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Staff Report Memorandum

February 6, 2025

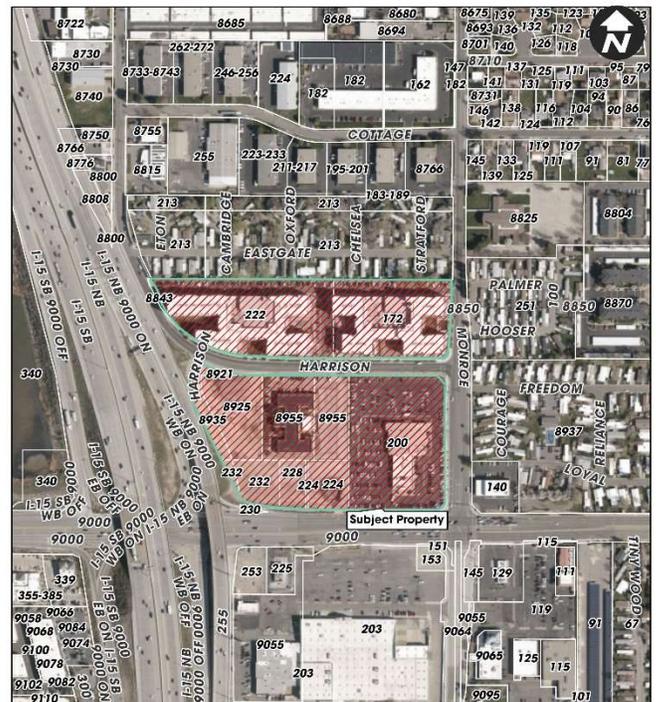
To: Planning Commission
From: Community Development Department
Subject: 90th South Mixed Use Master Plan Update
8925 S. Harrison St.
(Community #1, Northwest Exposure)

SPR01022025-006902
RC Zone District
17.75 Acres, 46k Retail,
569 Residential Units,
300k Total Bldg Sq. Ft.

Public 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 applicant, David Kelley of DR Horton (representing the surrounding property owners Interim Capital, LLC; Wasatch Residential Group (Arcadia Apartments); Whitworth Ventures, LLC (Axio Automotive); and Shelter the Homeless, Inc (MVP Transitional Housing Facility)), is requesting approval of an updated mixed use master plan from the Planning Commission for approximately 17.75 acres of property located at the northwest corner of 9000 South Street and Monroe Street. This request affects several properties located at approximately 8925 South Harrison Street (see the vicinity map for a visual description of the affected properties). The master plan review is a requirement of the mixed use development standards which have been applied to these properties through the approved conditional use and because the area is included as part of the North Study Area in the Cairns Master Plan. The Planning Commission is requested to determine whether the proposed plan is appropriate and consistent with the intent of the mixed use development standards and whether the design objectives of the Cairns Master Plan area have been adequately addressed. Please see applicant’s proposed update to the previously approved master plan in the enclosed Exhibit A.



SPR01022025-006902
90th South Mixed Use
Master Plan Amendment

Sandy City, UT
Community Development Department

Relevant 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.
SPR-5-16-5092	A mixed use master plan was reviewed and approved for this area in the RC Zone and under the Cairns District.
SPR-9-16-5129	Phase 1 of the Arcadia Apartments
SPR-11-18-5565	Phase 2 of the Arcadia Apartments



Background

The original mixed use master plan (see Exhibit B for previous master plan) was submitted by the Larry H. Miller Group, where they owned and controlled the former Ford dealership and maintenance shops formerly located on the corner of 9000 South and Monroe Street, and on the corner of Monroe Street and Harrison Street. They had acquired the nearby land where Sandy Station was once located. The former Econolodge Inn and Suites (currently occupied by the MVP transitional housing facility) was not part of the redevelopment plans of this site. However, that site was shown within the boundaries of this master plan. The Miller Group sold the northern properties to the Wasatch Residential Group to develop the Arcadia Apartments as per the master plan. While they anticipated maintaining

ownership of at least a portion of this property for future retail, office or even hospitality development, they have since divested themselves from all ownership within this area to different owners.

The subject properties are zoned Regional Commercial (RC) and the area consists of 13 parcels. There are various uses that currently exist on these properties including the Arcadia Apartments, Axio Automotive, and the MVP Transitional Housing Facility. Some of the area is also currently vacant and unused.

The following zoning designations and land uses surround the property:

- North: Regional Commercial (RC) – Sandy Mobile Home Park
- South: Regional Commercial (RC) – Retail Center
- East: Regional Commercial (RC) – Sandee Village and Bank
- West: Regional Commercial (RC) – I-15 Freeway



Public Notice and Outreach

Notices were mailed to property owners within 500 feet of the subject property and affected entities. The notice was posted to the Utah Public Notice website and the city website. No neighborhood meeting has been held as it was determined it was not necessary as the impacts of the proposed development is less than what was previously proposed in the existing master plan.

