

SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 20, 2018

To: Planning Commission
From: Community Development Department
Subject: The School Yard Commercial Subdivision
11020 South State Street

Central Business District (CBD)
SUB-06-18-5426

[South Town Commercial, *Community #9*] 5.45 Acres

Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery. A Neighborhood meeting was not required or held on this project.

DESCRIPTION OF REQUEST

The applicant is requesting that the Planning Commission determine that the preliminary review is complete for a three lot commercial development for the proposed "The School Yard" project. The Planning Commission is the land use approval body for subdivision approval, as designated in the Sandy City Development Code.

BACKGROUND

This approximately 5.45 acre site was previously owned by the Canyons School District. The subject 5.45 acre property is located at 11020 South State Street, and is zoned Central Business District, (CBD). This is the site of the abandoned Valley High School, which was the former Crescent Elementary School. This former school site has been purchased by Wadsworth Development and is proposed to be redeveloped with restaurant uses. The subdivision will consist of three commercial building lots.

ANALYSIS

City staff and departments have reviewed and recommend preliminary subdivision plat approval, subject to their normal requirements and specifications. The subdivision meets all the zoning requirements. There will be cross access and shared parking agreements created as part of the subdivision platting process. A comprehensive storm water plan will be implemented as part of

this subdivision. All needed subdivision improvements for this site will be required and completed through the site plan application and approval. Staff has no concerns about this proposed subdivision.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the School Yard commercial subdivision three lot commercial subdivision by making the following **two findings and subject to the following two conditions:**

FINDINGS:

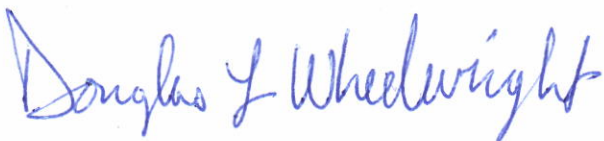
- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed subdivision plan.
- B. That the proposed subdivision will be finalized with City Staff, through recording with the County Recorder.

CONDITIONS:

- 1. That the developer proceed through the final subdivision review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Subdivision Procedures Handout.
- 2. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final subdivision review.

Planner:

Reviewed by:



Douglas L. Wheelwright
Development Services Manager

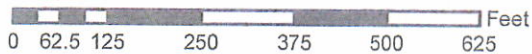
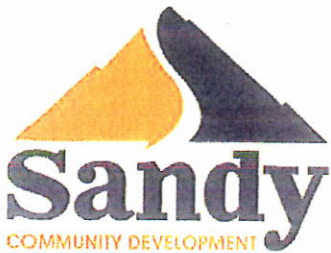


Subject Property

SPR-06-18-5425 :: SUB-06-18-5426

The School Yard Commercial Development

11020 S. State St.



PRODUCED BY MITCH VANCE
THE COMMUNITY DEVELOPMENT DEPARTMENT