



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

April 18, 2024

<p>To: Planning Commission From: Community Development Department Subject: Stadium Block Fire Station Subdivision (Preliminary Review) 9295 S. Monroe St. (Community #2, Civic Center)</p>	<p>SUB06272023-006554 RC Zone 10.3 Acres</p>
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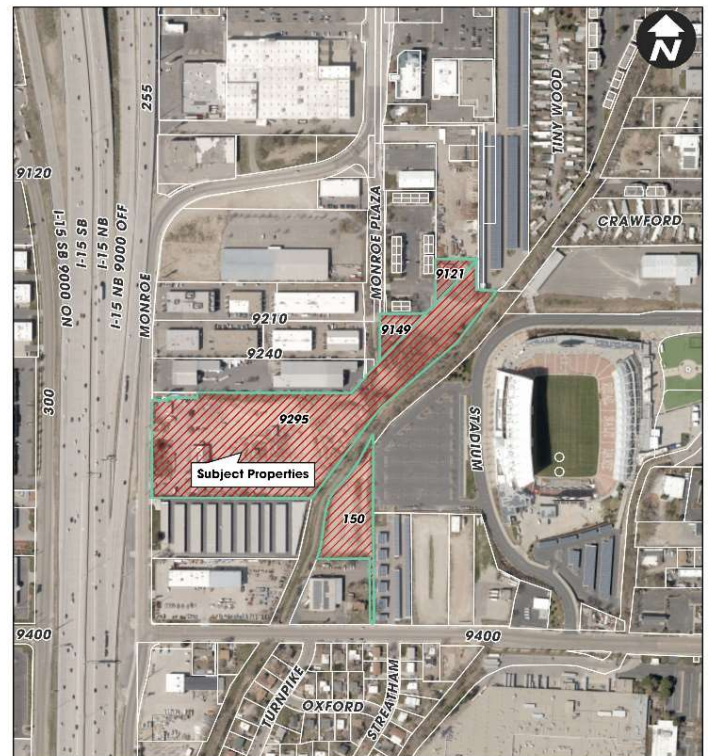
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and a sign posted on site.

Request

The applicant, Ryan Kump, representing Sandy City, is requesting preliminary subdivision review for the property at 9295 S. Monroe St. The proposal consists of assembling six parcels of land and then subdividing them into five reconfigured lots along with necessary future street dedications.

Background

The subject property consists of approximately 10.3 acres and is in the Regional Commercial (RC) zone. Two small triangular pieces of land on the north are currently zoned PUD(8). All other surrounding properties are also zoned RC. The property is within the Stadium Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land is now vacant after being cleared of improvements that existed when the western portion was used for the Wasatch Shadows Nursery. The property is bordered by L&W Supply (light industry) to the north. On the east and bisecting the subdivision runs the Jordan and Salt Lake Canal. On the south there is a self-storage facility. To the west, on the other side of Monroe Street runs the I-15 corridor.



SUB06272023-006554
Subdivision
9121 S Monroe Plaza Way
9149 S Monroe Plaza Way
150 W 9400 St
9295 S Monroe Plaza St

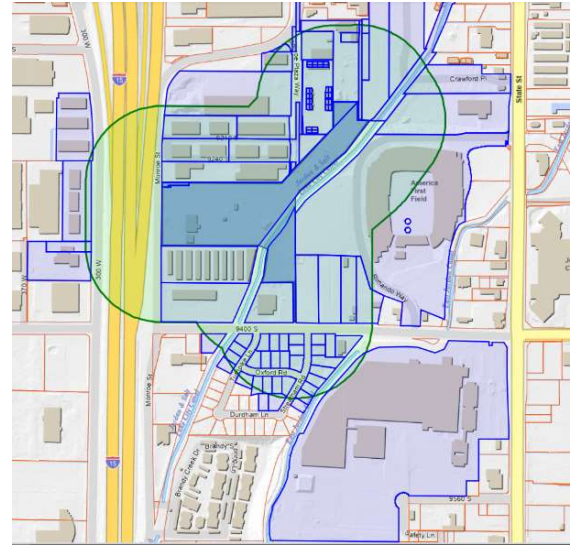
Property Case History	
Case Number	Case Summary
S#09-04	Wasatch Real Subdivision (2009)
SPR#04-28	Modified Site Plan Review for Wasatch Shadows Property (2004)

Public Notice and Outreach

Utah Code (Part 10-9a-2) requires that a notice of a public hearing be mailed and posted. 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 this property is within a commercial area with no existing residential properties near the proposal.

Analysis

The applicant is proposing to consolidate six existing lots and then subdivide them into five revised lots. Street dedications will be provided for 9270 South Street and Monroe Plaza Way. Two triangular pieces of the proposed Lots 4 and 5 are currently zoned PUD(8). These lots will be temporarily duo zoned and will be rezoned to be consistent with the RC zoning district once development proposals for the lots are submitted.



The proposed street dedications do not currently show the necessary infrastructure improvements required such as sewer, water, and street improvements. These improvements will need to be shown and reviewed under the Site Plan review process for each individual lot. This is listed as a condition of approval.

Reciprocal access and common driveways are required between all abutting developments in planned commercial centers and between abutting, separately owned commercial developments. Additionally, the proposed Lot 5 will not have access to a public street. To address this concern, cross access easements will be required between all adjoining lots. A note on the subdivision plat is required specifying this requirement and is listed as a condition of approval.

9270 South Street will be designated as a minor collector while the continuation of Monroe Plaza Way will be designated as a major collector. Street improvements such as curb, gutter, sidewalk, and parkstrips will be provided along these streets as each lot is individually developed under the Site Plan process. This is listed as a condition of approval.

Staff Concerns

Staff has no concerns with the proposal.

Recommendation

Staff recommends that the Planning Commission determine that preliminary subdivision review is complete for the Stadium Block Fire Station Subdivision located at 9295 S. Monroe St. based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot configuration is an efficient use of the land and facilitates the city road project.

2. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

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 during the review, construction, and operations process of this project.
3. That the proposed lots conform to the requirements of the RC Zone.
4. That the infrastructure requirements for each individual lot such as sewer, water, and street improvements, be individually reviewed and approved during each properties Site Plan review process.
5. That a note be provided on the plat stating that all lots will go through the Site Plan review process prior to development to ensure compliance with utility installation standards.
6. That all required street improvements be provided under the Site Plan review process for each individual lot as they develop.

Planner:



Thomas Irvin
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2023\SUB06272023-006554 – STADIUM BLOCK FIRE STATION\PLANNING COMMISSION\STAFF REPORT

Exhibit "A" – Application Materials
See the attached file for full details

