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MEMORANDUM

April 24, 2019

To: Planning Commission
From: Community Development Department
Subject: Arcadia Apartments Subdivision - 1st Amendment SUB-11-18-5625
(Preliminary Review) 7.3 Acres
172 West Harrison Street (8920 South)
[Community #1 - Northwest Exposure]

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

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
CUP-5-16-5091	The Planning Commission granted a conditional use to allow for "Mixed Use Development" in the RC zone. The conditional use applied to the two properties north of Harrison and south of the Sandy Mobile Home Park.
SPR-5-16-5092	The Planning Commission granted Master Site Plan approval for the 90th South Mixed Use Master Plan, which applied to a conglomerate of properties on the northwest corner of 9000 South and Monroe Street, and including the properties associated with this site plan and subdivision application.
SUB-09-16-5130	The Planning Commission approved a plat to subdivide the former Larry H. Miller Repair shop property into two (2) parcels in November of 2017. This was done in anticipation of the western parcel being developed as the first phase of the mixed use mater plan.
SPR-09-16-5129	In November of 2017, the Planning Commission reviewed and approved the first phase of the 90th South Mixed Use Master Plan, called the Arcadia Apartments. This phase of development consisted of 211 apartment units that are for low to moderate-income persons. This project also received a parking reduction of 14%.
SPR-11-18-5565	In December 2018, the Planning Commission approved a conceptual site plan for Phase 2 and parking reduction for the entire Arcadia Apartment project of 20%.

REQUEST

Mr. Adam Lankford of Wasatch Group, has submitted an application for an amended subdivision to accommodate the second phase of the Arcadia Apartments. This proposal is needed to move the dividing line between the two phases of development and previously subdivided lots.

BACKGROUND

The subject property is roughly bounded by Monroe Street on the east, Harrison Street to the south, the Arcadia Apartments Phase 1 to the west, and Sandy Mobile Home Park to the north. The property is also adjacent to the Hooser Mobile Home Park (to the east), the Larry Miller Used Car Dealership (to the south), and the Econolodge Inn and Suites (to the southwest). All of the properties surrounding the site share the same zone, RC (Regional Commercial). The site is subject to the requirements of the Mixed Use Development requirements (section 15A-23-24) like an overlay over the underlying RC Zone per the Conditional Use Permit granted for the property.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. The applicant did not hold a new neighborhood meeting as the plans have not materially changed since the last meeting was held. There have also been several other opportunities for public comment on this project in the past.

ANALYSIS

There are no minimum lot sizes or frontage requirements for lots within the RC zone other than that they are large enough to reasonably accommodate development. Both proposed lots associated with the subdivision meet this standard. Once recorded the subdivision will dedicate needed right-of-way for the widening of Harrison to accommodate a multi-use trail and larger parkstrip, consistent with the Trails Master Plan, and the new side treatment standards of the Cairns District.

CONCERNS

Staff has the following concerns regarding this proposal as submitted by the applicant:

1. Staff would prefer to see the divide between the lots be placed at the center of the drive isle rather than on the edge of the parking lot. This resolves any potential issues with building setback from property line and places the lot line in a logical location to divide the lots.
2. Staff is not aware of any existing cross access or common maintenance agreements. Staff is concerned about site maintenance, cross access of parking, shared use of amenities, etc. This will need to be addressed in the form of notes on the plat or separate agreements to ensure that if the lots are sold to different entities, the site functions as one.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the preliminary subdivision review is complete for the proposed Arcadia Apartments Subdivision - 1st Amendment, located at approximately 172 West Harrison Street, based upon the following conditions:

1. That **street dedication** be carried out in accordance with the requirements and approvals by the Sandy City Engineering Department., specifically:
 - a. That the public street right-of-ways for Harrison Street and Monroe Street be dedicated with this plat to a width determined by Staff, which shall accommodate all required improvements of curb, gutter, parkstrip, asphalt, sidewalk/trail and streetscape improvements.
2. That each lot be of sufficient size to allow for future buildings and other required site improvements on said lots without need of a variance.
3. That private covenants be recorded at the same time as the plat and/or easements be recorded on the plat to guarantee shared access, site maintenance, and access to site and building amenities to allow the site to act as one lot and one development.

Planner:

Reviewed by:



Mike Wilcox
Zoning Administrator