



JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum November 16, 2023

To: Planning Commission  
From: Community Development Department  
Subject: Hale Centre Theatre Revised Beehive Academy Addition  
9886 S. Monroe St.  
(Civic Center, Community #2)

SPR10112023-006636  
CBD-O Zone  
0.55 Acres  
Bldg. Footprint 21,241  
Square Feet

**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at required public notice locations.

### Request

Architects Lyle Beecher and Brad Beecher, representing Beecher, Walker Architects, representing the property owner Hale Centre Theatre. They are requesting that the Sandy City Planning Commission review a modified site plan and approve the revised building architectural design, building materials, and colors for a proposed revised Beehive Academy Theatre building addition to the existing Hale Centre Theatre (HCT), located in the Central Business District-Office (CBD-O) Zoning District. This addition is the third and final phase of the Hale Centre Theatre complex which was master development planned in 2015. The Planning Commission is the land-use authority for this requested action.

### Background

On March 30, 2023, the Sandy City Planning Commission reviewed and approved the new “Beehive Academy” building addition which was proposed to be considerably taller and more architecturally compatible with the existing Hale Centre Theatre building, as Case SPR02102023-006483. As these plans were being further refined in the final site plan review and building permit processes, the projected costs of the March 2023 building plan exceeded the budgeted amount for this project. Faced with either



SPR10112023-006636  
Commercial Site Plan  
9886 S. Monroe

Sandy City, UT  
Community Development Department

delaying the project and trying to raise additional funds or downsizing and simplifying the scope of the “Beehive Academy” structure, the owners directed the architect to propose the current building project, now before the Planning Commission.

The original site layout for this future phase was approved with the site plan and development master plan in 2015. This portion of the site was originally proposed to be used for a “production tower” building which would have completely covered the parking garage shared with the Mountain America office building to the north. This is why the south and east facing façades of the parking garage were not finished with architectural grade materials.

To the west and north, the subject Beehive Academy building is bordered by the shared parking garage for the theatre and the Mountain America office building. It will connect to the existing theatre on the northwest corner. On the south, is the Residence Inn hotel. All surrounding properties are in the same CBD-O zone district.

<b>Property Case History</b>	
<b>Case Number</b>	<b>Case Summary</b>
SPR-05-15-4385	Hale Centre Theatre site plan and building architectural design approval. Approved in 2015. Construction completed in 2017.
SUB-05-15-4363	Sandy Gardner Office Park Subdivision. Recorded 07-13-2015.
SUB-01-18-5343	Sandy Gardner Office Park Amended Subdivision. Recorded 04-16-2018
SPR-05-15-4385	Hale Centre Theatre building addition to enclose balcony, Architectural Design review approval by Planning Commission. Approved 05-20-2021
SPR02102023-006483	Hale Centre Theatre Beehive Academy Addition. Approved 03-30-2023

**Public Notice and Outreach.**

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting was not held for this project due to the lack of residential zoning in the area.

**Analysis**

The revised plan contains 33,819 square feet within the 21,241 square foot building footprint. The prior plan (Approved March 30, 2023) contained 45,299 square feet within a 22,000 square foot footprint. The overall building height is now 24 to 27 feet in height, down from approximately 37 feet. The original design had a 388-seat theater which is now proposed to be 280 seats. Interior floors and elements have been reduced to focus the use of the building toward the educational aspects of the “Beehive Academy”. With this revision, the building footprint will be notched out to allow the existing generator pad and enclosure to remain in place and no new cooling tower will be added to the site. The HVAC elements will now go on the roof in multiple locations, which will be screened by the parapet walls. All site circulation, trip generation, street access, parking requirements and utility provisions were addressed in the 2015 approval. The new building and revised site plan meet all city requirements and standards, except for the foundational landscaping requirement for the south face of the new building, which will be discussed later.

**Architectural Design Review**

As part of the cost saving requirements, the mansard roof parapet structure and the two tower elements are proposed to be removed from the building design. There is no longer a partial subgrade element to the building and the floor to ceiling heights have been adjusted. The proposed exterior building wall materials will match the main theatre building as to brick and stone elements and proportionality. The structure is now two stories with a mezzanine level where the prior design was to be three stories. With the mansard roof and tower elements removed, the vertical view exposure height of the adjacent parking structure’s un-finished wall is now approximately 19 feet (or two and a half fully enclosed parking deck levels, instead



of the approximate 9-foot height (one fully enclosed parking deck level) with the prior plan. (Please see the attached Exhibit “A”, building elevations, renderings, elevation detail plans and the modified site plan.)

(See March 30, 2023, building elevation rendering below at the top of page 3.)



(See November 16, 2023, proposed building elevation rendering below.)

