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Staff Report Memorandum February 20, 2025

To: Planning Commission
From: Community Development Department
Subject: Mountain America Credit Union Branch Office
(Prelim. Site Plan Review)
9446 S. Highland Dr.
(Community #17, Willow Canyon)

SPR10222024-006875
SD (Magna) CC Zone
Site 0.70 Acres
4,616 Sq. Ft. Office

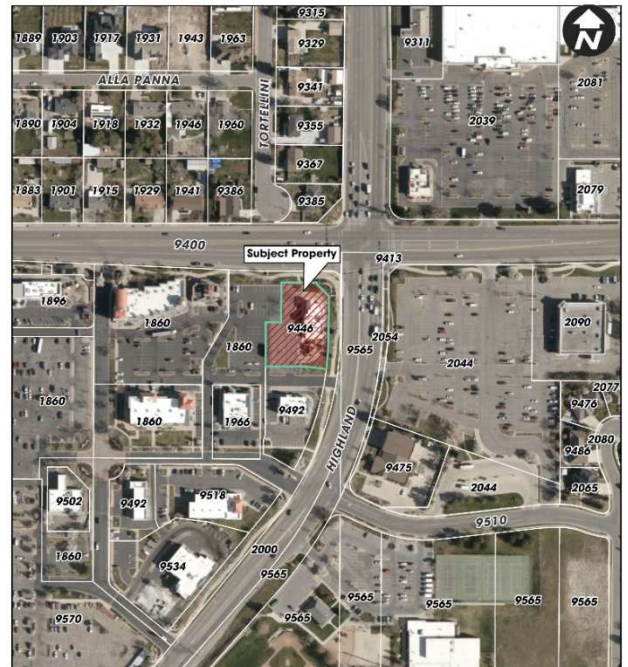
Public Meeting Notice: This item has been noticed by mail to property owners within 500 feet of the subject area, on public websites, at public locations, and posted a sign on site.

Request

The applicants, Mr. Shane Sanders, Architect and Ms. Brooke Bean, Project Manager, representing Mountain America Credit Union, request that the planning commission consider the proposed site plan review for a new Mountain America Credit Union branch office. The proposed site is the site of the former Zaxby's Restaurant location. The property is located at 9446 S. Highland Dr., which is a commercial lot in the Little Cottonwood Center development. Please see attached (Exhibit A), application materials.

Background

The shopping center was developed, built, owned and managed by the local commercial property development entity, Magna Investment in the early to mid-1990's, until recently (prior to 2022), when the shopping center was sold to other owners. The site is located on the southwest corner of 9400 S. St. and Highland Dr. (2000 East). The entire shopping center (45 Acres) is zoned Special Development SD (Magna) CC Community Commercial. There is residential R-1-20A zoning and development north of the site, across 9400 S. St. To the east of the site is the UTA Park and Ride lot and the city fire station. To the south there is more SD (Magna) CC zoning and other associated retail and service development.



SPR10222024-006875
Mountain America Credit Union
9446 S Highland Dr

Sandy City, UT
Community Development Department

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR 94-22 B	Magna Little Cottonwood Commercial Site Plan Review. Approved 1994
SPR 97-48	Little Cottonwood Center Commercial Site Plan Review. Approved in 1997.
N/A	Little Cottonwood Center Subdivision, 3 lots, 45 Acres. Approved in 2006.
N/A	Little Cottonwood Center Subdivision, Amendment, 3 lots, 22 Acres. Approved in 2010.
SPR#5-14-3638	Zaxby’s Chicken Restaurant Site Plan /Review, 0.70 Acres, 3,652 Sq. Ft., Approved 2014.
CUP#7-14-3713	Zaxby’s Chicken Restaurant Conditional Use Permit for Drive-up Window. 2014

While under the Magna management, strict adherence to the site-specific architectural design elements (established by the SD zone itself) were enforced upon all of the various retail buildings built in the project. Thus, the center has an



"Architectural Theme" established which is reflected in most of the buildings present in the shopping center. This existing architectural design theme is characterized by barreled roof and hipped roof corner tower elements, consistent yellowish tan and orange building colors, and wall parapets capped with exaggerated cornice moldings.

