



SANDY CITY COMMUNITY DEVELOPMENT

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DIRECTOR

KURT BRADBURN
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MEMORANDUM

November 1, 2019

To: Planning Commission
From: Community Development Department
Subject: Alta View Commercial Plat
10291 South 1300 East
[Community #17 - Willow Canyon]

SUB-04-19-5646
CC Zone
19.855 Acres

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR#82-27	The site plan for the Alpha Beta grocery store and associated retail shopping center was approved.
SPR#84-32	The site plan for the Continental Bank pad site was approved.
SPR#91-33	The site plan for the Arby's pad site was approved.
SPR#93-10	The site plan for the Ernst Home Center was approved. This site was later amended to accommodate the current use of the 24-Hour Fitness.

REQUEST

Mr. Joshua Binkley of Kornwasser Shopping Center Properties, LLC, is requesting that the Planning Commission determine that preliminary subdivision is complete for a commercial plat of the existing Alta View Shopping Center. This will divide the property into five (5) lots.

BACKGROUND

The area within this plat has been split up over time into six (6) different parcels. However, none of the parcels were created through a subdivision plat. This proposed plat will rectify that issue and rearrange some of the parcel lines to accommodate compliance with the CC Zone.

The proposed subdivision is located within the Community Commercial zone (CC) that is surrounded by other commercial areas zoned Neighborhood Commercial (CN), Professional Office (SD PO/R - Library), and Community Commercial (CC) to the north and east. To the south is the Dimple Dell

Regional Park, zoned SD(OS), and to the west is unincorporated Salt Lake County residential property, zoned R-1-8. It is also bordered by residential property zoned SD PO/R - Library (R5.7) to the east.

NOTICE

Mailed notices were sent to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. No neighborhood meeting has been held on this item as no physical changes to the shopping center will be taken with this plat.

ANALYSIS

The CC Zone has no minimum lot size or frontage requirement, with the only stipulation that each lot can meet the development requirements for parking, setbacks, landscaping, etc. A shared parking, area maintenance, and reciprocal access plan will need to be adopted for the shopping center through the creation of private covenants to ensure the entire commercial area is maintained and that each of these lots have sufficient access and parking area to comply with other code requirements. The applicant has adjusted some property lines, reduced the number of parcels, and added “no build easements” to address setback and building code compliance requirements.

No physical changes to the shopping center are proposed in conjunction with this plat. There will not be any street improvements required with this subdivision, however we will require additional dedication along 1300 East to the back edge of the existing sidewalk. Any new development will go through a site plan review process when the lots are developed or redeveloped.

Staff has the following concern(s) with the application:

1. The plat should include reciprocal access to the adjacent commercial property to the northeast that is not included with this plat. Said parcel has not yet been developed, but would also have a requirement to provide a reciprocal access to the subject properties.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Alta View Commercial Plat** located at approximately 10291 South 1300 East, subject to the following conditions:

1. That the applicant complies with each department’s comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to before final approval is given.
3. That all previously approved conditions of approval from the existing Site Plan Approvals remain in full force and are not nullified or removed with this approval.
4. That any new development be required to proceed through the site plan review process at the time of development as outlined in the site plan review procedures within the Sandy City Development Code.
5. That private covenants and/or agreements to administer the shared parking, area maintenance,

and reciprocal access plan for the shopping center be required.

6. That said reciprocal access be extended to include the commercial property to the northeast.

Planner:

Reviewed by: *BM*



Mike Wilcox
Zoning Administrator

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