



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 18, 2018

To: Planning Commission
From: Community Development Department
Subject: Riverside Commons Commercial Subd. Planned Center-Convenience (CvC)
711 West 9000 South Street SUB-07-18-5463

[Civic Center, Community #2] 1.76 Acres

Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery. A Neighborhood meeting was held on this project on September 12, 2018. The neighborhood meeting was well attended.

DESCRIPTION OF REQUEST

The applicant is requesting that the Planning Commission determine that the preliminary review is complete for a two-lot commercial development for the proposed 7-Eleven convenience store project. The Planning Commission is the land use approval body for subdivision approval, as designated in the Sandy City Development Code.

BACKGROUND

This approximately 1.76 acre site consists of a single property parcel, which is proposed to be subdivided into two commercial building lots. The proposed east lot will be developed as the proposed 7-Eleven convenience store. The western lot will be minimally developed with the 7-Eleven project as to the 8-foot masonry wall, and 10-foot wide landscape buffer, and the proposed storm water retention pond. The subject property is located at 711 West 9000 South Street, and is zoned Convenience Commercial, (CvC). This CvC zoning is only located in five places in Sandy City, and it abuts residential zoning and existing single-family dwellings to the south at this location.

ANALYSIS

City staff and departments have reviewed and recommend preliminary subdivision plat approval, subject to their normal requirements and specifications. The subdivision meets all the zoning requirements. A comprehensive storm water plan will be implemented as part of this subdivision. All needed subdivision improvements for this site will be required and completed through the site plan application and approval. Some utility easements and cross access agreements will be solidified through the subdivision platting process. Staff has no concerns about this proposed subdivision.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the Riverside Commons two-lot commercial subdivision by making the following **two findings and subject to the following two conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed subdivision plat.
- B. That the proposed subdivision will be finalized with City Staff, through recording with the County Recorder.

CONDITIONS:

- 1. That the developer proceed through the final subdivision review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Subdivision Procedures Handout.
- 2. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final subdivision review.

Planner:

Douglas L. Wheelwright

Douglas L. Wheelwright
Development Services Manager

Reviewed by:

RM