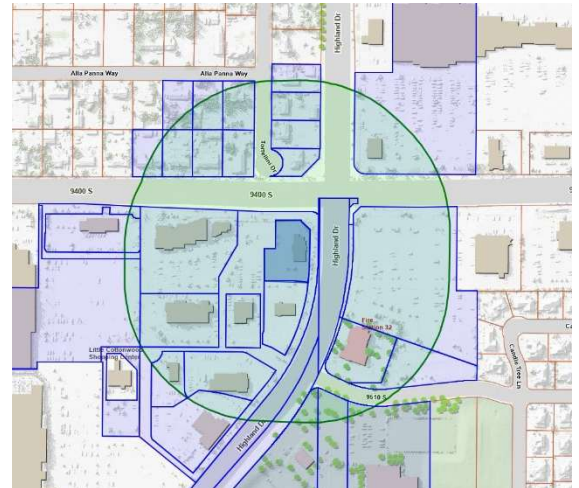
In addition to the commission’s consideration of the credit union building’s proposed architectural designs, materials and colors, as proposed by the architectural consultant, the planning commission must decide if the new building modern design can be introduced into the existing shopping center’s "Architectural Theme" as established by the SD zone and by prior development.

Public Notice and Outreach

A public notice has been mailed out to all neighboring property owners within 500 feet of the proposed site. A notice has also been posted on public websites, at public locations, and a sign posted on site to provide notice of this meeting. Staff has not received any comment or feedback from the public

Neighborhood Meeting

A neighborhood meeting was held virtually on Zoom for this project on January 30, 2025. No property owners or interested citizens from the public participated in the scheduled meeting. The planning staff did not receive any written or verbal communications generated from the mailed notice or agenda postings.



Analysis

Vehicle Access. Vehicle access to the shopping center will remain the same as it currently exists. A trip generation memo has been prepared for the proposed change of use, which compares the estimated trip generation between the prior restaurant use and the proposed use. The new use will generate fewer trips than the prior use. The existing site improvements for the restaurant use will be removed and a new parking and on-site circulation layout is proposed. A remote teller facility, and its related vehicle queuing, have been reviewed and approved by the city engineers. Vehicle access, parking and on-site circulation will be adequate for this development.

Pedestrian Access. Pedestrian access to the shopping center will remain the same as it is now. Pedestrian access will be adequate for this development.

City Departmental Reviews. All reviewing city departments and divisions have reviewed the proposed new site plan development, and all recommend approval by the planning commission. Slight changes may need to be made to fully meet all the requirements of the various city departments, as noted in their review redlines and correction comments. All departments and agency redlines, corrections report items and approval conditions will be incorporated into the final site plan prior to final approval administration by city staff.

Zoning Review. The proposed “Financial Services” office is a Permitted Use in the SD (Magna) CC zoning district. The drive up teller location is over 250 feet away from the residentially zoned properties. Therefore, no CUP is required for this land use.

Architectural Design Review. The proposed building materials, colors and architectural design elements, fully meet the “Sandy City Architectural Design Standards” for commercial buildings. Because of the SD (Magna) CC zoning of this property, this zone also includes certain design and development standards that apply specifically to this unique SD district. The “Sandy City Architectural Design Standards” document was adopted by the city in 2004 and extends city wide applicability to new commercial development. This document incorporates many of the design concepts and requirements which were initiated in the development of the SD (Magna) CC commercial zone. (Please see the attached as “Exhibit A”, building elevation drawings and renderings attached to this report.)

Attached as “Exhibit B” are three selected pages from those design and development standards that are pertinent to the proposed new building architectural design within the SD (Magna) CC zone. The first page is the cover page of the design and development standards text. The second page is titled "13. Architectural Design Standards." Sub paragraphs “a.” through “f.” Subparagraph "a." may be the most useful in the Planning Commission's analysis of architectural design change which differs from the SD (Magna) CC design theme. **"Architectural concepts should reflect the stable character of an integrated well planned commercial center".** This statement seems to encourage consistency with prior development as to architectural materials and elements, but does use the term "should" or "must" and is not specific as to design elements or building materials. The third page, under "17. Special Exceptions" provides that the Planning Commission may grant special exceptions to the architectural design theme of the SD zone by evaluating the following three criteria:

1. *Alternative solutions and/or changing standards make the exception reasonably necessary.*
2. *Such exception meets the purpose and intent of the SD Magna/2000 East District.*
3. *Such exception will not adversely impact adjoining residential properties.*

In response to these three criteria, staff can state the following:

1. The applicant and city planning staff propose that they allow "changes" to the design theme and architectural elements of the initial shopping center development, since that development is thirty plus years old, and is in need of redevelopment and updating. Considerable public support was expressed during the East Sandy State Liquor Store application in 2022, as to the desirability of introducing modern architectural design into Little Cottonwood Center



development.

