



SANDY CITY COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum May 4, 2023

To: Planning Commission
From: Community Development Department
Subject: Waterford School Student Common's Building -
Preliminary Site Plan Review
1590 E. 9400 S.
(Willow Canyon, Community #17)

SPR12022022-006451
Professional Office (PO)
Approximately one acre
portion of an 8.83 Acre

Meeting Notice:

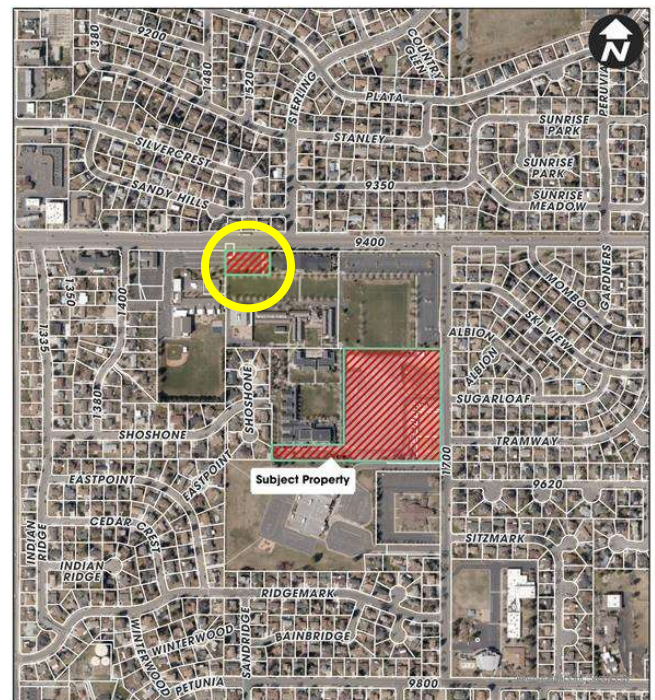
This item has been noticed by mailing to property owners within 500 feet of the subject area, Meeting Agenda posted on public websites and at required public locations, and a notice sign was posted at the site.

Request

The applicants, Greg Miles (CFO of Waterford School, LLC), Jake Hill (Architect with EDA Architects), and Cary Dunn (Project Manager with Construction Management Corporation), are requesting that the Planning Commission consider the Preliminary Site Plan Review of a new 18,586 square foot Student Commons Building. The project also includes related alterations to the adjoining vehicle queuing area for student drop-off and pick-up and the construction of an outdoor plaza area. The Planning Commission is the land use authority for Site Plan Review in the PO zoning district.

Background

In March 2022, the Planning Commission approved the site plan for the new Science Building, which is now near completion to the southeast of this site. The Planning Commission then also approved a Conditional Use permit for a "private school in the PO zoning district," which applied to the whole school campus, which was done to clear-up City records, since the school use existed here before annexation of the property into Sandy City. There were virtually no public comments on these two actions. This appears to show that the school is well accepted at this long-



SPR03022023-006493
SPR12022022-006451
Commercial Site Plan
1590 E 9400 S

Community Development Department
Cartography Eleanor Mearns

Property Case History	
Case Number	Case Summary
Annexation 96-55	This site was part of a 24-acre annexation named Waterford II in 1996.
SPR- 96-21	Site Plan Review for Waterford School Expansion, approved in 1996.
SPR- 98-31	Site Plan Review for Waterford School, Phase VII, approved in 1998.
SPR- 03-32	Site Plan Review for Waterford School Phase 9, approved in 2003.
CUP01112022-006246	Conditional Use Permit for Private School use in PO zoning district. Approved March 17, 2022, by the Planning Commission.
SPR01112022-006245	Site Plan Review for Waterford School Science Building Project. Approved March 17, 2022, by the Planning Commission.

standing location, and that the school has successfully managed and mitigated its potential negative impacts to the surrounding neighborhood over the many years of operation. The project is located on the northern side of the school campus at 1590 E. 9400 S. The new building will contain the student eating area consisting of the Great Hall, Dining Room, and Lounge (8,912 square feet), Kitchen area (1,628 square feet), restrooms and other office uses. This is a single-story building with a height of approximately 20 feet. The adjoining vehicle queuing/waiting lot for student drop-off and pick-up will be modified to be more efficient. A large paved outdoor sitting area will be constructed to the south of the new building.

