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MEMORANDUM

April 30, 2020

To: Planning Commission
From: Community Development Department
Subject: Princeton Terrace - Mixed Use Development – Mix Use Zone (MU) (Preliminary Site Plan Review)
 8377 South 115 East
 Community #3, Sandy Woods

SPR-07-19-5689
5.13 Acres
63 units

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-07-04	Previous Master Plan for the East Town Village Project. Approved. This development was split nearly in half with 232 units built in the Midvale side (nearly built out). The Sandy half was approved for a Mixed-Use Master Plan by the Planning Commission on June 21, 2007. This included a total of 315 residential units and 20,580 sq. ft. of (commercial office/retail) space to be built out in two phases. Only Phase 1 proceeded to Final approval (granted on November 1, 2007). Phase 2 never progressed beyond preliminary review.
SPR-3-10-1203	The developer was approved to revise their plans to a scaled down first phase of development to include only 22 townhome units and the clubhouse. The rest of the development was to be built out in multiple smaller phases. The last few townhomes of this phase are nearing completion.
SPR-4-13-2848	The Planning Commission approved a revision to the East Town Village Master Plan on June 6, 2013. This revision allows for a proposed apartment development on two-thirds of the remaining undeveloped land of the original proposed site plan. The remaining one-third of land is to be developed as originally proposed, which includes several stack flat condominiums and will be part of the existing homeowner’s association.
SPR-7-13-3055	The Planning Commission approved the architecture and site plan for the Altarra Apartments at East Town Village and also granted a parking reduction for the project.
SPR-12-14-4037	The approval given to the original Altarra Apartments (SPR-7-13-3055) expired so application was made to bring the project back to the Planning Commission for their re-approval. The Planning Commission approved the preliminary site plan on March 19, 2015.
SPR-07-15-4501	The Planning Commission approved a site plan for the Pinnacle Sandy Apartments (aka Axio) on August 20, 2015 for 331 apartment units.
SPR-08-18-5472	The commercial frontage along State Street was approved for a two 2-story buildings (20,790 sq. ft. of office and retail space). This was approved by the Planning Commission on December 6, 2018.

REQUEST

Mr. Charles Akerlow of Zenith Development has submitted an application for a preliminary site plan of a proposed phase of the East Town Village Mixed Use Project. The proposal is the last undeveloped part of the mixed-use master planned development that includes East Town Village, the Axio Apartments, and the Princeton Commons (office/retail building). This phase is to be built on approximately 5.13 acres of the site along 115 East and Durham Street consisting of 63 units (12.28 units/acre). These residences are proposed to be built as three (3) different unit types and architectural designs, and some will be built by a joint development partner, Hortino, LP. Zenith is proposing to construct 48 townhome buildings (see Elevation Type A) and five (5) single-family pad lots. The remaining 10 townhome units are proposed to be built by Hortino, LP (see Elevation Type B). They are working collaboratively to build out the site improvements but each group will be responsible for the construction of their units. However, they are all proposed to be part of the same HOA to maintain the shared improvements and open spaces. They are not proposing to join the existing HOA of East Town Village, so these residents won't be able to participate in those existing amenities. The proposal is consistent with the approved Master Plan for the property.

BACKGROUND

The proposed project is located on the northern border of Sandy City, along Durham and 115 East Street. It is mostly zoned Mixed Use (MU), with about an acre on the southern end being R-1-7.5(HS). It is bordered by the East Town Village condominium project to the north and the Axio Apartments to the west. All of these developments are zoned Mixed Use (MU). To the south, are residential homes zoned R-1-7.5(HS). To the east, the property is bordered by UTA Trax lines. Further to the east are residential properties with various zoning (R-2-10, R-2-8, PUD(8), R-1-8, & R-1-7.5(HS)).

This property was zoned mixed use (MU) with the intent of UTA potentially adding a “kiss and ride” Trax station within the development. Since that time, UTA has decided that it's too close to the nearby stations in Historic Sandy and Midvale. The site is a little over a 1/2 mile from the 9000 South Station (with a connection to the Porter Rockwell Trail) and 3/4 mile to the Midvale TRAX station. This distance is a little further than the average person is willing to walk (1/4 to 1/2 mile statistically) but well within a reasonable distance for bike commuters and also a reasonable distance for those willing to walk a little further.

