



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum May 4, 2023

To: Planning Commission
From: Community Development Department
Subject: Red Sky Apartments (Prelim. Comm. Subdivision Review)
10145 S Centennial Pkwy.
(Commercial Area, #9)

SUB04102023-006516
CBD Zone, Cairns District
1 Lot, 1.5 Acres

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 applicants, Corey Solum & Troy Tueller of Think Architecture (representing the property owner, McKay Christensen of RedSky Sandy, LLC), are requesting preliminary subdivision review of 1-lot commercial subdivision on a property located at 10145 S. Centennial Pkwy. The proposal would formally make the property into a buildable lot (see Exhibit "A" for application materials).

Background

The property is bordered by the South Town Marketplace to the east and south zoned Central Business District (CBD) which is a single level retail power center that features Target and other associated retail and restaurant users. To the west is the City Promenade along Centennial Parkway which is city owned festival open space zoned Central Business District – Parkway Subdistrict (CBD-P). To the north is the Sandy One Office Building which is zoned Central Business District – Office (CBD-O), which is a five-story office building with a University of Utah Extension as their primary tenant. With these surrounding developments, this vacant parcel has full site improvements for streets and utilities.



SPR12062022-006452
SUB04102023-006516
CUP04272023-006525
Red Sky Mixed Use
10140 S Centennial Pkwy

Property Case History	
Case Number	Case Summary
SPR #95-01	This parcel was shown on the approved site plan for the South Town Marketplace as Area 5. It was identified as a future pad site for retail use.
SPR #97-08	A failed development proposal to create 3 pad site retail buildings that were single level that was known as South Towne Marketplace Lot 5
SPR #06-28	A mixed use development proposal that was never built, known as Centennial Parkway Plaza, that included a mix of retail on the main level with 2 level townhomes above.

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

The subject property was not created through a proper subdivision plat. This action would formally allow the parcel to become a buildable lot. While many of the required road improvements have been carried out by other parties, there will be need for further improvement that will be carried out through the related site plan review permit. Dedication of additional public right of way is required to allow for widening of the public sidewalk and parkstrip along 10080 South. There is sufficient dedication along Centennial Parkway already.

Staff has no concerns about this proposal.

Recommendation

Staff recommends that the Planning Commission determine that preliminary commercial subdivision review is complete for the Red Sky Apartments plat as described in the staff report for the property located at 10145 S. Centennial Pkwy. based on the following findings and subject to the following conditions:

Findings:

1. The proposed subdivision plat generally meets city code requirements.
2. The proposal would enable further development of the property and ensure that all public improvements can be built and public utility easements granted to provide future services on and through the land.

Conditions:

1. That the developer proceeds through the final subdivision review process with staff.
2. That 10080 South Street be further dedicated to 16 feet behind the top back edge of the existing curb and gutter.

Planner:



Mike Wilcox
Planning Director

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Exhibit "A"

