



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 17, 2021

To: Planning Commission
From: Community Development Department
Subject: Comcast Headquarters Modified Site Plan Review SPR-04-21-6024
9602 S. 300 W. 10.77Acres
[Community #2, Civic Center] (RD) Zone

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, by U.S. Mail delivery.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
SUB-97-34	Sandy Commerce Park Subdivision, approved 1997. Plat Recorded.
SPR-99-45	AT & T Offices Site Plan Approval 1999, 10.77 acre site consisting of two lots in above cited subdivision.
MISC-02-21-5994	Comcast Warehouse Use Determination for interior remodeling and change of use to allow ancillary warehousing use inside the existing office building. Approved March 4, 2021.
CODE-04-21-6025	Amending the RD zone to allow the Planning Commission to approve specific ancillary uses that are subordinate to the primary use of a site to include warehousing, heavy commercial and light industrial uses. Approved by the Planning Commission on May 20, 2021 and is now pending before the Sandy City Council and is on their agenda for June 15, 2021.

REQUEST

Mr. Greg Allshouse, representing Comcast Corporation, has filed an application requesting **Modified Commercial Site Plan Review** by the Planning Commission, for the existing Comcast

Headquarters facility, located at 9602 S. 300 W. in the Research and Development (RD) zoning district. The existing 129,556 square foot, four story office building and its 10.77 Acre site are being modified to allow the remodeling of the office and modification to the site improvements, to accommodate a change in the use of the building and the site to a regional headquarters. Comcast Corporation is consolidating two other Salt Lake County existing service and installation facilities' functions to this Sandy City location. The site modifications include the expansion and upgrade of the existing secured parking portion of the site, located along the western portion of the site and behind the existing office building. There will also be substantial landscaping improvements made to the site. The Planning Commission is the land-use authority for this requested action.

BACKGROUND

American Telephone and Telegraph Company built the existing 129,556 square foot, four story building at this location in 1999-2000. The Zoning at that time was Industrial (ID). The property was later rezoned to the Research and Development (RD) zoning district, by City initiation based upon the City's desire to upgrade the appearance of the freeway fronting property along the west side of I-15. Comcast Corporation is the successor to AT&T. Comcast has made a business decision to centralize its activities in the Utah region to the Sandy headquarters location, including bringing its maintenance and installation technicians, and all the support vehicles to this site. The conversion of previously used office space to warehouse space is necessary to support the technician activities at this site. The office to warehouse conversion was authorized by Planning Commission action on March 4, 2021, and the interior remodeling is near completion.

Staff has also been working with Comcast representatives to address the Sandy City Development Code amendments (petition CODE-04-21-6025 approved by the Planning Commission on May 20, 2021) and the site changes (petition SPR-04-21-6024, this current planning item) that are necessary for the proposed changes to the outside site area to accomplish the intensification of the regional headquarters needed by Comcast.

NOTICE

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 project's location relative to a lack of residential zoning in the area.

ANALYSIS

Site intensification, evolution and Land Use Regulation Applicability.

As mentioned above, the Comcast site was developed in 1999 and that development approval included 953 surface vehicle parking stalls. The Comcast Office building has historically only been used for office space. Over the past several years, other ancillary uses have been introduced, some with City approval and others without. Comcast would like to discontinue the use of several off-site located service and installation facilities, located throughout Salt Lake County, and consolidate those activities to this location. In doing so, Comcast will add an additional 182 employees reporting to the Sandy location, with 176 of those new employees being field

technicians, being supplied and dispatched from this facility. Hence the need for the expanded secured and screened outside vehicle and equipment storage area.

Comcast has requested accommodation through a prior code amendment to make that possible under Sandy City's Development Code. Staff has summarized and accommodated their request by drafting a zoning text amendment that allows the Planning Commission to approve specific ancillary uses that are subordinate to the primary use of the site to include warehousing, heavy commercial, and light industrial activities. The City defines "ancillary use" as follows:

Ancillary use means a use conducted on the same lot as the primary use of the structure to which it is related; a use which is clearly incidental to and customarily found in connection with such primary use.

This ordinance change has prepared the way for Comcast to modify and expand the usage of this site, while preserving the intent and primary uses of the zone to remain unchanged.

Proposed site modifications and uses. The proposed modifications to the existing site include three main elements. The first is the enclosure of a large portion of the western part of the site into an enclosed, secure and sight screened area in which to conduct the current and expanded vehicle and equipment parking, training facilities, recycling operations, and some materials storage needs of the facility.

The second modification is changes to the existing parking lot by: reducing total number of parking stalls from the 953 stall originally approved, to 779; changes to the existing parking lot landscaped endcaps to eliminate those that will no longer be visible due to the screening wall proposed for the secured parking and storage area; and the creation of a new north/south driveway aisle to connect the parking lot areas behind the building. The third modification is to the site landscaped areas within the existing parking lot by: shifting the landscaping from within the new secured area to a new 10 foot wide landscaped buffer strip at the outside edge of the new split faced concrete block wall on the east and south sides of the new secured area; and by replanting site trees in all the existing parking lot landscaped islands, consistent with the original site plan approval planting plan. Planning staff has suggested many of the proposed modifications to the site and Comcast officials have agreed to the proposed modifications. Staff supports the approval by the Planning Commission of the proposed modifications to the existing site plan for this project.