Analysis

A mixed use master plan is used to help develop a vision for how an area could be developed and ensure that each phase is developed in a cohesive manner such that it creates a self-sustaining village that becomes walkable neighborhoods, in which residents may walk to work, shopping, and recreational facilities. It should establish uniform and compatible site standards that can be consistently applied to each phase of development.

It will not dictate what buildings will look like, how tall they will be and their exact locations, but will guide future development to ensure the different phases are cohesively integrated into a village. The entire area consists of approximately 17.75 acres. Any future development of the area will be required to adhere to the standard site plan review and approval process as dictated by the Sandy City Land Development Code.

One of the primary components of a master plan is to determine an appropriate and feasible mixture of uses on the site. This will ensure the viability of each unique land use – all of which are necessary to satisfy the components of a mixed use project. Staff generally finds the proposed mixture acceptable in that it mandates at least four (4) different development types and calls for enough of each that a good balance can be accomplished. It also ensures that a reasonable number of commercial businesses will be within walking distance of existing and proposed residential uses.

The current property owners have collaborated on and consented to this updated master plan proposal. If approved, the master plan would eliminate the office and hospitality components of the development with additional housing (townhomes). It retains the proposed retail uses and increases the number of residential units. The additional units are

Master Plan Details



9000 S MASTERPLAN
SANDY, UT
DECEMBER 18TH, 2024



proposed to be townhomes which further diversifies the housing available in the area. It also includes the existing use of the Transitional Housing facility and envisions how that site could redevelop and integrate into this master plan, which was not part of the previous master plan.

The implementation of the Mountain Meets Urban theme of the Cairns Master Plan is critical to help this project tie to existing and future projects in the Cairns District. The Cairns Design Standards are applicable to this area and each phase of development will be subject to those standards. The precedent images included in their update plan are intended to illustrate how they would intend to implement those standards.

Staff Concerns

Some of the precedent images of the townhomes likely would not meet the Cairns Design Standards without seeking exceptions from the standards. That is a detail that would need to be resolved through the site plan review of each phase of development.

Recommendation

Staff recommends that the Planning Commission approve the updated 90th South Mixed Use Master Plan as described in the staff report and exhibits for the property located at approximately 8925 S. Harrison St. based on the following findings and subject to the following conditions:

Findings:

1. The subject property is part of the Cairns Master Plan area, identified as the North Village.
2. The updated master plan contains a mutually supportive mix of four land development typologies, including a variety of housing options, transitional housing (with support services) and commercial uses that would support retail sales, services, and restaurants arranged in a horizontal manner.
3. The housing options provided would address a range of family sizes, stages of life, and incomes.
4. The development contains enough intensity to support future transit options in the area.
5. The uses are arranged in a cohesive manner that is walkable and inviting to pedestrians with limited interruptions. The buildings are proposed to be oriented to the street in a manner that creates an inviting streetscape to encourage pedestrian activity. The plan illustrates cross access, protected street crossings, pedestrian pathways, public trails and inviting open spaces/plazas.
6. The project area is large, contains enough area to buffer and protect the surrounding areas and is harmoniously integrated into the neighborhood.

Conditions:

1. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project.
2. That gateway elements be included at the southeast and southwest corners of this project that implement the Mountain Meets Urban theme through a grand sense of entry to Sandy City and the Cairns District and that this be done through iconic architectural elements on a building and/or through an iconic landscape and structural feature.

3. That a minimum 10% open space be designed into all phases of development associated with this master plan and that there be at least one common (available to the public) open space that is a contiguous 6,000 square feet and is central to the commercial development. All calculated open spaces shall be outside any public right-of-way. Hardscape and/or softscape open spaces may count toward this requirement.
4. That the Mountain Meets Urban theme be implemented in the landscape and architecture through all phases of development within this project area consistent with the requirements of the Cairns Design Standards.

Planner:



Mike Wilcox
Planning Director

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Exhibit "A"
(see the attached file for the full plan)

90th South Mixed Use Master Plan Update



Exhibit “B”
(see the attached file for the full plan)

Table of Contents

Exhibit	Written Description
Exhibit A1.1	Written Description
Exhibit A2.1	Master Plan concept option 1
Exhibit A2.2	Master Plan concept option 2
Exhibit A2.3	Master Plan concept option 3
Exhibit A2.4	Master Plan concept option 4
Exhibit A3.1	Precedent HOUSING Concept
Exhibit A3.2	Precedent HOUSING Concept
Exhibit A3.3	Precedent OFFICE Concept
Exhibit A3.4	Precedent RETAIL Concept
Exhibit A3.5	Precedent RETAIL Concept
Exhibit A3.6	Precedent Site Elements
Exhibit A3.7	Precedent Landscaping Concepts
Exhibit B1.1	Phasing Plan
Exhibit B1.2	Pedestrian / Trail Connection
Exhibit B1.3	Statistical Chart
Exhibit C1.1	Master Plan Elements



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babcock design group 90th South Mixed Use 16 June, 2016