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MEMORANDUM

April 24, 2019

To: Planning Commission
From: Community Development Department
Subject: Arcadia Apartments – Phase 2 of a Mixed Use Development (Preliminary Site Plan Review)
 172 West Harrison Street (8920 South)
 [Community #1 - Northwest Exposure]

SPR-11-18-5565
 3.08 Acres
 177 Units
 RC Zone

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
CUP-5-16-5091	The Planning Commission granted a conditional use to allow for “Mixed Use Development” in the RC zone. The conditional use applied to the two properties north of Harrison and south of the Sandy Mobile Home Park.
SPR-5-16-5092	The Planning Commission granted Master Site Plan approval for the 90th South Mixed Use Master Plan, which applied to a conglomerate of properties on the northwest corner of 9000 South and Monroe Street, and including the properties associated with this site plan and subdivision application.
SUB-09-16-5130	The Planning Commission approved a plat to subdivide the former Larry H. Miller Repair shop property into two (2) parcels in November of 2017. This was done in anticipation of the western parcel being developed as the first phase of the mixed use mater plan.
SPR-09-16-5129	In November of 2017, the Planning Commission reviewed and approved the first phase of the 90th South Mixed Use Master Plan, called the Arcadia Apartments. This phase of development consisted of 211 apartment units that are for low to moderate-income persons. This project also received a parking reduction of 14%.
SPR-11-18-5565	In December 2018, the Planning Commission approved a conceptual site plan for Phase 2 and parking reduction for the entire Arcadia Apartment project of 20%.

REQUEST

Mr. Adam Lankford of Wasatch Group, has submitted an application for a site plan of the second phase of the Arcadia Apartments, which is part of the 90th South Mixed Use Project. The proposal is part of the nearly sixteen (16) acre mixed-use master planned developed by Miller Family Real Estate, LLC. It is also part of the North Study Area in the Cairns Master Plan. This phase is to be built on approximately 3.08 acres of the site, where the former auto maintenance shop sits. This project was conceptually approved last December with a 20% parking reduction. Part of that approval was that this site come back before the Planning Commission for a review the site design details and building elevations.

BACKGROUND

The subject property is roughly bounded by Monroe Street on the east, Harrison Street to the south, the Arcadia Apartments Phase 1 to the west, and Sandy Mobile Home Park to the north. The property is also adjacent to the Hooser Mobile Home Park (to the east), the Larry Miller Used Car Dealership (to the south), and the Econolodge Inn and Suites (to the southwest). All of the properties surrounding the site share the same zone, RC (Regional Commercial). The site is subject to the requirements of the Mixed Use Development requirements (section 15A-23-24) like an overlay over the underlying RC Zone per the Conditional Use Permit granted for the property.

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 did not hold a new neighborhood meeting as the plans have not materially changed since the last meeting was held. There have also been several other opportunities for public comment on this project in the past.

ANALYSIS

Overview:

The site plan for this property is generally consistent with the intent of the approved area master plan and has only minor changes from the concept plan that was presented last December. The plan reflects a total of 388 residential units and will result in slightly fewer total units than originally proposed. The master plan contemplated between 400-500 units on these properties. This phase of the development consists of one (1) residential building, containing 177 apartment units. The apartment mix is sixty (60) 1-bedroom units (34%), seventy-eight (78) 2-bedroom units

Redevelopment Path
Area Acreage = 13.21

I - II	Residential	up to 400 - 450	
III - IV	Commercial Office	N/A	150k - 200k
III - IV	Commercial Retail	5 - 10 pad / units	25k - 100k
III - IV	Restaurant	1 - 4	20k - 30k
III - IV	Hotel / Flex	0 - 180 rooms	0k - 80k
Phase	Land Use	Units	sq/ft



(44%), and thirty-nine (39) 3-bedroom units (22%). These units would be made available to low to moderate income renters, similar to the first phase development. This building also features a club room and 3 courtyard open spaces. This project would share site amenities with phase 1 which includes a pool.