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 also held a neighborhood meeting on August 7, 2019. There were several questions and concerns raised during the meeting. A full report from the meeting is attached to this report.

ANALYSIS**Overview:**

This development of sixty-three (63) residential units is proposed to be built out as a single development in regards to the infrastructure. Individual buildings will be built out over time, and landscaping improvements will be completed as they complete construction in an area. These are to be built on Lots 1, 2, and 3 of the East Town Village-Sandy Plat. There are three (3) types of units being proposed: two (2) styles of townhomes, and single-family pad homes. These units are oriented to one of six (6) proposed pedestrian streets (mews) and serviced with a series of

alleys for vehicular access. Where units front the public street, these are to be oriented to that street. The proposal is generally consistent with the approved Master Plan for the property.

Important design issues or considerations on this proposed development in the Mixed Use Zone that will need to be reviewed by the Planning Commission include: streets, pedestrian ways, streetscape design, concealment of parking lots and structures, pedestrian scale design, open space, architectural design and materials, massing, building orientation to the street, pedestrian connections, appropriate mix in types of residential units.

Access:

Primary access for the development is to come from Durham Street and 115 East. Those roads have been improved in previous phases of development, however the side treatments of those streets have not yet been improved (including pedestrian sidewalks, parkstrips, benches, etc). Those would be installed and further enhanced with this development. A continuation of the drive isles and parking lots from the East Town Village Condos would occur through a series of alleys and driveways, which would provide rear loaded vehicular access to the units.

Parking:

Each unit will have a 2-car attached garage. Thirty-two (32) units will have a full driveway behind the unit, which will accommodate two (2) guest parking spaces for that unit. The remaining thirty-one (31) units will share thirty-two (32) guest parking spaces that are distributed throughout the development along the alleys and drive-isles. An additional three (3) more parkings spaces are proposed to be created on the adjacent East Town Villages Condos property, as they tie-in to the existing stubbed drive-isle. The proposed guest parking exceeds the minimum guest parking requirement of twelve (12) stalls.

Architectural Design & Materials:

The applicant is proposing to construct two (2) townhome types and cottage style single-family homes on the southern end pad sites. While the applicant has submitted the proposed designs for the townhomes, we don't have any information on the proposed pad lot homes. The applicant has indicated that those units are intended to be cottage style homes that will relate to the Historic District to the south.

Building Setbacks & Height:

The Mixed Use Zone requires buildings to be built up to the street and that primary building entrances be oriented to the street or pedestrian mew. Building facades must make up a minimum of 70% of the street frontage, except for pedestrian plazas, or open space. The proposal meets this criteria with the proposed urban street design. The building heights are proposed to be thirty-five feet (35') to the peak of the roofs from finished grade.

Landscaping & Open Space

The applicant has submitted a full landscape plan for the site. Staff has found that it generally meets the requirements specific to the Mixed Use Zone and those of Chapter 21-25 entitled Landscaping Standards. The plans reflect a variety of deciduous and coniferous trees, shrubs, seed mixes, and perennial flowers. They are proposing formal street tree plantings along the public streets (e.g. placed thirty feet (30') on center in an eight-foot (8') parkstrip). Approximately 40% of the site is in landscaping.

This plan shows urban amenities such as street furniture in the open space areas and along pedestrian mews. A few more should be added along the public street frontage and the plans should include trash receptacles and bike racks. These amenities are beneficial to the project design and enhance the pedestrian experience. There are three (3) distinct open spaces in the project spread throughout. There is an open space along the northern edge of the site along the street, another in the middle of the development near the intersection of Princeton Drive, and another on the south end of the project in the triangular shaped area of the site. This southern open space contains amenities such as the extension of the Porter Rockwell multipurpose public trail (10' wide), a dog run area, and community garden space. The other two areas are not currently programmed spaces or contain any other built amenity. Staff would encourage the addition of playground equipment and a covered pavilion/picnic area.