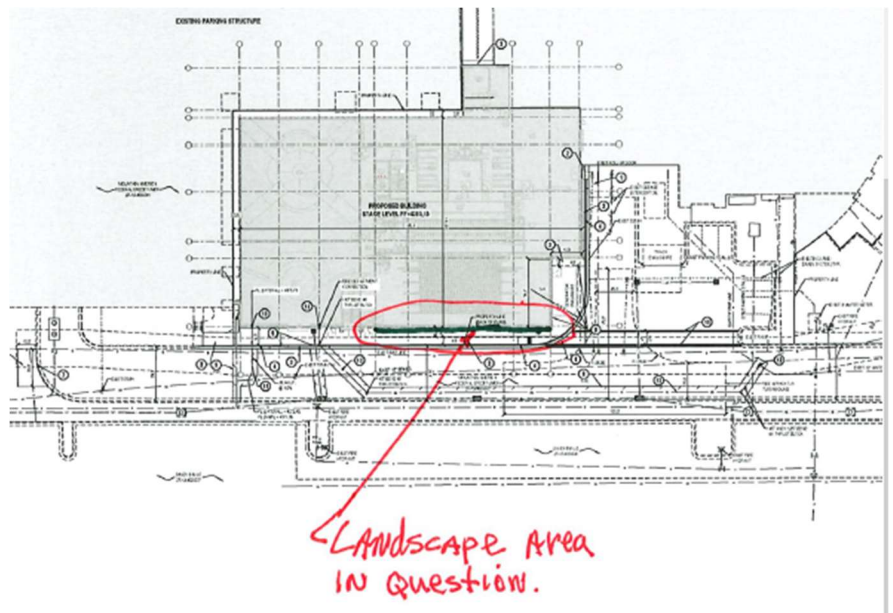


### Staff Concerns

The Planning Staff's remaining concerns were expressed in the latest Sandy City Architectural Design Review Committee meeting held on October 25, 2023. (Please see the minutes of the October 25, 2023, meeting for the discussions. Exhibit "B", attached.)

Staff is concerned about the portion of the existing parking garage structure that rises above the parapets, especially now that mansard roof parapets and towers features have been eliminated. During the ARC committee meeting held on March 30, 2023, there were discussions on applying various finishes to the concrete structural elements and CMU infill walls, such as adding more stucco/EIFS materials; applying a colored stucco topcoat material; painting that surface; or adding metal screening to match the west side of the parking structure. None of these possible mitigation measures were endorsed by the ARC Committee or the Planning Commission, and therefore, the prior plan was approved without anything being done to the unfinished parking garage wall exposure. **The Commission may want to revisit this issue now that the vertical exposure distance above the building parapet is approximately 19 feet instead of approximately 9 feet with the prior plan.**

The staff's second concern is the proposed lack of any foundational level landscaping along the south side of the new building. Foundational landscaping is required by the city Development Code (21-23-03-D (1) and the Architectural Design Standards (Section IV-D-6). The owners do not want to maintain any landscaping here, since they have no other landscaping responsibilities for the original Hale Centre Theatre building, as the Monroe Street frontage is a city owned and maintained public area/plaza. The owner has concerns about the cost of installing the necessary irrigation and metering required by the city for landscaping to be installed in this limited area. The Sandy City Development Code, Section 21-25-03 (D), General Building Locations and Setbacks, (1) States: No building shall be closer than 6 feet from any private road, driveway, or parking spaces in order to allow areas adjacent to the building for foundational landscaping and buffering of pedestrian walkways. Exceptions may be made for any portion of the building that contains a drive-up window or where the Planning Commission may approve a zero-foot setback.



Due to the fact that the Planning Commission can modify requirements of the Architectural Design Standards upon specific site plan reviews, and the provision of section 21-25-03-D (1) above, the Planning Commission has the latitude to determine that the foundational landscaping in this application is not needed and approve the zero-foot building setback from the pedestrian walkway.

The Planning Commission should consider these issues and weigh these concerns raised, and decide on the appropriate mitigation measure if any, that the Commission may want to include in the approval motion as additional conditions of approval. The Planning Commission is the decision maker on this as the designated "land use authority" and can waive or modify city requirements in this application.

**Staff Recommendation**

Staff recommends that the Planning Commission find that the proposed building addition's revised preliminary site plan review be determined to be complete and to determine that the final building's architectural design, building materials and colors as proposed, be approved for the Hale Centre's Beehive Academy Theatre located at 9886 S. Monroe St., based upon the following three findings and the following four conditions of approval:

**Findings:**

1. That the proposed project substantially meets or will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials, and colors, or as determined by the Planning Commission.
2. That proposed building addition will enhance the functionality of the Hale Centre Theatre complex as needed by the theatre organization and the community.
3. That adequate visual screening of the existing vertical view exposure of the parking structure will be provided as proposed or as determined by the Planning Commission.

**Conditions**

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
2. That the developer be responsible to meet all provisions of the (CBD-O) zoning district and the Sandy City Architectural Design Requirements with the details finalized with staff during Final Site Plan review.
3. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.
4. That all future signage be reviewed and approved under a separate permit application and the existing sign theme approval for the project area and be in conformance with City Code.

Planner:



