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MEMORANDUM

July 7, 2022

To: Planning Commission
From: Community Development Department
Subject: Centennial Village – Master Site Plan and Phase 1 SPR12282021-006237
Preliminary Site Plan Review 4.27 Acres
235 West Segó Lily Drive CBD-A&C Zone
[Community #9 – South Towne]

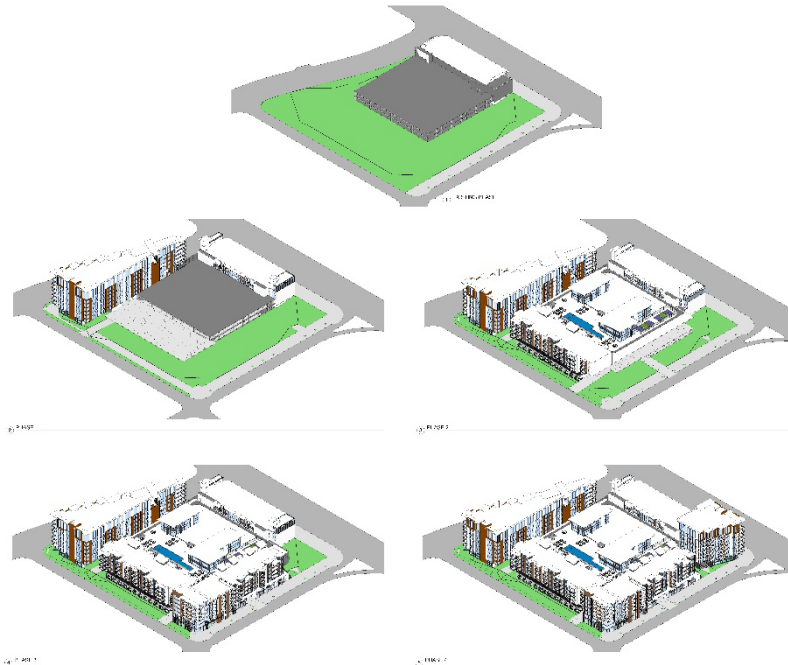
MEETING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
SPR# 98-13	Sandy City Center Master Plan
SPR# 08-16	The Proscenium Master Development Plan
SPR-05-10-1294	The Meridian Master Development Plan
SPR-03-16-4983	The Prestige Master Plan
SPR-06-18-5420	Centennial Towers Master Plan Review
SPR-03-19-5631	Centennial Towers (Revised)
SPR-12-19-5772	Centennial Towers (2 nd Revised)

REQUEST

Mr. Travis Naisbitt of NWL Architecture, represents the property owners (Monroe Holdings, LLC, Continental/Miller Apartments, LLC; Tower Distribution Center, LLC) of several parcels located at approximately 235 West Segó Lily Drive. He has submitted an application for revised Master Site Plan review and is also requesting a preliminary site plan review of phase 1 of this Centennial Village Project. The proposal consists of 4.27 acre block.

The master site plan is a new proposal for this site that has now seen several iterations of the past fourteen (14) years. The proposed revised master site plan indicates that the project is to be completed in four (4) phases. This first phase of this project includes one (1) new building on the southwest corner of the block (Monroe Street & 10080 South), a remodel of the existing



office/retail building along Segó Lily Drive, and expansion of the existing parking garage. Phase 2 would consist of a new building along 10080 South, further expansion of the parking garage, and development amenities on the roof of the parking garage. Phase 3 would add a new building along Centennial Parkway and further expansion of the parking garage. The final phase would add a new building on the corner of Segó Lily Drive and Centennial Parkway. The buildings are now mostly apartments (334 units) with ground floor commercial space (36,837 sq. ft.).

BACKGROUND

There have been several attempts at developing this site over the past couple of decades. The first building was constructed on this site in the early 2000’s. This was the first phase of several planned buildings that did not get built. There have been a couple other development proposals for this site over the years known as the Procenium, the Meridian, the Prestige, and Centennial Towers. These visions for the site did not become realized after going through the various stages planning review process. The last master plan for this block was approved on September 6, 2018.

The property is bordered by Monroe Street on the west, Segó Lily Drive on the north, Centennial Parkway on the east and on the south side by a planned extension of a public street, 10080 South. The properties surrounding this development are mostly developed with some green field areas. To the west is the Hilton Garden Inn and some undeveloped land owned by the RDA (zoned CBD-A&C), to the north is the Sandy Justice Court Building (zoned CBD-O), to the east is the Promenade (zoned CBD-P), and to the south is an office building (zoned CBD-O). The property is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards.

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 as there are no residents within a 500-foot radius of the proposal.

ANALYSIS

Important design issues or considerations on this proposed development in the **CBD-A&C Zone** that will need to be reviewed by the Planning Commission include: mix of uses, building heights, lot coverage, building design and materials, building articulation, street level building entries, setbacks and streetscape profiles.

