



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

May 7, 2020

To: Planning Commission
From: Community Development Department
Subject: LHM Jordan Commons (Preliminary Subdivision Review)
9350 S. 150 E.
[Community #4 – Historic Sandy]

SUB-03-20-5834
Zone SD (JHS) (Miller)
20.69 Acres

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 #97-52	Jordan Commons Site Plan

DESCRIPTION OF REQUEST

The applicant, Larry H. Miller Real Estate, is requesting preliminary subdivision review for a two lot commercial subdivision. The proposal will split the existing 20.69 acre Jordan Commons lot into two. One lot will be 7.31 acres and front onto State Street. The second lot will be 13.37 acres and front onto 150 E. The applicant is not requesting any exceptions or overlays in association with this application. All provisions of the base zone will be adhered to through the review and approval process.

BACKGROUND

The proposed subdivision is located in the SD (JHS) (Miller) zone, which is comprised entirely of the Jordan Commons complex. The property is bordered on the north by single family homes in the R-1-8 zone and by a small office building in the Professional Office District (PO). To the west is the Regional Commercial District (RC), including Rio Tinto Stadium immediately across the street. To the south is the Mountain America Expo Center in the Central Business District (CBD). Finally, to the east is Mount Jordan Middle School, which is located in the R-1-8 zone.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcels as per Sandy City Land Development Code requirements, to notify of the Planning Commission meeting.

SUBDIVISION ANALYSIS

City staff and departments have reviewed and recommend preliminary subdivision review is complete, subject to their normal requirements and specifications. The subdivision meets all zoning requirements. The subdivision is being done to separate the Megaplex from the existing office tower and restaurant pads. A reciprocal access and parking easement will be recorded between the two lots. This will ensure that employees and customers of the Megaplex on Lot 2 can continue to use the existing parking structure located on Lot 1. All buildings on both lots will comply with the setback requirements of the zone. Finally, no new construction is being proposed at this time. Any future site improvements or modifications will have to be done through a site plan application and review process.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine preliminary subdivision review is complete for the LHM Jordan Commons two-lot commercial subdivision based on the following findings and subject to the following conditions:

Findings:

1. That the various City departments and divisions have preliminarily approved the proposed subdivision plat.
2. That the proposed subdivision will be finalized with City staff, through recording with the County Recorder.

Conditions:

