A61
ARTIST RENDERING - VIEW FROM 9270 S	A61



Exhibit “B”
see attached file for the full document



MEMORANDUM

Date: June 24, 2024
To: Sandy City
From: Hales Engineering
Subject: **Sandy Wasatch Shadows Compass Parking Study**

Introduction

This memorandum discusses the parking study for the Compass development located in Sandy, Utah. The study identifies the parking and parking demand rates identified by the In-Place Study. The proposed development is located on the east side of Sandy, Utah. A vicinity map of the project site is shown in Figure 1.



Figure 1: Site vicinity map of the project site

1220 North 500 West, Ste. 202
www.haleseng.com



Proposed Apartment (Market Demand Study)

9295 South 255 West
Sandy, Utah 84070-2650

Market Study Report
BBG File #0124010930

Prepared For
Mr. Cole Peterson
Gardner
201 South Main Street, Suite 2000
Salt Lake City, UT 84111-2215

Report Date
June 14, 2024

Prepared By
BBG, Inc., Salt Lake City Office
6965 South Union Park Center, Suite 460
Cottonwood Heights, UT 84047

Client Manager: John Blaser, MAI
Email: jblaser@bbgres.com
Phone: 702.343.7882

Valuation + Assessment

Copyright © 2024 BBG, Inc. All rights reserved

Exhibit “C”
see attached file for the full document

**Architectural Review Committee Meeting – Follow-up
April 24, 2024**

Members Present:

Steve Burt
Cheryl Bottorff
Scott Westra
Cyndi Sharkey – nonvoting

Staff Present:

James Sorenson
Brian McCuiston
Mike Wilcox
Doug Wheelwright
Jennifer Gillen

Those Absent:

Lyle Beecher
Daniel Schoenfeld
Marci Houseman - Alternate

4:00 p.m. Compass Mixed Use project (157 West 9270 South), Nicholai Lazarev, Cole Peterson (Boyer Group), David Denison (Gardner Group), Ioanna Magiati, Jose Ho (AO Architects)

First Topic - Amount, Usage, and Type of Stucco

Ioanna explained the materials being used and brought samples in for everyone to see.

Cyndi wanted to know if they had considered an alternative to the stucco as discussed at the previous meeting (Terra Neo, architectural metal panels, or a hardy board product).

Ioanna stated that they prefer keeping with the smoother stucco.

David explained that they think they can achieve the look with this smooth stucco finish better than using the hardy panel which would have more texture to it.

Cyndi wanted to know if it was the Cairns Design Standard that limits the percentage of stucco allowed on any project.

Mike stated that it was a citywide standard of 20% maximum per building face on all four sides of the building. He also wanted to know what the percentages were on each elevation.

Ioanna explained the percentages of stucco on each elevation, and the overall percentage of stucco on all the facades is close to 51-52%.

North Elevation - 49%.



Exhibit “D”
see attached file for the full document

CAIRNS DESIGN STANDARDS - APPENDIX D			
Subject	Section	Regulations	Response
Master Plan	Cairns Master Plan		
Park strips	Cairns Design Standards Section 2.2		
Formal Park strips	Type 2 (9270 S)	There shall be a minimum of one street tree for every 35 feet of frontage. Trees shall have a two-inch caliper at the time of planting. Trees shall be selected from the plant list in the appendix of this document or be approved by the Parks and Recreation Department.	Trees are provided at required spacing and will be selected from Appendix C. See Landscape Schedule for selected plant materials.
Informal Park strips	Type 3 (Monroe Plaza)	Park strips shall include softscape treatment for at least 40% of lot frontage. Softscape areas shall be a minimum of 70% plant material. Park strips shall include at least three different trees species (from the plant list in this document or as approved by the Parks and Recreation Department). Trees shall have a two-inch caliper at the time of planting.	Provided additional tree varieties due to 60° view triangle encroachment. Planting located in irregular fashion.
Design Priority	Cairns Design Standards Section 2.3		
Pedestrian	Type 2 (9270 S)	Crosswalks shall be a minimum of 6 feet wide and shall include stamped or colored concrete. Where a driveway crosses a sidewalk, the driveway shall be raised to match the adjacent sidewalk. Pedestrian islands shall be required for crossings over 38 feet. Bulb-outs shall be implemented where there is on-street parking.	Proposed crosswalks traversing parking structure entrance will adhere to Type 2 requirements by raising entry drive to meet with sidewalk. It will be constructed with stamped & colored concrete.
Shared	Type 3 (Monroe Plaza)	Crosswalks shall be a minimum of 8 feet wide and shall include stamped or colored concrete. Where a driveway crosses a sidewalk, the driveway shall be raised to match the adjacent sidewalk. Pedestrian islands shall be required for crossings over 38 feet. Bulb-outs shall be implemented where there is on-street parking.	Project area does not contain any street crosswalks. Crosswalk across 9270 S will be develop by City.
Traffic Calming	Cairns Design Standards Section 2.4		
Crosswalks		Crosswalks shall have a defined edge according to street code requirements. Borders may be added to designs as needed. In locations where a building is present at the corner, there shall be a specialty paver plaza of 500 square feet or more in size (see figure 218). In locations with a monument at the corner, there shall be a specialty paver plaza of 200 square feet or more in size (see figure 217). Crosswalks shall offer a route from the intersection to either the building entrance or a point of interest.	Crosswalk through the parking structure entrance will have a defined edge. Added specialty paver at street corner.
Building Frontage	Cairns Design Standards Section 2.6		
Primary Frontage	Type 2 (9270 S)	Shall be frontage of bldg. on smallest numbered streetscape design-type where 2 or more frontages exist. Shall satisfy ground floor commercial requirement. Shall include primary entrance. At least 70% of bldg. façade or community gathering space shall be built within 5 feet of minimum setback for applicable streetscape design.	Project complies with TYPE 2 Primary Frontage Standards along 9270 S. 30 % of ground floor commercial space is provided. The primary entrance is situated along 9270 S. 85% of the Facade or community gathering sits within 5' of the minimum set back.
Secondary Frontage	Type 3 (Monroe Plaza)	Shall be frontage of bldg. on largest numbered streetscape design-type where the types are different. At least 70% of bldg. façade or gathering space shall be built closer than the max. setback for the applicable streetscape design-type (restaurant/entertainment may count towards 70%)	Project Complies with TYPE 3 Building Frontage Standards along Monroe Plaza. The North East corner of the project is anchored by a public plaza that is situated between the building and Monroe Plaza. Building revised to be 25-feet from Monroe Plaza.



COMPASS
SANDY, UTAH

CAIRNS DESIGN STANDARDS - APPENDIX D



JOB NO. 2022-0282
DATE 08-23-2024