2. The applicant and city planning staff propose that these new building’s modern architectural design and building materials and colors will still meet the purpose and intent of the SD (Magna) CC zone, which is as follows:

- a. **Purpose.** *The purpose of the CC Planned Development Center/Community Commercial Sub-District is to allow for retail businesses and related uses to be grouped together into a well-planned and designed shopping center as a complimentary portion of the community center for the Alta Canyon Quadrant. The development is characterized by a shopping center which follows the current development trend by emphasizing several large tenants, with fewer smaller tenants being provided. This zone is intended to increase commercial investment in the city and encourages the location of new types of businesses needed in the area: not simply encouraging the relocation of existing local businesses in a new commercial setting.*
3. The change of use and the proposed architectural design change will not adversely impact the adjoining residential properties to the west, which are well buffered from the center's buildings and uses by building setbacks, mature landscape buffers and a masonry wall. Residential uses to the north are adequately buffered by the arterial street and the subdivision boundary wall which is in place.

Recommendation

Staff recommends that the planning commission find that the preliminary site plan review is complete for the proposed Mountain America Credit Union Branch office project, located in the Little Cottonwood Canyon Shopping Center at 9446 S. Highland Dr. Staff recommends that the planning commission approve the requested Special Exception to the SD zone required architectural design theme and standards, to allow the new building as proposed, based upon the following three findings and subject to the five conditions outlined in the staff report:

Findings:

1. That the elimination of the existing vacant commercial building will benefit the neighborhood, the commercial center, and the city.
2. 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.
3. That the requested Special Exception to the architectural design of the building is approvable under the stated exception criteria for the SD (Magna) CC zoning district, as determined by the planning commission.

Conditions:

1. That the developer completes the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the planning commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use
3. 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 Sandy City Community Development Department during Final Site Plan Review.
4. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
5. That all signage be reviewed and approved under separate permit and be in conformance with City Code.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2024\SPR10222024-006875 - MOUNTAIN AMERICA CREDIT UNION BRANCH\P.C.
STAFF REPORT (DRAFT) MOUNTAIN AMERICA CREDIT UNION BRANCH 2-20-2025.DOCX