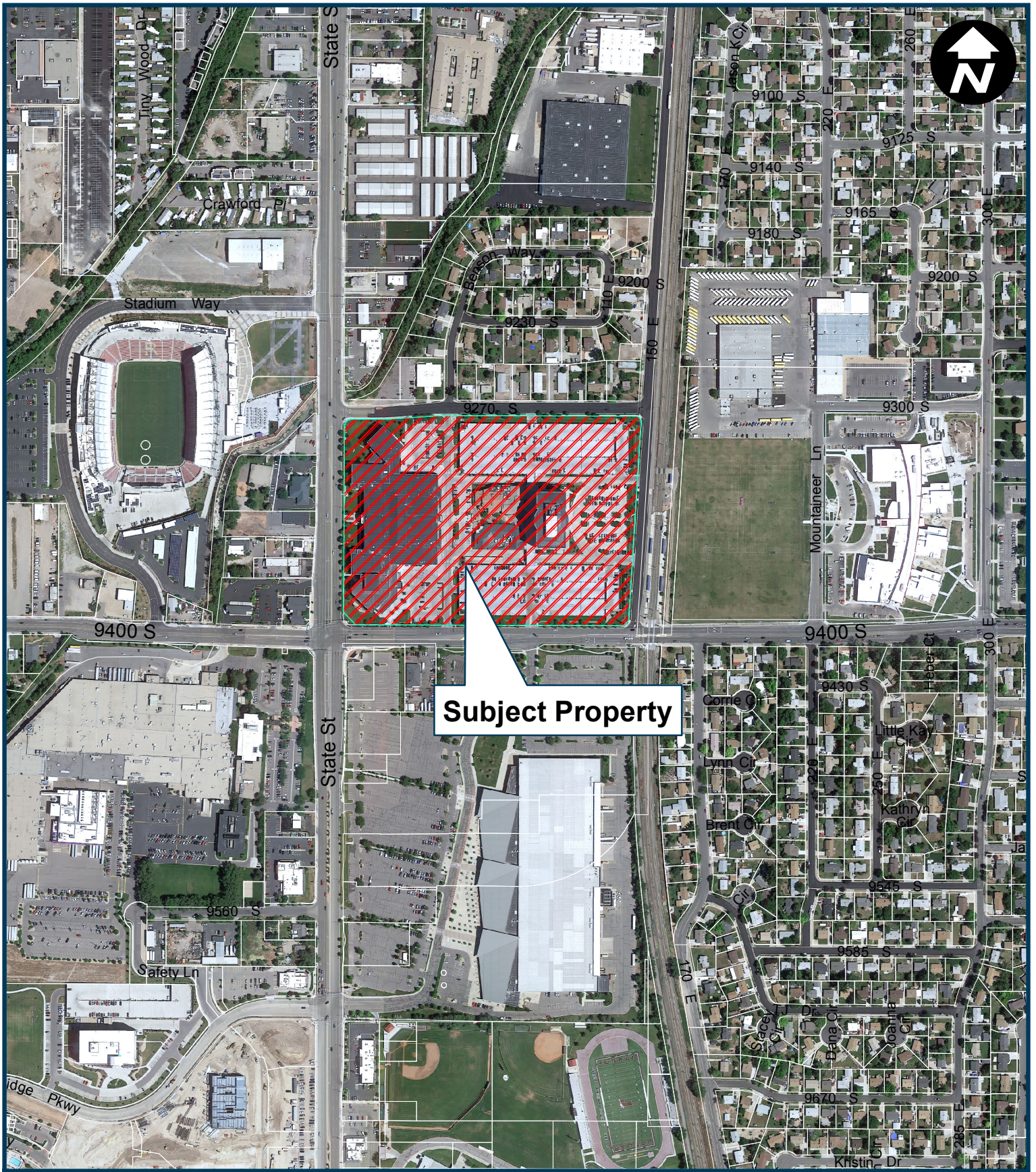
1. That the applicant provides a post construction storm water maintenance agreement and updated title report.
2. That there be a reciprocal access and parking easement recorded between the two lots.
3. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

Planner:

Reviewed by:

Craig Evans
Planner

Brian McCuiston
Planning Director



Subject Property

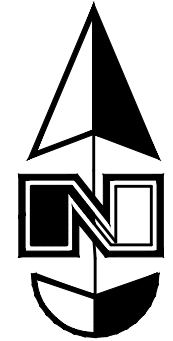
SUB-03-20-5834
Subdivision
9350 S. 150 E.