CONCERNS

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

1. Shared Access. A shared access easement and approval to improve the property of the East Town Village HOA will need to be obtained. Some of the East Town Village parking stalls are partially built on the subject property as well. This agreement will need to be obtained and agreed to prior to final staff approval.
2. Architectural Design – PC Review. During the Planning Commission’s Conceptual Review of this site, the following issues were identified:
 - a. Buildings were too flat and not articulated enough.
 - b. The proposed architecture and proposed colors don’t fit the surrounding area.
 - c. Expressed desire to see a transition in architectural style from the Historic District to the more modern style of the Axio Apartments through different architectural designs of the units.
 - d. Buildings lacked defined entrances and covered front porches. The entries need to be further articulated and defined.

While the designs of the buildings have changed significantly from the conceptual submittal, these issues have not yet been fully addressed. The buildings lack articulation on all sides. While the architectural style is improved, the colors and materials need further revision. There is not a clear architectural transition between the modern to the historic style. The units still lack defined entrances in extensive front porches. Covered porch areas could be larger and help make the entrances more prominent.

3. Architectural Design – Staff Review. Staff has the following issues with the proposed architecture, as the proposed units do not yet meet the architectural requirements of the Mixed Use zone:
 - a. The sides of the units are flat with no, or very little, articulation. Cantilevers, balconies, or other articulations need to be added to the sides of the units.
 - b. The units use too much stucco and not enough brick or masonry materials. Code requires predominantly brick or masonry. In addition to additional brick and masonry, staff would rather see more masonite siding to further limit the amount of stucco.
 - c. Some of proposed colors do not relate to the surrounding development, and too many colors are proposed to be used overall. The Planning Commission can approve

- more than four (4) colors overall but those colors need to relate to the surrounding developments.
- d. The units that face the street lack expansive windows, balconies, terraces, or other design features which are oriented to the street. The covered porch area needs to be more prominent.
 - e. No architectural design has been presented for the proposed cottage homes. This would be need to be addressed at Final Review with staff or the Planning Commission.
 - f. Change in materials should correlate with change of plane.
4. Fencing. The applicant is not proposing any change to the fencing along the Trax line. Staff is concerned that residents of this development will want a screen or sound wall along the rail lines to buffer them from the noise from the trains.
 5. Open Space. Staff would suggest adding additional built amenities like the addition of playground equipment, a covered pavilion/picnic area.

STAFF RECOMMENDATION

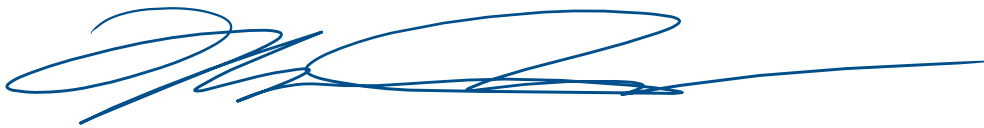
Staff recommends that the Planning Commission find that the preliminary site plan review is complete for the proposed Princeton Terrace Mixed Use Site Plan, located at approximately 8377 South 115 East, based upon the following conditions:

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the preliminary and final review process and that all issues be resolved before final site plan approval.
2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this building.
3. All utility boxes (i.e. transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building utility meters shall be mounted to the side or rear elevation or screened with a wing wall if fronting a public street.
4. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
5. Shared access easement and development agreement with the East Town Village HOA will need to be obtained and agreed to prior to final staff approval.
6. Architectural design of the units needs to be further revised to fully address the Planning Commission and staff concerns listed in the staff report prior to Final Approval.

7. That only the architectural plans for all three (3) building types be required to be brought back to the Planning Commission before Final Approval.
8. (Optional) A six foot (6') (or 8') tall opaque fence shall be constructed along the Trax rail lines to provide a visual screen and sound attenuation to buffer future residents because the units are to be placed as close as ten feet (10') to the Trax lines.
9. (Optional) Additional built amenities of playground equipment and a covered pavilion/picnic area shall be required to be incorporated into the open space of the development.

Planner:



Mike Wilcox
Zoning Administrator