Exhibit "A"
See the attached file for the full site plan information

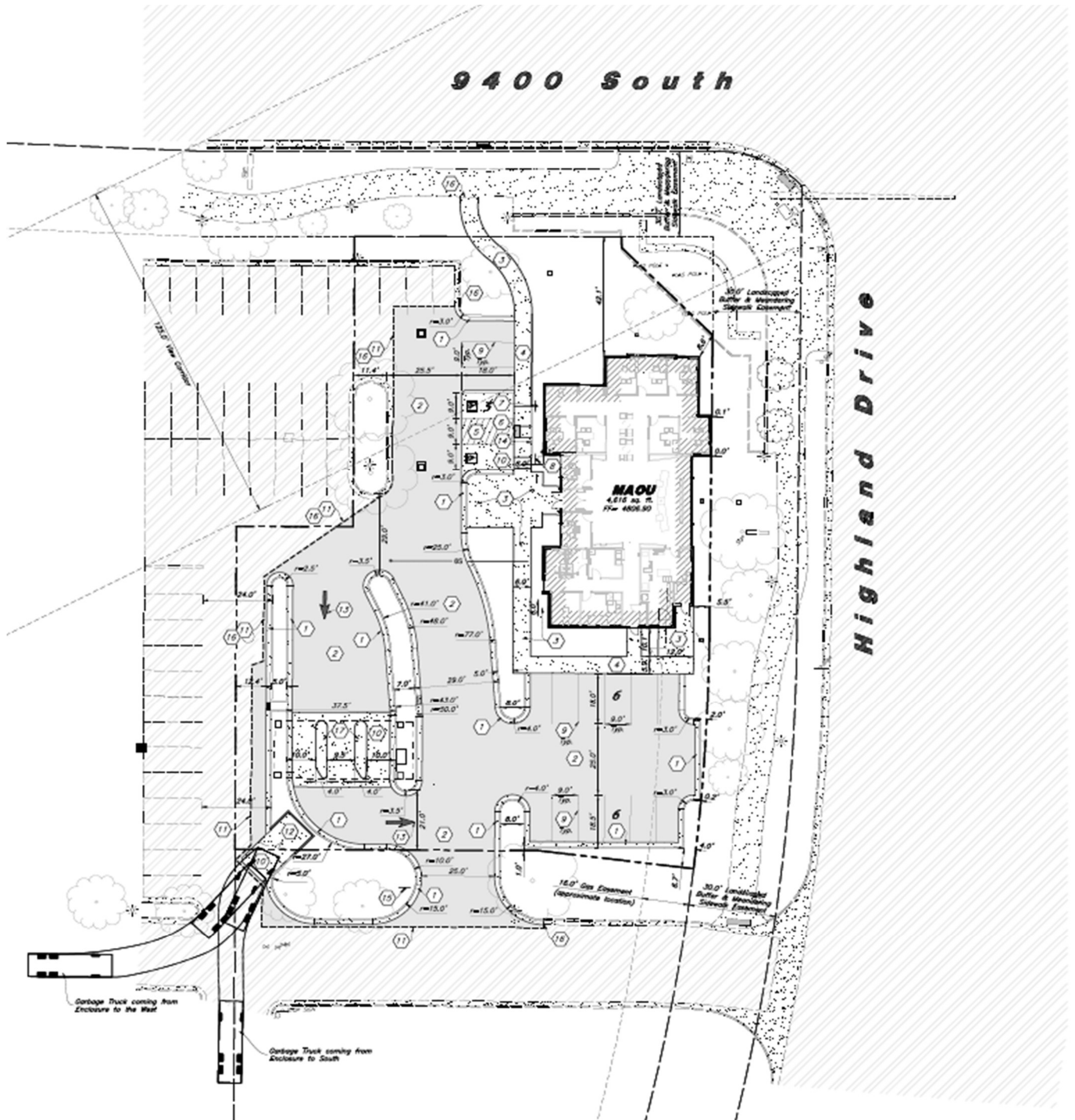


Exhibit "B"

SD/CC - Community Commercial Sub - District**Design and Development Standards****1. Setbacks**

- a. Setbacks on Lots within the Property have been established to ensure an attractive streetscape, and to provide sufficient space between streets, buildings, and parking areas.
- b. Setbacks shall be maintained along peripheral property lines of the Property which shall be a minimum of that required by the zone.
- c. Exclusions: The following Improvements may be excluded from these restrictions:
 - 1) Improvements below the ground and covered by landscaping;
 - 2) Steps, sidewalks, driveways and curbing;
 - 3) Landscaping;
 - 4) See Standards and the Sandy City Land Use and Development Code on specific setback requirements for various uses.

2. Easements

It is recommended that all parking areas serving the commercial area share common cross-parking and access. These easements shall be granted by each tenant and/or property owner to facilitate the overall parking and automobile circulation system.

3. Vehicular Circulation

- a. A well defined automobile circulation plan for the Property is essential to accommodate local residents, employees, visitors, as well as service, mass transit and emergency vehicles. Traffic engineering professionals shall be utilized to define ingress and egress patterns, traffic control elements and impacts to existing traffic flow, and establish an overall interior circulation pattern in the commercial area.

- d. Areas under construction on the site shall be fenced, and shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and removed frequently.

13. Architectural Design Standards

- a. Compliance with the architectural theme for the property. It is the intent of the Design Standard to cause the creation of an attractive, high quality commercial project. Architectural concepts should reflect the stable character of an integrated well planned Commercial Center.
- b. The shape of the building and the character of the architecture in later phases must be in harmony with the preceding phases. The elements to be considered are:
- 1) The extent and quality of the materials used,
 - 2) The treatment of the facades relative to fenestration, entrance treatments, detailing, style compatibility, color, etc .
 - 3) Site and landscape treatment.
- c. Buildings must be designed to appear substantial and in no way temporary in nature. Materials used should support this intent; i.e., brick, well finished concrete, cone-tie, form finished, sandblasted etc. architectural block, commercial grade stucco products (R-wall, Dryvit) well-designed metal treatments, i.e. sidings, caps, railings, accents etc. glass, and wood elements where appropriate and protected from weathering.
- d. Within the basic architectural style, the following items will be of concern:
- 1) Basic proportions of all elements, (height, mass size and articulation).
 - 2) The relationship of openings to their surroundings.
 - 3) The appearance of all vents, louvers and other mechanical apertures.
 - 4) The use of color, texture and other architectural design features.
- e. All efforts to screen mechanical equipment from the view of adjacent roads and properties shall be made whenever reasonably practical. Parapet walls or other screening devices which are integral to the architecture of the building are encouraged. Landscape treatments in specific cases are also an acceptable alternative.
- f. All flues, vents, downspouts and like elements must be painted to match the surface from which they project.

- 2) Maintenance of the Openspace/Pedestrian corridors shall be provided by the developer for (5) five years and by Sandy City or the Alta Canyon Sport Center thereafter.

17. Special Exceptions

Special Exceptions from requirements of the Standards may be approved by the Planning Commission.

a. Special Exception

Any person seeking a special exception to "The Little Cottonwood Project Design and Development Standards" shall submit a written petition stating the reason for the exception, to the Community Development Department. In granting such exceptions it shall be found by the Planning Commission that:

1. Alternative solutions and/or changing standards make the exception reasonably necessary.
2. Such exception meets the purpose and intent of the SD Magna/2000 East District.
3. Such exception will not adversely impact adjoining residential properties.