



SANDY CITY COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT
DIRECTOR

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum February 15, 2024

To: Planning Commission
From: Community Development Department
Subject: South Towne Market Place Subdivision
(Commercial Subdivision)
10192 S. State Street
(Commercial Area, Community #9)

SUB12182023-006671
CBD Zone
2 Commercial Lots
Approx. 30 Acres

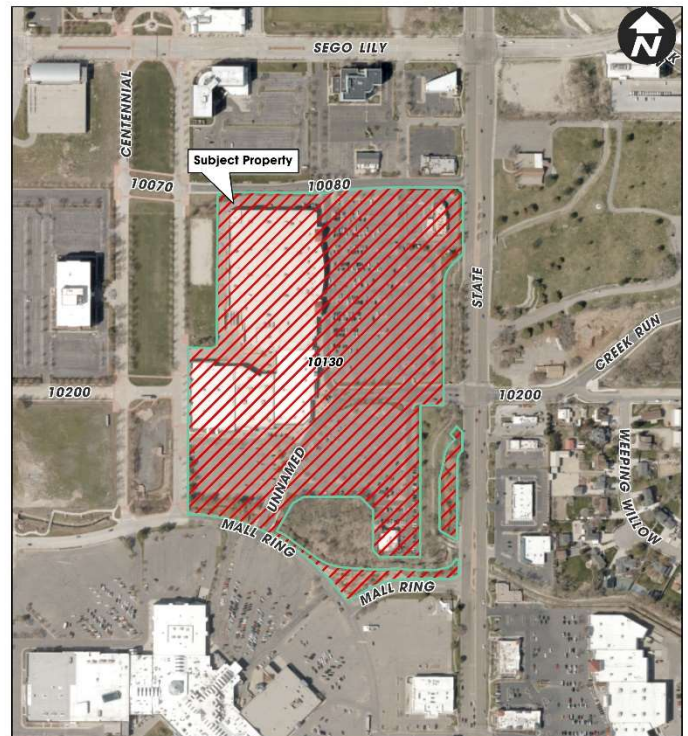
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Jason Boal of Snell and Wilmer (representing the property owner South Town Owner PR, LLC), is requesting preliminary review of South Towne Market Place Subdivision plat for a property located at 10192 S. State Street (see map area to the right). The request is to subdivide the South Town Marketplace development that would split the property into two lots: a lot for the main center and a lot for the current Chick-fil-A restaurant building is proposed. for some of the perimeter pad buildings associated with the mall (see application materials in Exhibit A).

Background

The subject property has never had a commercial subdivision plat recorded prior to the development of the site. The subject property is surrounded by areas that have been developed as regional retail uses (to the south and east), a cemetery (to the east), and office buildings (to the north and west). Properties to the south and east are within the CBD Zone, to the east is zoned Mixed Use (MU), and to the north and east are subdistricts within the CBD Zone (CBD-O & CBD-P) (see zoning map below).

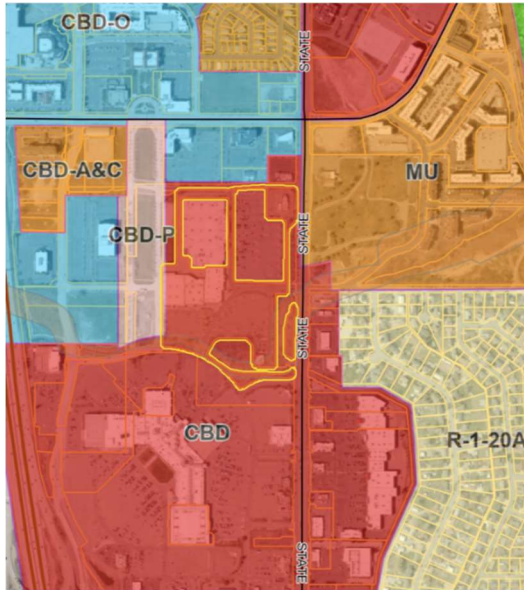


Subdivision Plat
10130 S State St
SUB12182023-006671

Sandy City, UT
Community Development Department

Property Case History

Case Number	Case Summary
SPR#95-01	South Town Marketplace site plan approval



Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area. No neighborhood meeting has been held as this property is within a commercial area with no existing residential properties near the proposed area.

