



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

August 17, 2023

<p>To: Planning Commission From: Community Development Department Subject: Sandy 110 Subdivision (Prelim. Comm. Subdivision Review) 109 W. 11000 S. (Commercial Area, #9)</p>	<p>SUB03292023-006511 CBD Zone District 1 Lot, 2.81 Acres</p>
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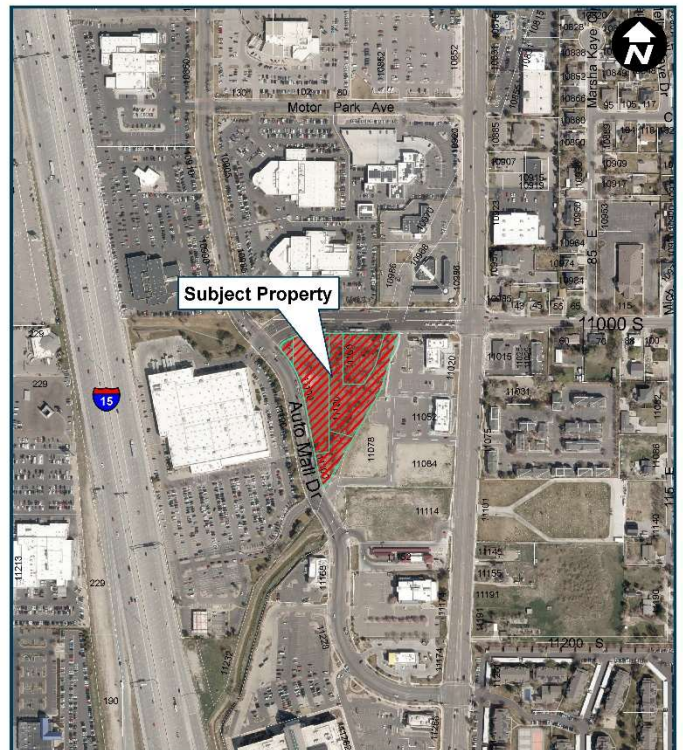
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicants, Corey Solum & Troy Tueller of Think Architecture (representing the property owner, MICAM, LLC), are requesting preliminary subdivision review of 1-lot commercial subdivision on a property located at 109 W. 11000 S. The proposal would formally make the property into a buildable lot (see Exhibit “A” for application materials). This is being proposed in conjunction with the proposed Site Plan Review request that is also being presented for review by the Planning Commission (see file SPR10242022-006427).

Background

The property is currently vacant and has never been commercially developed. There have been a few single family homes and accessory buildings on the land in the past and this property has historically been used for farming and agriculture. This property is bordered by auto dealerships to the north (zoned Auto Mall (AM)). There are existing retail centers to the east (The School Yard), south (One Fourteen), and west (Costco) and are all zoned CBD. There is also the Jordan and Salt Lake Canal directly east of the property that is on its own parcel. With these surrounding developments, this vacant parcel has existing infrastructure improvements for streets and utilities.



0 100 200 400 600 800 1,000 Feet

CA07252023-0006572
SPR10242022-006427
SUB03292023-006511
OneTen Apartments
109 W. 11000 S.

Property Case History	
Case Number	Case Summary
R#91-02	Several areas were rezoned to the Central Business District (CBD). This area was previously zoned Regional Commercial (RC).

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 subject properties have not been created through a proper subdivision plat. This action would consolidate several parcels into one commercial lot and formally allow the land to become a buildable lot. While many of the required road improvements have been carried out by other parties and projects, there will be need for further improvement that will be carried out through the related site plan review permit. Dedication of additional public right of way is required to allow for widening of the public sidewalk and parkstrip along Auto Mall Drive and 11000 South. There is sufficient dedication along Centennial Parkway already.

Staff has no concerns about this proposal.

Recommendation

Staff recommends that the Planning Commission determine that preliminary commercial subdivision review is complete for the Sandy 110 Subdivision plat as described in the staff report for the property located at 109 W. 11000 S. based on the following findings and subject to the following conditions:

Findings:

1. The proposed subdivision plat generally meets city code requirements.
2. The proposal would enable further development of the property and ensure that all public improvements can be built and public utility easements granted to provide future services on and through the land.

Conditions:

1. That the developer proceeds through the final subdivision review process with staff.
2. That Auto Mall Drive and 11000 South Street be further dedicated to 16 feet behind the top back edge of the existing curb and gutter.

Planner:



Mike Wilcox
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2023\SUB03292023-006511_SANDY 110 SUBDIVISION\STAFF REPORT - SUB.DOCX

Exhibit "A" – see attachment for the full set of plans –

SANDY 110 SUBDIVISION
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24,
 TOWNSHIP 35 SOUTH RANGE 11 WEST,
 SALT LAKE COUNTY, UTAH

LINE	LENGTH	BEARING	AREA (SQ FT)	PERCENT OF TOTAL AREA
1	10.00	S 00° 00' 00" W	100.00	1.00
2	100.00	E 00° 00' 00" W	10000.00	100.00
3	10.00	S 00° 00' 00" W	100.00	1.00
4	100.00	E 00° 00' 00" W	10000.00	100.00
5	10.00	S 00° 00' 00" W	100.00	1.00
6	100.00	E 00° 00' 00" W	10000.00	100.00
7	10.00	S 00° 00' 00" W	100.00	1.00
8	100.00	E 00° 00' 00" W	10000.00	100.00
9	10.00	S 00° 00' 00" W	100.00	1.00
10	100.00	E 00° 00' 00" W	10000.00	100.00

UTILITY TABLE

LINE	LENGTH	BEARING	AREA (SQ FT)
1	10.00	S 00° 00' 00" W	100.00
2	100.00	E 00° 00' 00" W	10000.00
3	10.00	S 00° 00' 00" W	100.00
4	100.00	E 00° 00' 00" W	10000.00
5	10.00	S 00° 00' 00" W	100.00
6	100.00	E 00° 00' 00" W	10000.00
7	10.00	S 00° 00' 00" W	100.00
8	100.00	E 00° 00' 00" W	10000.00
9	10.00	S 00° 00' 00" W	100.00
10	100.00	E 00° 00' 00" W	10000.00

OWNER'S ACKNOWLEDGEMENT

I, the undersigned, being the owner of the above described premises, do hereby acknowledge that the above described premises are being subdivided into lots, blocks, tracts, or parcels of land as shown on the attached plat, and that I have executed this plat and the same is true and correct.

Signature: _____ Date: _____

Notary Public: _____

PLANNING COMMISSION

APPROVED: _____ DATE: _____

COMMISSIONER: _____

SEAL

Professional Engineer Seal for Century Lane Engineering, Inc.

LEGEND

- 1. 10000' SUBDIVISION BOUNDARY
- 2. 10000' SUBDIVISION BOUNDARY
- 3. 10000' SUBDIVISION BOUNDARY
- 4. 10000' SUBDIVISION BOUNDARY
- 5. 10000' SUBDIVISION BOUNDARY
- 6. 10000' SUBDIVISION BOUNDARY
- 7. 10000' SUBDIVISION BOUNDARY
- 8. 10000' SUBDIVISION BOUNDARY
- 9. 10000' SUBDIVISION BOUNDARY
- 10. 10000' SUBDIVISION BOUNDARY

NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
- ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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