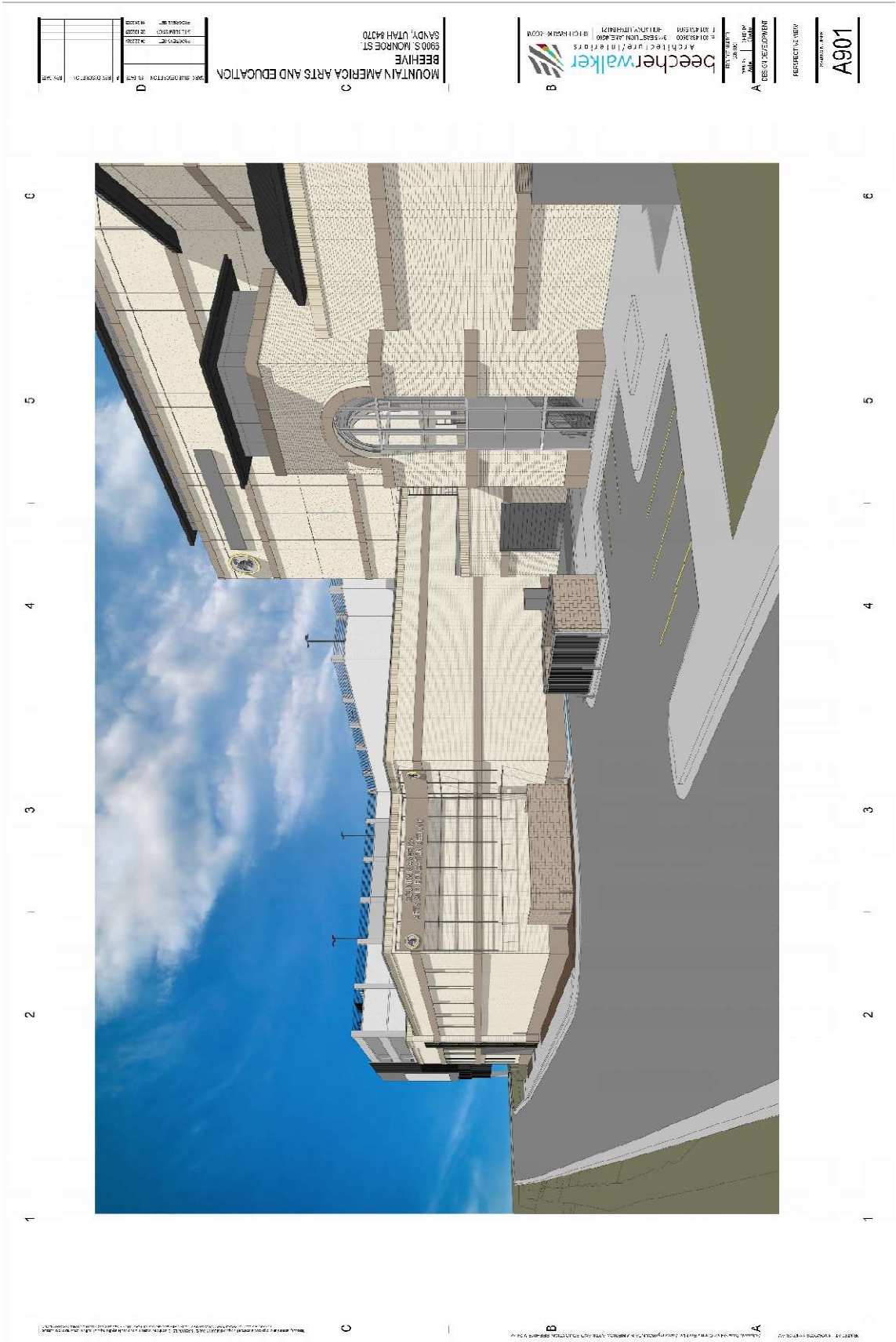
Douglas L. Wheelwright  
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2023\Hale Centre Theatre Revised Beehive Academy Addition



Exhibit "A" (see separate attachment for full set)