Pedestrian and Vehicle Access and On-site Circulation. All street improvements, sidewalks, landscaped parking strips, driveway approaches from 300 West Street and internal driveway connections are in place from prior development of the site, and will remain adequate for the proposed re-development. The site modifications includes relocation of some of the ADA required accessible parking stalls, and the elimination of some excess parking stalls. This is being done to accommodate the new and expanded secured parking and outside vehicle and equipment storage area and to provide a better north/south driveway to connect the parking areas around the back of the building.

Zoning Review. Adoption by the City Council of the zoning text amendment (CODE-04-21-6025) will allow the Planning Commission to approve the requested ancillary uses of: contractor's outdoor storage of materials, outside storage of equipment and service vehicles; secured parking of company vehicles; outdoor training facilities for technicians; and electrical equipment recycling operations. These requested outside land use activities will all fall within existing City land use definitions contained within the general land use categories of **Warehousing, Heavy Commercial and Light Manufacturing**, and they are all clearly ancillary to the primary use of the site being a corporate headquarters and office building for a major corporation, Comcast.

Architectural Design Review. There are only minor changes to the exterior of the existing office building, being the introduction of two new overhead doors to the back of the building for access for loading and unloading equipment and electrical components in support of the new warehousing function within a portion of the first floor of the office building. These overhead doors are not facing the public street, so they will meet applicable architectural design requirements of Sandy City.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the **Modified Site Plan Review** is **complete** for the proposed Comcast Headquarters site, located at 9602 S. 300 West, based upon the following four findings and the following five conditions:

FINDINGS.

- A. That the proposed project 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.
- B. That all necessary Sandy City Departments and Division have reviewed the project and recommend approval by the Planning Commission, subject to plan finalization and meeting their departmental requirements.
- C. That there is good reason for the City to allow the consolidation of personnel and technical operations and services to the Sandy Headquarters location.
- D. Approving the proposed modified site plan will improve the landscaping and other aesthetic elements of the current site and operations and will be more compatible with other new development within the RD zoning district.

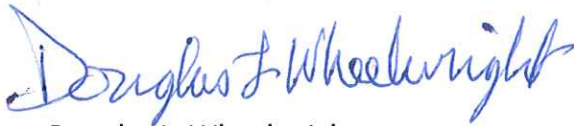
CONDITIONS.

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.
2. That the development **complies with all Building & Safety, Fire and Life Safety Codes** applicable to this type of use.

3. That the developer be responsible to meet all provisions of Research and Development (RD) zoning district, and the Sandy City Architectural Design Standards, with the details finalized with staff during final site plan review.
4. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
5. That any signage be reviewed and approved under separate permit and be in conformance with City Code.

Planner:

Reviewed by:



Douglas L. Wheelwright,
Development Services Manager



City of Sandy Utah
10000 S Centennial Pkwy
Sandy, UT 84070
Attn Mr. Mike Wilcox

Mike Wilcox:

As part of Comcast's renovation of the 1st floor of our Sandy building located at 9602 South 300 West, Sandy Utah. We are requesting expansion of the ancillary land use considerations allowed under Sandy, Utah Municipal Code § 21-23-21-(o)-(2)-d, Specific Ancillary Uses.

Our specific requests are that the Development Code be amended to allow expanded land use and site improvement elements be added to the "Specific Ancillary Uses" section of the RD zone to address the light manufacturing; warehousing; recycling; secure vehicle storage lot; landscape and screening fencing provisions; and other uses contemplated by our proposed changes.

Our specific requests are as follows:

- 1) That Comcast be permitted to store materials and equipment behind a 7-foot-6-inch high concrete wall (detail provided in the application drawings) that will be located behind the building, giving additional screening from the traffic on I-15 as well as the traffic on 300 South.
- 2) That Comcast be permitted to install a fence around a portion of the existing parking lot to provide for secure parking for our spare vehicles and equipment. The east side of the fence which runs parallel to 300 S. will be made of an extruded metal painted black (detail provided in the application drawings). The fence material for the other sides for the fence will be a chain link style fence material.
- 3) Removal of existing parking lot islands (within the fenced in area) and the incorporation of new landscape plantings along the east side of the fence and wall.
- 4) With these changes, Comcast will add an additional 182 employees reporting to the Sandy location. Of those employees, 176 would be field technicians that either maintain our outside plant or install and service equipment for our customers throughout the Salt Lake Valley.

Comcast is asking for an expedited approval of this request as Comcast is working with two real estate deadlines as it relates to this project: one, a lease expiration of our West Valley facility at the end of June 2021; and two, the sale of our Miller facility to support the Millcreek City Center redevelopment project.

Thank you for your time and consideration to this request.

Sincerely:

A handwritten signature in black ink, appearing to read "Greg Allshouse".

Greg Allshouse
Facilities Manager