This project is also subject to the **Cairns Design Standards**. These have requirements that involve virtually all aspects of the built environment including: park strips, design priority (pedestrian/vehicular/shared), traffic calming, building frontages, building massing, architectural design elements, landscaping, public realm furnishings, and other site design elements. They are seeking several exceptions from the requirements as part of this review, but the applicant has not clearly demonstrated the enhancements proposed to offset the exceptions sought.

In the CBD-A&C Zone, the development is required to have at least four (4) different uses overall and three (3) present in the first phase. The use list is the following: residential, office, a group of retail shops, health spa, theater, public/private or quasi-public schools, hotel, business or financial service, or restaurant. The Planning Commission will need to determine if this standard is adequately met.

The first phase includes a new nine (9) story residential building (southwest corner of the block along Monroe Street & 10080 South) with ground floor retail and townhomes fronting the street. It would also include a remodel of the existing retail/office building along Sego Lily Drive. This phase contains 108 apartment units and 20,145 sq. ft. of commercial space. Phase 2 would add a new six (6) story residential building along 10080 South with ground floor townhome units facing the street. Phase 3 would consist of a seven (7) story residential building with ground floor commercial areas along Centennial Parkway. Finally, phase 4 would finish the project with another nine (9) story residential building with ground floor commercial area on the northeast corner of the block (Sego Lily Drive and Centennial Parkway).

The density allowed in this zone is to be determined by the Planning Commission based on the availability of a parking structure and proposed amenities. These proposed residential units will have direct access to a parking structure. The proposed amenities won't be provided until phase 2 and must equate to at least fifteen percent (15%) of the gross residential building area. The applicant will need to provide further information as to whether this standard has been met. The Planning Commission will need to determine if this proposed phasing and density meets this requirement.

Access:

Primary vehicular access for the development will come from Monroe Street a new access point into the existing parking garage (to Level 2). A new public street will also be built on the south side of the development, 10080 South, where an additional access point will be added for the existing parking garage (to Level 1). In addition, side treatments of parkstrips, sidewalks, and urban furnishings will be added to all streets that will improve pedestrian mobility and comfort to the area in the first phase of development. Each building will be primarily oriented to the

street and encourage pedestrian activity. The proposal shows each of the four public streets will have buildings that face onto it. The proposed street improvements are designed to implement the Cairns Design Standards.

Parking:

The existing development was constructed with a three (3) level parking garage, but no way to access the upper two (2) levels. The proposed development would expand the footprint of the garage to the south, add one (1) more level for roof top amenities. New access ramps will be added to access each of the three (3) levels of parking with no internal ramping. Level 1 access will come from the west side of 10800 South. Level 2 will come from Monroe Street, with a future access also being added from Centennial Village in Phase 3. Level 3 will have an access from the east side of 10800 South. The garage will have a capacity of 566 stalls once all phases are constructed. Phase 1 will have access to 330 stalls. There will be sufficient parking for the first phase of the development when on-street parking is included in the calculations. Future phases will not have sufficient parking based on the proposed master development plan. The applicant will need to seek parking reductions for future phases. Sego Lily Drive and Centennial Parkway are designed with on-street parallel parking, and those stalls can be counted towards meeting the parking requirement in this zone. Additional on-street parking is proposed for the new 10080 South Street. A total of twenty-three (23) on-street parking stalls will be available for this project.

Architectural Design & Materials:

All buildings in phase 1 have been reviewed by the Architectural Review Committee (ARC) and received a positive recommendation to proceed through Preliminary Review. Their recommendation will require that this project be further reviewed at final (see ARC minutes). There were some concerns regarding the color samples and physical material samples that were provided. The buildings are designed to relate to one another without using the same design. They are proposing to use a polished granite as the base material on the new building along Monroe Street, with EIFS (stucco) and simulated wood siding as the materials for the middle and top of the buildings. The existing building along Sego Lily will be remodeled with similar materials but will leave the brick material on the building base. The architect is hoping to achieve a “mountain meets urban” design ethos with the mix and placement of materials consistent with Cairns Master Plan.

All future phases of this Centennial Village Master Plan will need to be reviewed by the Architectural Review Committee and the Planning Commission as each phase goes through the site plan review process. Adherence to the Architectural Design Standards and the Cairns Design Standards must be met, including a limitation of stucco to twenty percent (20%) on all sides.



Building Setbacks:

The CBD-A&C Zone requires buildings to be built up to the street at a zero lot line setback, after the approved streetscape design, and that primary building entrances be oriented to the street. The code also stresses variations for building articulation and activation of the pedestrian areas with courtyards, outside dining areas, etc.

The Cairns Design Standards call for a ten foot (10') setback from the public walkway along Centennial Parkway and 10080 South, and an eight foot (8') setback along Monroe Street and Sego Lily Drive. This setback is after an eight foot (8') sidewalk and eight foot (8') parkstrip behind the curb and gutter. These standards call for the parkstrip and sidewalk area to be dedicated as part of the public right-of-way and the building setback area to remain under private ownership, but still part of the pedestrian realm. The new building in phase 1, will meet that criteria, with exception of the existing building on Sego Lily. Future phases will either need to meet this criteria or seek exceptions at that time.