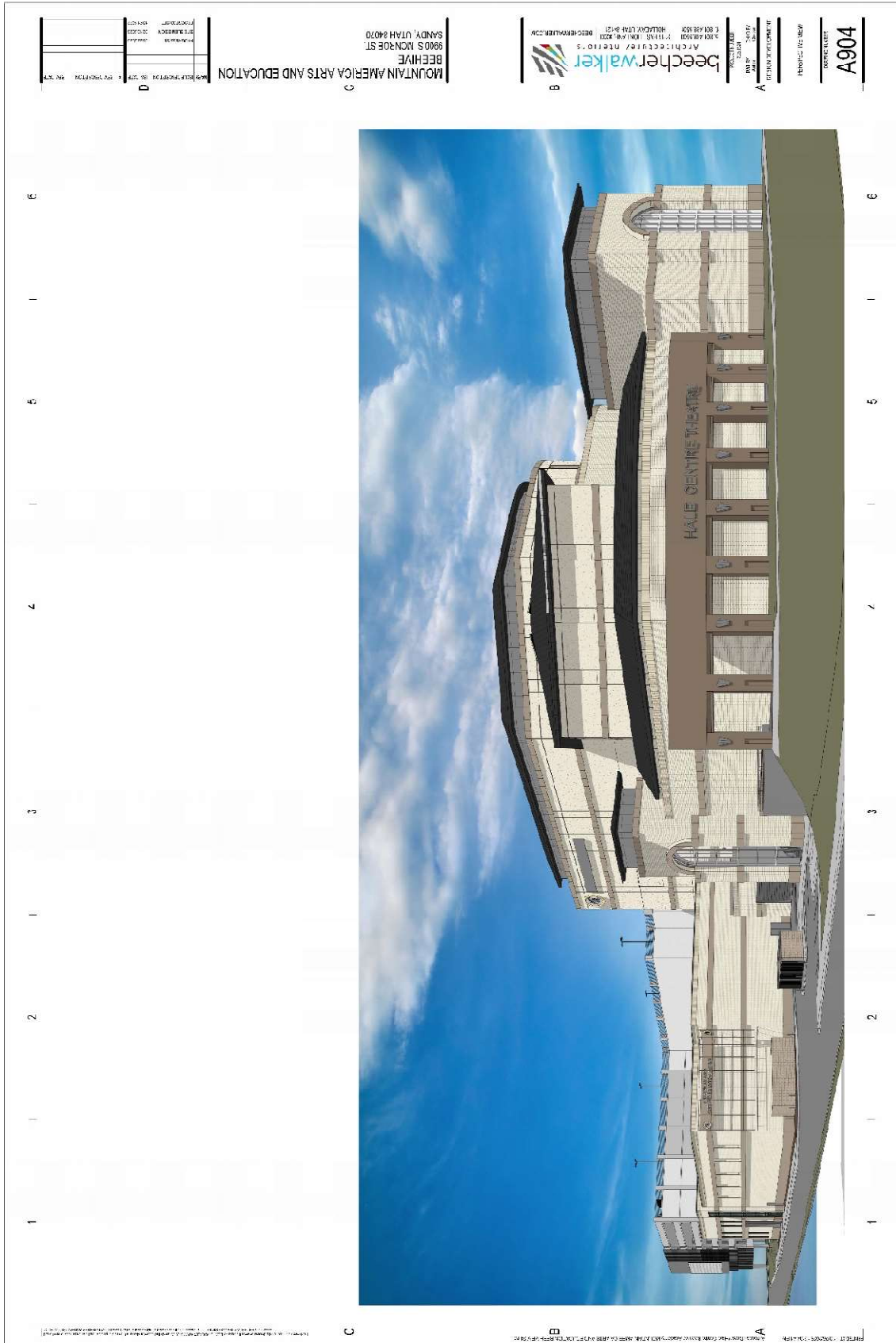




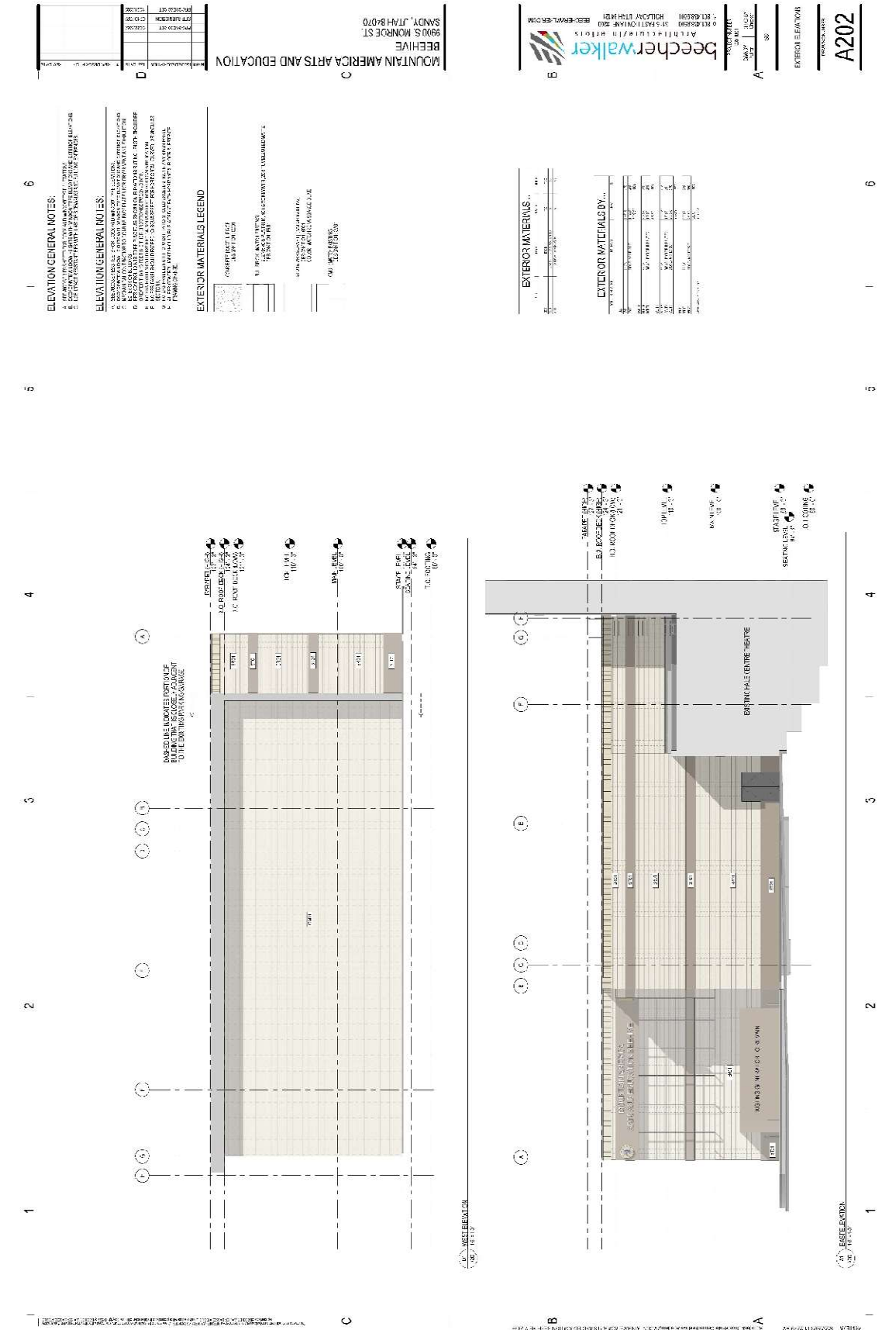






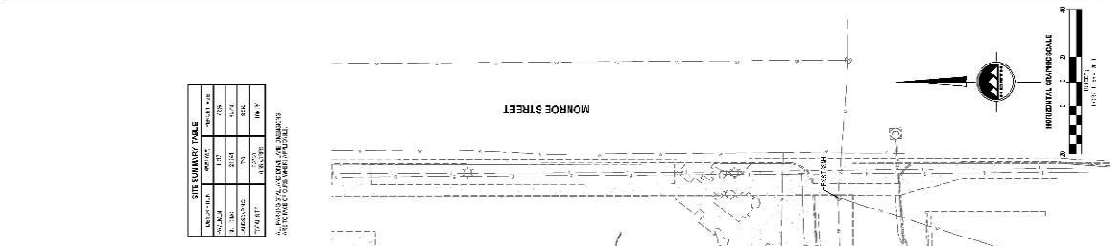








**ENSIGN** THE HARKER ENGINEERS  
200 WEST 500 SOUTH  
SANDY, UTAH 84068  
PHONE: 801.558.7250  
FAX: 801.558.7251  
WWW.ENSIGNENR.COM  
PROJECT: HALE CENTRE THEATRE  
SHEET: C-200  
DATE: 12/15/2023  
DRAWN: JACOB  
CHECKED: JACOB  
SCALE: AS SHOWN