Important design issues or considerations on this proposed development in the Mixed Use Zone that will need to be reviewed by the Planning Commission include: streets, pedestrian ways, streetscape design, concealment of parking lots and structures, pedestrian scale design, open space, architectural design and materials, massing, building orientation to the street, pedestrian connections, etc.

Access:

Primary vehicular access for the development will come from Harrison Street and Monroe Street. The side treatments behind the existing curb and gutter need to be further improved along Harrison Street. Monroe street is proposed to be further improved and widened in conjunction with a City and UDOT project at the intersection of Monroe and 9000 South. At this time, staff is not requiring improvements be completed by the developer until the City/UDOT project is completed. The proposed parking lots are located behind the building and in between the phases. The building wraps a parking garage that is entered from the north drive isle.

The building's main level will have some units with their primary access oriented to the public streets. The building is shown to have a common building entry that faces onto the street, which will provide access for other residents and their guests.

Parking:

This development is proposed to have a six (6) level parking garage containing 243 stalls for the residents of this phase. The applicant is also showing forty-five (45) additional on-site surface parking for a total of 288 stalls. This is compliant with the overall parking reduction of 20% approved by the Planning Commission in December.

Architectural Design & Materials:

The applicant is proposing to build one apartment building that wraps three-quarters of a parking garage. There are several ground floor units of the building that are proposed to have a direct entry front door that faces the street with an associated stoop down to the street level. The number of steps to arrive at these front doors and patios varies as the grade changes across the building. There are some units that face the street that won't have direct access due to concerns with grade.

The applicant intends to incorporate a base of brick and various colors of cement fiberboard as the primary materials, with accents of stucco, metal railings, steel awnings, soffit/fascia, windows, and doors. The building has flat roofs and parapet walls with some architectural projections. The architects are hoping to achieve a "mountain meets urban" design ethos with the mix and placement of materials consistent with Cairns Master Plan.

Building Setbacks & Height:

The Mixed Use Zone requires buildings to be built up to the street (generally within zero (0) to five feet (5') and that primary building entrances be oriented to the street or pedestrian mew. Building facades must make up a minimum of 70% of the street frontage, except for pedestrian

plazas, or open space. The setbacks shown on the plan vary from twenty feet (20') to as much as twenty-five feet (25').

The building height above street grade varies as the grades change across the site and there is a step down in the building as the grade drops from east to west. The proposed building is a five (5) story building. These heights exceed the maximums permitted in the Development Code for Mixed Use Developments, but are compliant with the RC Zone for height.

Landscaping & Open Space

The applicant has submitted a full landscape plan for the site. Staff has found that it generally meets the requirements specific to the Mixed Use Zone and those of Chapter 15A-25 entitled Landscaping Standards. The plans reflect a variety of deciduous and coniferous trees, shrubs, seed mixes, and perennial flowers.

This plan does not reflect urban amenities such as street furniture, trash receptacles, bike racks, and planter areas along these street corridors. These are needed as they are beneficial to the project design and enhance the pedestrian experience. Approximately one (1) acre of the property will be landscaped. Open space will be provided on the site in the form three (3) courtyards.

Amenities

The developer is indicating additional project amenities will include a clubhouse. There are three (3) outdoor gathering areas that will include firepits, outdoor kitchen, patios, and a dog park. These units will have access to the amenities in phase 1 as well.

CONCERNS

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

1. Setbacks, Stoop & Front Patio Design - To be consistent with Development Code requirements, in areas in excess of this five-foot (5') build to line, the applicant should incorporate activities related to pedestrian use (i.e. special landscaping, outside seating, recessed plazas, courtyards, etc.). The buildings are set back much further than this. Staff would also interpret that larger porches, patios, and entries that project closer to the street frontage would satisfy this requirement. Allowing these stoops to extend beyond the building footprint will help bring the buildings closer to the street while the mass of the building stays recessed back. This should be done similar to the Phase 1 building.
2. Building Orientation and Street Entrances - The Mixed Use Zone requires all buildings need to be oriented to the street and have their main common building access from the street and have the units that front those streets have direct front door access. These building lack articulated main building entrances from the street. The secondary access into the stair tower of these buildings needs to be further emphasized and made into an inviting entrance with more glass windows, doors and awnings. Currently they are shown with man-doors and not architecturally designed to be inviting.
3. Street Trees - Coordination of street trees needs to be addressed so that the correct variety on each street is consistent with other approved projects in the area.
4. Courtyards - A small screen wall was utilized in Phase 1 to give the appearance that the 70% street edge standard is met. This similar design element should be used in this Phase as well.

