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DIRECTOR

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MEMORANDUM

April 30, 2020

To: Planning Commission
From: Community Development Department
Subject: Princeton Terrace Subdivision (Preliminary Review) SUB-10-19-5740
 8377 South 115 East 5.13 Acres
 Community #3, Sandy Woods 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 allowed 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 subdivision plat review of a proposed development called Princeton Terrace. This land (approximately 5.13 acres) is to be subdivided into 63 units (12.28 units/acre) and establish common, limited common, and private areas of the development. Those common areas will be maintained by a Home Owners Association (HOA).

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 varies zoning (R-2-10, R-2-8, PUD(8), R-1-8, & R-1-7.5(HS)).

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

This plat will amend the existing Lots 1, 2, and 3 of the East Town Village-Sandy Plat. It would remove the existing property lines, amend several easements, establish a total of sixty-three (63) residential units, and delineate common and limited common area in a PUD style plat. 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 plat will need to be further updated to reflect this developmetn pattern.

CONCERNS

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

1. Pedestrian Mews. These units are to be accessed from pedestrian streets, and served by vehicular alleys. The alleys should not be named and only be shown as part of the common area or cross access or public utility easements.
2. 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 reflected on the plat.
3. Relocation of Easements. Several existing easements are shown to impact the proposed unit locations, in particular the sewer easement. Staff will need formal releases of those easements to be recorded in conjunction with the recordation of the plat.
4. Public Road Dedication. There appears to be a disagreement with the location of the public road 115 East between this proposed plat and the previous East Town Village Plat. This will need to be resolved and possibly dedicate additional right-of-way to resolve this concern.

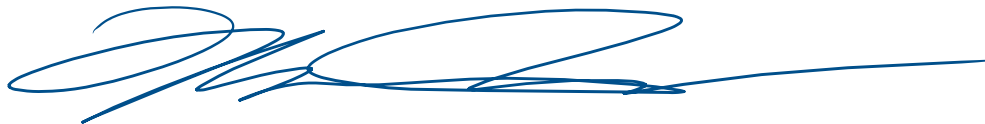
STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the preliminary subdivision review is complete for the proposed Princeton Terrace Subdivision, 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 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 a special exception be approved for all units within the subdivision without public frontage, but are accessed via private pedestrian mews.
4. That a note be included on the plat stating that all common space, including the private alleys, and limited common areas shall be maintained by the subdivision HOA.
5. That the pedestrian mews be named as streets (as approved by Salt Lake County) and given intersection coordinates. All units are to be addressed from those mews or public street that they front.
6. Shared access easement with the East Town Village HOA will need to be recorded prior to or in conjunction with the recordation of the plat.
7. That all existing easements that are currently shown to impact the proposed unit locations be resolved prior to the recordation of the plat.
8. That any additional road dedication as determined necessary by staff be shown with this plat. That any disagreement regarding the location of the public road (115 East) between this proposed plat and the previous East Town Village Plat be resolved prior to final staff approval of the plat.

Planner:



Mike Wilcox
Zoning Administrator