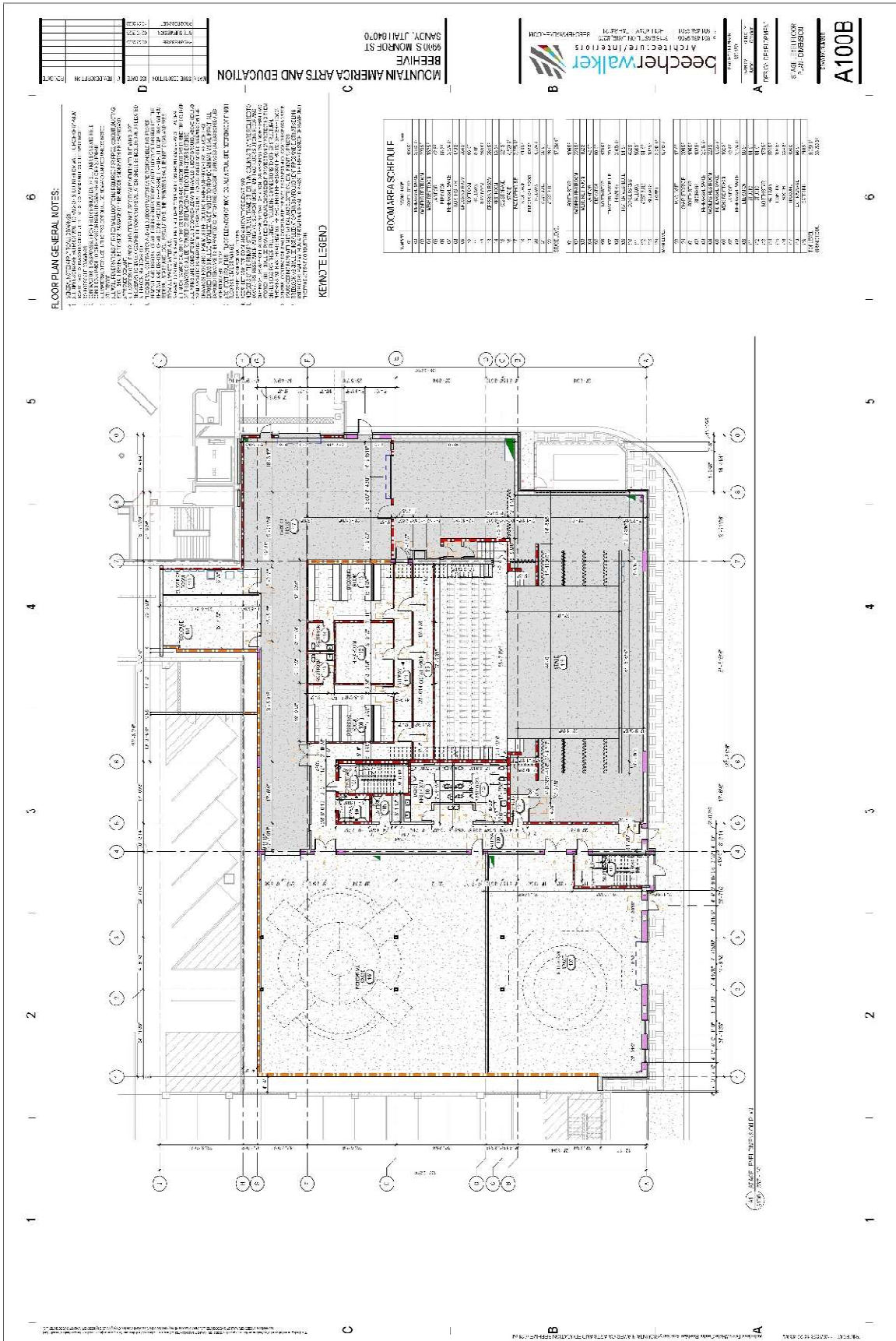


SITE SUMMARY TABLE	
AREA	1.00
PERMITTING	1.00
CONSTRUCTION	1.00
OPERATION	1.00
TOTAL	4.00

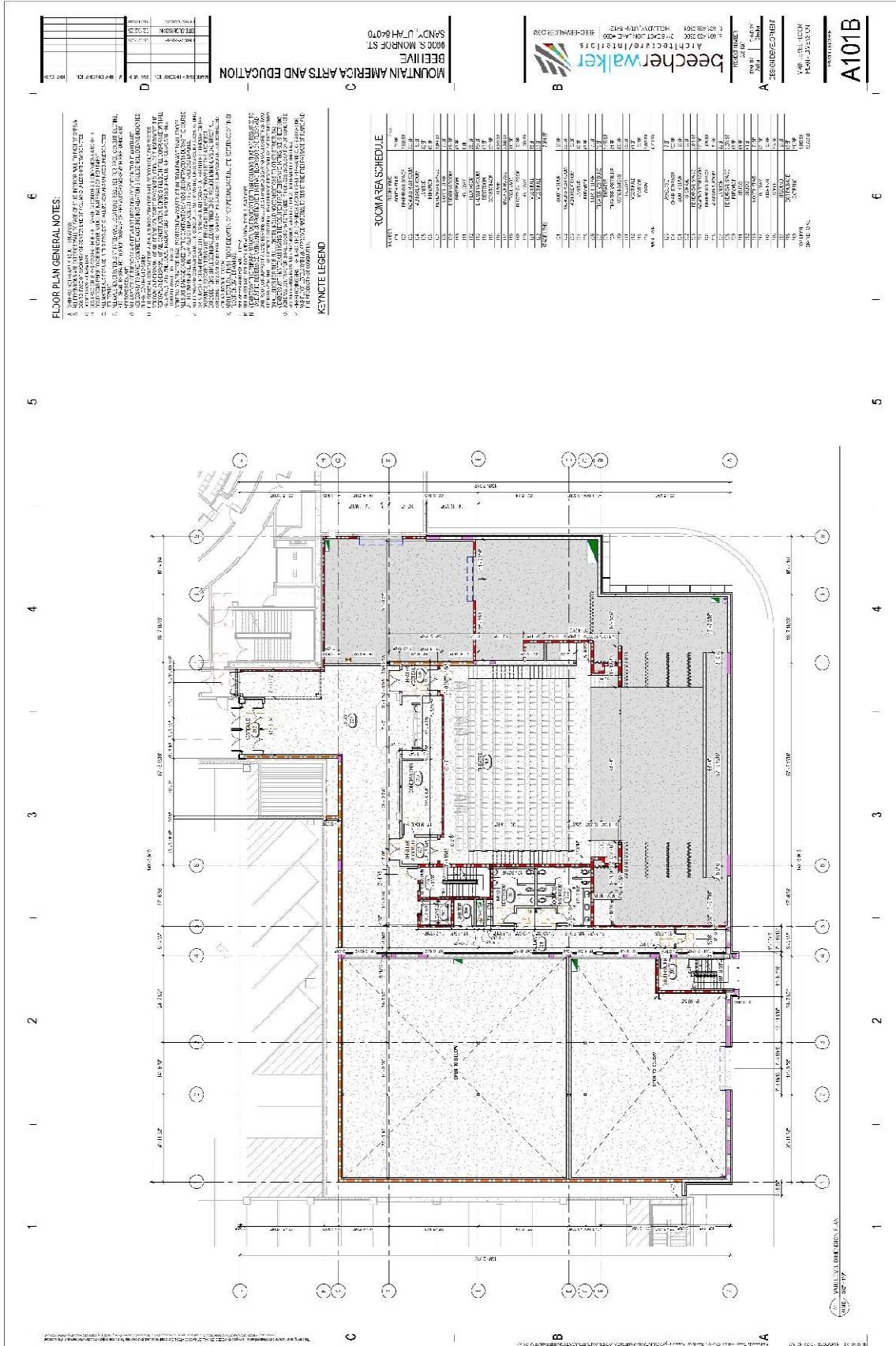
- GENERAL NOTES:**
- 1. THE EXISTING BUILDING IS TO REMAIN AS SHOWN.