5. City/UDOT Project on Monroe St. – Since the design of this project is not yet finalized, it makes it difficult to install improvements and landscaping between the building and the street. Staff is proposing that a supplemental site, grading, and landscape/irrigation plan be submitted after the design of the road is finalized. The improvements would be required to be installed after the road project is completed. A separate bond will be required to ensure these improvements are completed.
6. Urban Furnishings – The plans do not reflect urban furniture (benches, bike racks, trash receptacles, etc).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the preliminary site plan review is complete for the proposed Arcadia Apartments – Phase 2 Mixed Use Site Plan, located at approximately 172 West Harrison Street, based upon the following conditions:

1. That **street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer** and specifically:
 - a. That **Harrison Street be improved to a thirty-six and one half (36.5') half width** including asphalt, curb, gutter, eight foot (8') parkstrip, eight foot (8') multi-use trail, and streetscape (including 2 inch caliper street trees). The variety of street tree required to match the street tree species and spacing of Phase1. Street trees shall be coordinated with street light locations, sight triangles at driveways and intersections as well as other utilities.
 - b. That **Monroe Street not be improved** by the applicant as these improvements will be completed with the proposed City/UDOT project. The developer will be required to provide a supplemental site, grading, and landscape/irrigation plan to staff for approval after the design of the road is finalized. A bond will be required to ensure these plans and improvements between the building and the street are further designed and completed.
2. That the developer proceed through the final site plan review process with staff according to the Site Plan Review Procedures Handout.
3. That the development **comply with all Building & Safety, Fire and Life Safety Codes** applicable to this type of use.
4. That the developer be responsible to **meet all provisions of the Mixed Use (MU) District**, the Sandy City Development Code and all conditions of approval imposed by the Planning Commission regarding this project prior to issuance of a building permit including but not limited to: compliance with the Sandy City Water Policy, trash enclosures, compliance with the Sign Ordinance and obtaining sign permits for all signs proposed, front landscaping, screening of all roof mounted mechanical equipment and vents, installation of all required public improvements, provide staff with a specific water efficient landscape and irrigation plan prior to final approval of the site plan and undergrounding of existing overhead utility poles across this property (as may be required by the Sandy City Public Utilities Department).
5. **All utility boxes** (i.e. transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be shown in its exact location and

shall be noted with its exact height, width and length. Building **utility meters** shall be mounted to the side or rear elevation or screened with a wing wall if fronting a public street.

6. That the developer be responsible for the placement of a **temporary 6 foot high chain link fence** around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
7. That the developer have their Engineer certify the existing grades of the property before grubbing and grading work starts. Also, that the **final grades be certified by the developers Engineer prior to the start of footing and foundations**. Each certification shall be given to the Sandy City Development Engineer for review prior to continuing with the next step of construction.
8. That at least **two (2) building entrances** be added along Harrison St. and **one (1)** added along Monroe St. Entrances shall be architecturally enhanced and oriented to the public street to create an inviting entrance. Residential units on the ground level shall be designed with direct access doors and enlarged stoops/porch areas (except those with more than four feet (4') of elevation difference from the street grade and building finished floor elevation. That secondary access (e.g. stair towers) be further emphasized and made into an inviting entrance with more glass windows, doors and awnings.
9. That the **architectural materials** be approved as shown by the applicant.
10. That the applicant provide a detailed **Urban Streetscape Plan** for all public streets. The plan should include landscape, fencing (if any), hardscape, urban furniture, and other urban amenities.
11. That the **amenities** illustrated on the preliminary site plan be a requirement of this development.
12. That project signs be allowed upon receiving a **detailed sign package** that complies with the Sandy City Sign Ordinance. Signs will need to be reviewed at final review with Staff.

Planner:

Reviewed by:



Mike Wilcox
Zoning Administrator