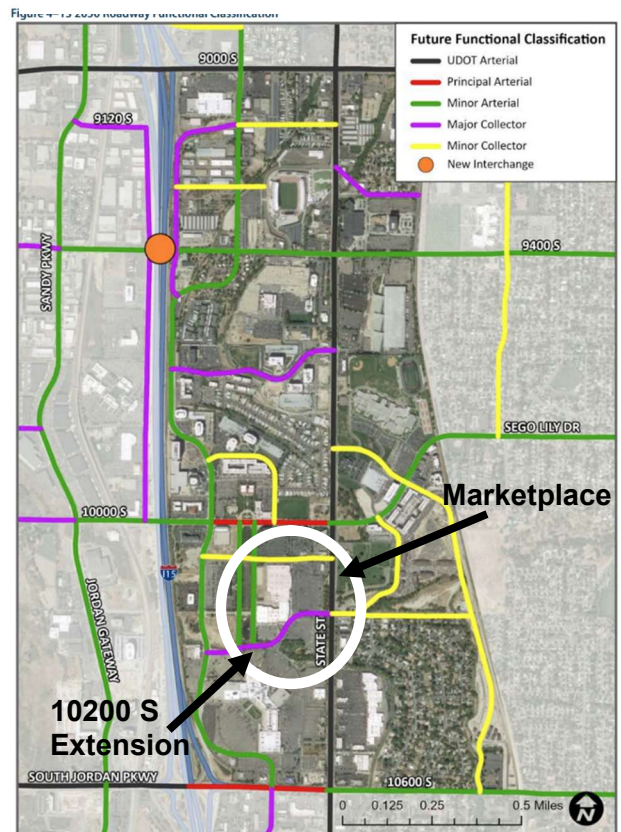
Analysis

The owners of the Marketplace shopping center are seeking to amend the main parcel to create one new lot for an existing pad developed as a Chick-fil-A restaurant. The proposed lot around this building would include the required parking lot and landscape improvements. There would need to be cross access agreements to ensure the new lot would have access to a public street. While the proposed lot would front two streets, the existing access points and shared driveways are located on the main shopping center lot.

The proposed plat would need to address the future extension of a street that connects 10200 South and State Street intersection with one of two alignment options: the intersections of either 1) Mall Ring Road or 2) 10200 South and Centennial Parkway through a plat note which is shown on the first page of the plat.

The City has proposed addressing this future road with a plat note, similar to that which was placed on the adjacent South Town Mall Subdivision Plat Amendments that were recently recorded. Staff feels that it would be in the best interests of both parties to not dedicate and fix the exact location of the proposed road extension at this time. This would allow the applicant more time and flexibility to plan for future development through a master plan process. This approach would allow the applicant to substantially comply with the Land Development Code and allow them to create the proposed lot while they work towards future redevelopment of the site. This note is important to provide notice to future owners of these proposed lots that this Street will eventually be extended through this property, thus helping to preserve the corridor of this master planned road. This would also allow for flexibility to work out the exact alignment in the future with the applicant and can be coordinated with future land development plans on the subject properties.

Sandy Downtown Transportation Master Plan



Staff Concerns

Besides the issue of the future roadway extension, staff is concerned that this proposed plat leaves out the parcel for Neff's Grove and the parcels owned by Salt Lake City for the canal that were created when the canal was relocated in conjunction with the expansion of State Street through this area. These parcels appear to have been created without a subdivision plat. The final plat should reflect that these parcels are part of the plat area as they were originally part of the main parcel.

Recommendation

Staff recommends that the Planning Commission determine preliminary review is complete for the South Towne Market Place Subdivision plat located at 10192 S. State Street based on the following findings and subject to the following conditions:

Findings:

1. The proposed subdivision plat substantially meets city code requirements.
2. The proposal would help enable further development and improvement of the property.

Conditions:

1. That the developer be responsible to meet all provisions of the CBD zoning district and the Land Development Code with the details finalized with staff during final subdivision review.
2. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Subdivision Review process with staff.
3. That the applicant provides a plat note regarding the extension of 10200 South Street (as described in the staff report) to provide adequate notice of the future extension of this street through the subject property.
4. That the final plat should include all parcels that were originally part of the main parcel to clean up prior divisions of land that were done without a proper subdivision plat.

Planner:



Mike Wilcox
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2024\SUB12182023-006671_SOUTH TOWNE MARKET PLACE SUBDIVISION\STAFF REPORT.DOCX

SOUTH TOWNE MARKET PLACE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, & IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASIN & MICHIGAN SANDY CITY, SALT LAKE COUNTY, UTAH



FLAT NOTES

[illegible]

EXPERIMENT NOTE

[illegible]

SANDY CITY GENERAL PLAT NOTES

1. 下列各句，没有语病的一项是（3分）
A. 在“2012年中国好声音”比赛中，选手们的演唱，无不博得了观众的热烈掌声。
B. 在“2012年中国好声音”比赛中，选手们演唱的曲目，无不博得了观众的热烈掌声。
C. 在“2012年中国好声音”比赛中，选手们演唱的曲目，无不博得了观众的热烈掌声。
D. 在“2012年中国好声音”比赛中，选手们演唱的曲目，无不博得了观众的热烈掌声。

DEVELOPER

ST. WALL OWNERS LLC
6000 NORTH STATE STREET, SUITE 200



SHEET 1 OF 2
PROJECT LOCATION:
DRAWING NUMBER:
DATE: 2/20/05

CITY PARKS & RECREATION ADV.
 10/1/2016 10:00 AM
 10/1/2016 10:00 AM

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CITY ATTORNEYS APPROV _____
DATE: 11/15/2011

SOUTH TOWNE MARKET PLACE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
AND THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
S. 3, THE NORTHWEST QUARTER OF SECTION 13.

SALT LAKE COUNTY RECORDER

STATE OF NEW YORK
COUNTY OF _____

SOUTH TOWNE MARKET PLACE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, & IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH.