  - 2. THE PROPOSED ADDITION IS TO BE CONSTRUCTED TO ADJACENT EXISTING BUILDING.
  - 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HARKER ENGINEERS' SPECIFICATIONS.
  - 4. THE EXISTING BUILDING IS TO REMAIN AS SHOWN.
  - 5. THE PROPOSED ADDITION IS TO BE CONSTRUCTED TO ADJACENT EXISTING BUILDING.
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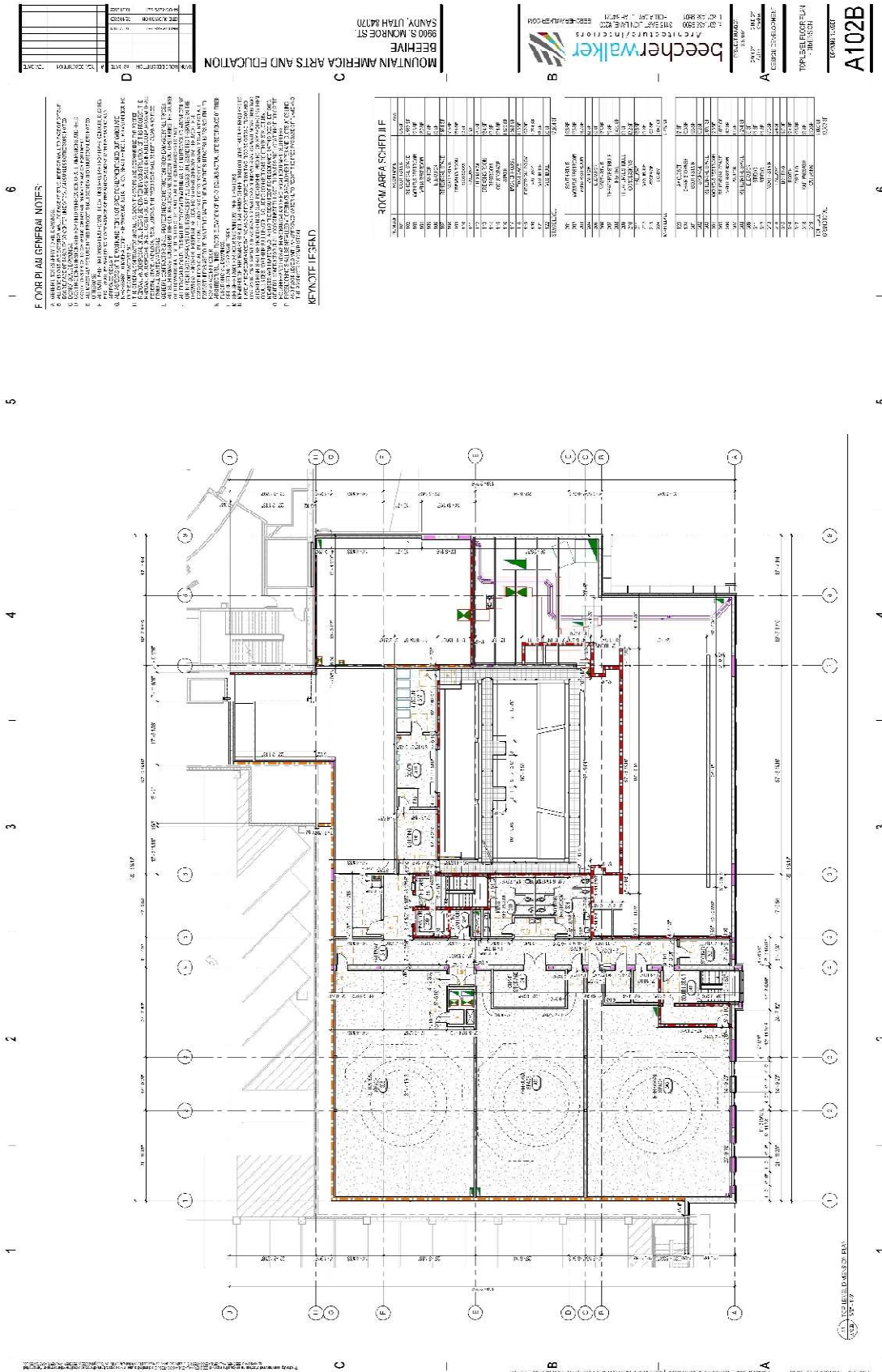
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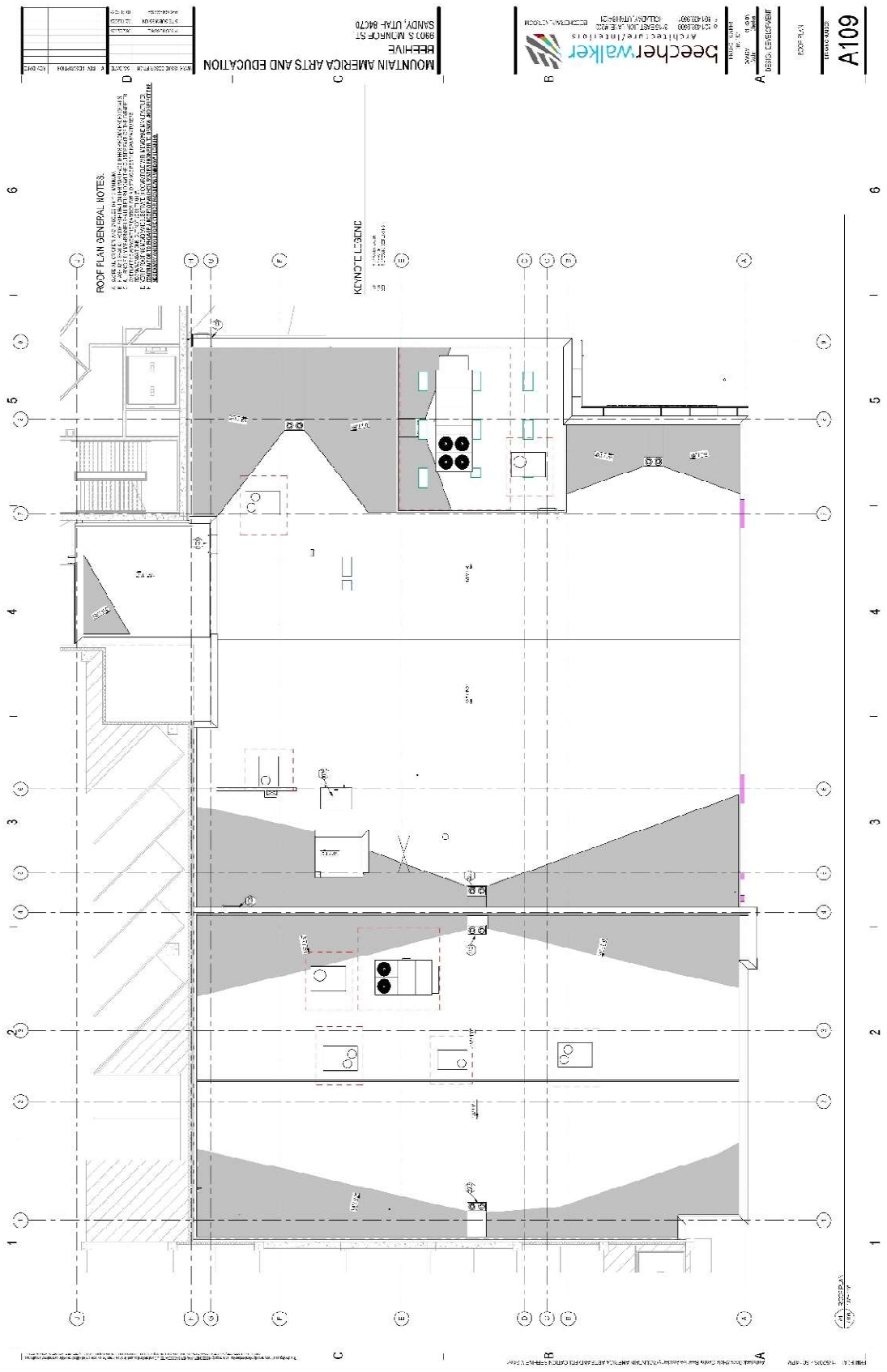