All right-of-way dedications mentioned above would occur with the recording of a subdivision plat that will be required before final approval can be granted for this phase. The dedication along Monroe Street would need to be reduced to fourteen feet (14') from the typical sixteen (16') dedication due to the existing building along Sego Lily.

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 Cairns Design Standards, the CBD-A&C Zone and those of Chapter 15A-25 entitled Landscaping Standards. The plans reflect a variety of deciduous and coniferous trees, shrubs, and perennial flowers. This plan shows urban amenities such as street furniture, trash receptacles, bike racks, and planter areas along these street corridors. They are beneficial to the project design and enhance the pedestrian experience. The development plan also includes a roof top landscape area on top of the parking garage. All residential units are within ¼ mile walking distance to a publicly accessible open space (the Promenade).

Cairns Design Standards:

The developer is still working with staff on the review of the Cairns Design Standards. While the project is largely meeting many of these standards, Staff would suggest a full review of this element at final review. At that time the Planning Commission could determine approval of any needed exceptions and required enhancements. The applicant may discuss their proposed enhancements in concept during the meeting, but staff would recommend waiting until final review to make a final determination.

CONCERNS

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

1. Number of Uses. The applicant is removing the existing office area and converting it to residential units. There is not a specific office space, other than the ground floor commercial space that could be used for retail, office or restaurant uses. While the ground floor commercial space is flexible in its use, the intent of the code is to have distinct uses and areas within the buildings to ensure a total of four (4) is implemented. While staff is supportive of the ground floor activation of commercial users, that isn't the intent of the code and may not satisfactorily meet this code requirement. We

2. Density and Amenities. This is something that the Planning Commission will need to review and determine the appropriate amount of density and mix of uses. The mix has skewed further to being a primarily residential project that lacks three (3) distinct uses in the first phase and doesn't have four (4) overall in the master site plan. The phasing of the amenities is also a concern.
3. Stucco. Some of the elevations in the remodel of the existing building in phase 1 show that this limitation of stucco exceeds twenty percent (20%). This will need to be revised before final review.

STAFF RECOMMENDATION

Motion #1

Staff recommends that the Planning Commission approve the Master Site Plan for the Centennial Village development located at approximately 235 West Segó Lily Drive, subject to the following conditions:

Conditions:

1. That the developer proceed through the site plan review procedures for all phases of this master plan prior to any onsite construction can begin within each phase.
2. That the details of architectural form and design of proposed buildings and parking structures beyond the first phase be further reviewed through future site plan reviews of each phase to ensure compliance with the Development Code.
3. That each future phase be subject to providing adequate parking plans to ensure that the existing phases will not be negatively affected by future development or create parking impacts on the surrounding properties.
4. That an architectural theme be followed for all buildings and parking structures that ensures that each building relates to one another without being the same.
5. That a subdivision plat be prepared, reviewed, and recorded for these properties to unify the subject properties into one parcel and carry out the required public right-of-way dedications.
6. That the master site plan be revised to clearly indicate a total of four (4) land uses will be implemented.

Motion #2

Staff recommends that the Planning Commission find that the preliminary site plan review is complete for Phase 1 of the Centennial Village development located at approximately 235 W Segó Lily Dr, subject to the following conditions:

Conditions:

1. That **street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer** and specifically:

- a. That Centennial Parkway be further improved and dedicated to include a 16' wide streetscape behind the curb and gutter. The existing street trees be required to be remain and protected in place during construction.
 - b. That 10080 South Street be dedicated and improved to a 46-foot width including curb, gutter, asphalt, and streetscape (including 2 inch caliper street trees) on the north side of the street. The varieties of street trees required be compliant with the Cairns Design Standards. Street trees shall be coordinated with street light locations, sight triangles at driveways and intersections as well as other utilities.
 - c. That Monroe Street be further improved and dedicated to include a 14' wide streetscape behind the curb and gutter streetscape (including 2 inch caliper street trees). The varieties of street trees required be compliant with the Cairns Design Standards. Street trees shall be coordinated with street light locations, sight triangles at driveways and intersections as well as other utilities.
 - d. That Segoe Lily be further improved and dedicated to include a 16' wide streetscape behind the curb and gutter. The existing street trees be required to be remain and protected in place during construction.
2. That the developer proceed through the final site plan review process with staff. This project will be required to **return to Planning Commission for final review** prior to the start of any site construction. The Final Site Plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
 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 CDB-A&C Zone and Cairns Design Standards.**
 5. That any **exceptions** to the Cairns Design Standards **be reviewed at final review.**
 6. **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, preferably located along the proposed alley. 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.
 7. 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.
 8. That the applicant **comply with all department requirements** as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.

9. That the **architectural materials** be further reviewed and approved during the final review phase by the Architectural Review Committee and the Planning Commission.
10. That the project contain **three (3) distinct land uses** in this first phase.
11. That the **amenities** illustrated on the preliminary site plan be a requirement of this development in the phase determined by the Planning Commission.
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.
13. A subdivision **plat must be recorded** before Final Site Plan approval is granted for this development.

Planner:



Mike Wilcox
Planning Director

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