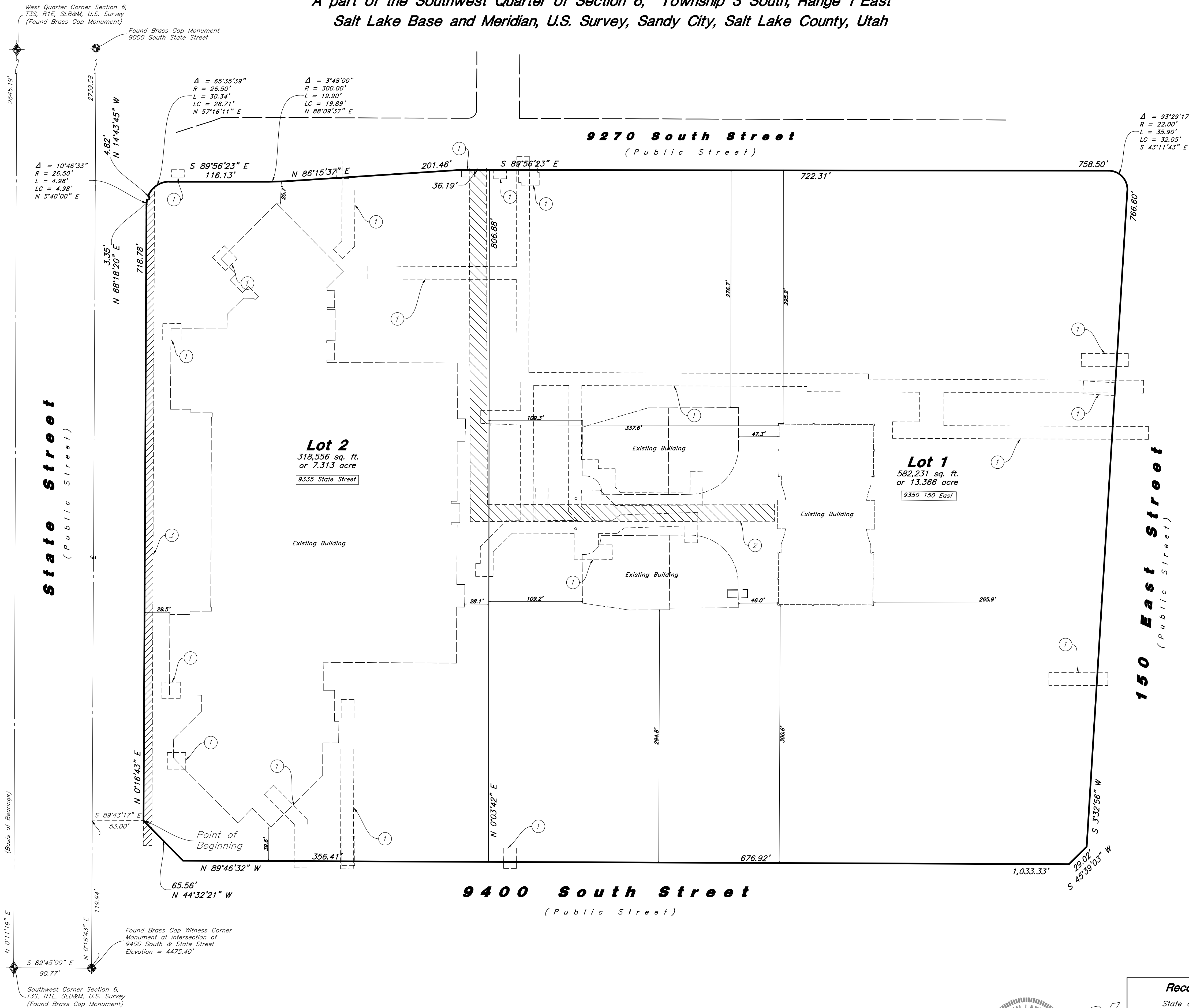
PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT

LHM Jordan Commons Sandy Subdivision

A part of the Southwest Quarter of Section 6,
Township 3 South, Range 1 East
Salt Lake Base and Meridian, U.S. Survey, Sandy City, Salt Lake County, Utah

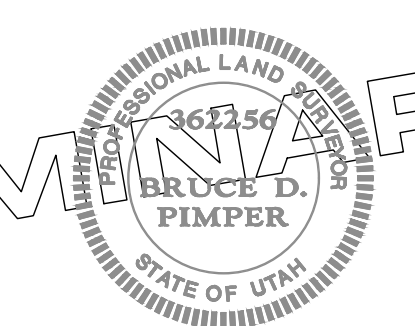


Scale: 1" = 60'



Legend

- Property Line
- Easement Line
- Section Corner
- Centerline Monument
- 15' Waterline Easements, recorded July 23, 2001 as Entry No. 7954648 in Book 8481 at Page 3112
- 20' Sewer Easement recorded January 14, 1999 as Entry No. 7222431 in Book 8229 at Page 283
- Meandering Sidewalk Easement recorded February 28, 2005 as Entry No. 9308753 in Book 9098 at Page 7719



Recorded #
State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____

Date _____ Time _____ Book _____

Fee \$ _____ Salt Lake County Recorder