## Exhibit "B"

**Architectural Review Committee Meeting – Follow-up  
October 25, 2023**

**Members Present:**

Steve Burt  
Cheryl Bottorff  
Lyle Beecher (not voting)  
Alison Stroud  
Daniel Schoenfeld  
Scott Westra

**Staff Present:**

James Sorenson  
Brian McCuiston  
Mike Wilcox  
Jennifer Gillen

**Those Absent:**

James Sorenson  
Doug Wheelwright  
Cyndi Sharkey - Alternate

**4:30 p.m. Hale Centre Beehive Academy Addition project (9800 S. Monroe Street), Lyle Beecher, Bradley Beecher (Beecher Walker & Associates), Michael Fox, COO (Hale Centre Theatre)**

Michael Fox explained that they have come back to the Architectural Review Committee because there has been a struggle to raise funds for the previous approved plans to build the 55,000 sq. ft. facility. They have come back with plans for a 35,000 sq. ft. facility that would still provide the articulations that the committee asked them to do, as well as providing landscaping to make the entrance to the parking structure look nice.

Lyle stated that they had to eliminate some rehearsal halls which made the lower level taller. Because of this, a whole floor will be taken out, reducing the cost of construction. Some items that had to be taken out from the previous plans were the two towers, and some of the roof fenestrations that mimicked the main building. The materials have been kept at the same levels (ex: amount of brick still exceeds the minimum standard). Another cost savings to the project is that the generator will not be moved. On the southeast corner of the building, the name Mountain America Arts & Education Beehive will be placed. Below that will be a 6 x 4 grid that will hold vinyl images displaying the events happening there.

Brad stated that they kept the brick and the three bands of precast concrete around the building. There will be five light wells that will shine at night on the south side to keep in line with the look of the main building. Windows have been added to the upper and lower rehearsal halls. There will be an overhead door to bring in set pieces that will match the height and width of the other doors of the existing theatre. The parking garage along the north and west sides will have a 4' gap due to the footing and foundations of the adjacent parking garage, which encroaches over the property line. This space will be blocked off and not accessible to the public (only accessible to maintenance if needed). In the previous plans, the height of the building was 63' from top of tower, and this new submittal it will be 41' from top of tower. Additionally, the landscaping will have artificial plants around the whole south side with about 9 to 10 light bollards that will go across the planting area.

Lyle explained that this is a hard area to maintain, so the landscape architect would like to use artificial plantings.



Steve stated that he was not comfortable with artificial trees and would not want this to set a precedent for future projects. The other committee members agreed as well.

Scott asked if the rooftop units would be seen.

Brad said they would not be seen.

Cheryl stated there was concern about the higher visibility of the parking structure because it was not going to be hidden, and if they could do anything about the untreated CMU block wall.

Steve asked how many feet above ground this elevation shows.

Brad said the height would be 27', but from the ground level, it will not look that tall.

Steve asked if there was any contractual obligation to have them cover the CMU block wall.

Michael stated he had looked into that, and there was nothing in the lease agreement or the minutes from these meetings that stated a contractual obligation.

Mike stated that the expectation at the time of the approval of the parking structure, theatre, and office tower master plans, showed a production tower located on the southeast corner of the parking garage that would screen the entire wall face. Thus, it was allowed to have an unfinished exterior treatment.

Danny said that he likes the general plans and agrees with what everyone has said about the landscaping along the walkway, but overall likes the design.

### **Motion**

Cheryl Bottorff made a motion to give a positive recommendation to the Planning Commission to approve the plans that have been submitted, except for removing the fake landscaping along the southern edge of the new addition. Scott Westra seconded. All in favor of the motion.