The surrounding and abutting current zoning is for single-family residential. The campus abuts a small area of PO zoning on the northwest side along 9400 S. The campus itself is zoned Professional Office (PO). The location of the new Student Commons Building will be just south and west of the existing building located near 9400 S. This project will also revise the current vehicle queuing and waiting area parking lot that is west of the building, to improve efficiency and functionality. The site of the new building is currently a parking lot for queuing buses and some landscaping. Much of this “to be disturbed” area will be used for the new building and a new outdoor hard-surfaced plaza area, storm water detention and new trees.

Public Notice and Outreach

Mailed notices for the neighborhood meeting were sent to property owners of record within a 500-foot radius of the site of the proposed Student Commons Building. The meeting was held on April 11, 2023, as a virtual meeting hosted on Zoom. Only one neighbor joined the meeting, and he expressed support for the proposed project. No other emails or phone messages have been received on this matter since the neighborhood meeting.

Mailed notices, public web sites listings, physical agenda posting in public places and a site notice sign were posted for the Planning Commission meeting, as required by City ordinances.

Analysis

Access. Vehicle access to the new building will not change with this new construction. Vehicles dropping-off and picking -up students will enter from eastbound 9400 S. and queue into five existing lanes flowing eastward. The new building will result in the shortening of these queuing lanes on the east end to accommodate some bus parking and a portion of the new Student Commons building. Vehicles and buses will exit the waiting area through an existing driveway on eastbound 9400 S. This will not change the overall capacity of the queuing lot but will improve the functionality of the lot. A transportation impact study has been performed by a consulting Transportation Engineering firm and has been reviewed by the City Transportation Engineer. Construction of the new Student Commons Building will not increase the student or staff numbers. It will just

provide better spaces for these activities that are currently being conducted elsewhere on campus.

Emergency Vehicles access and circulation is being greatly improved with these new projects on campus. New pedestrian sidewalks are being added which will double as fire apparatus and medical vehicle all weather driving surfaces. Some existing pedestrian sidewalks are being widened to also function for emergency vehicle use. (See plan set drawings (Exhibit “A”))

Parking. No additional vehicle parking capacity is proposed in association with the new building. This building is for students and staff already present on campus. Parking is adequate as it currently exists for this portion of the campus. (See plan set drawings (Exhibit “A”)).

Architectural Design & Materials. The architecture of the building is very modern, as shown on the attached building elevations and renderings. The architectural design, building colors and materials meet the Sandy City Architectural Design Standards. The building uses a flat roof with a single roof top “Light Tower” feature, to allow daylight to enter the interior of the building. The building’s architectural design, materials and colors are compatible with the overall campus style and meet the Sandy City Architectural Design Standards. (See plan set drawings (Exhibit “A”)).

Landscaping. Proposed landscaping will meet the city requirements. The outdoor plaza will include new shade trees and pavers and storm water detention swales with appropriate vegetation plantings. Landscaping will be adequate and conducive to the student campus environment. (See plan set drawings (Exhibit “A”)).

Signage. No signage is proposed as part of this site plan review. Any signage will require a future sign permit application and must meet City requirements.

Fencing. No new fencing is proposed for the site.

Staff Concerns. Planning Staff has no additional concerns with this project. The use proposed is appropriate for the site and the site and the building designs provide reasonable mitigation of potential negative impacts (thru proper site planning and landscaping) for the protection of the surrounding community area, while still allowing the desired use of the property by the owner.

Recommendation

Staff recommends that the Planning Commission determine preliminary Commercial Site Plan Review is complete for the Waterford School Student Commons Building project located at 1580 E. 9400 S., based on the Staff report and the following two findings and subject to the following six conditions of approval:

Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
2. That the vehicle student drop-off and pick-up area changes proposed will be adequate and improve the functionality of this portion of the campus, while not significantly changing or compromising the existing traffic conditions in the area.

Conditions:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications that may be required or allowed by the Planning Commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. That **all utility boxes** (i.e. transformers, switchgear, 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.
4. That the developer be responsible for the placement of a temporary six-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 final Site Plan Review.
5. That the applicant **complies with all department requirements** as noted in all Preliminary Review comments and redlines, prior to submittal for final site plan review with staff.
6. That all signage be reviewed and approved under a separate permit and shall be in conformance with City Code.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2023\SPR12022022-006451 WATERFORD COMMONS\WATERFORD SCHOOL STUDENT COMMONS BUILDING P.C. STAFF REPORT 5-4-2023.DOCX

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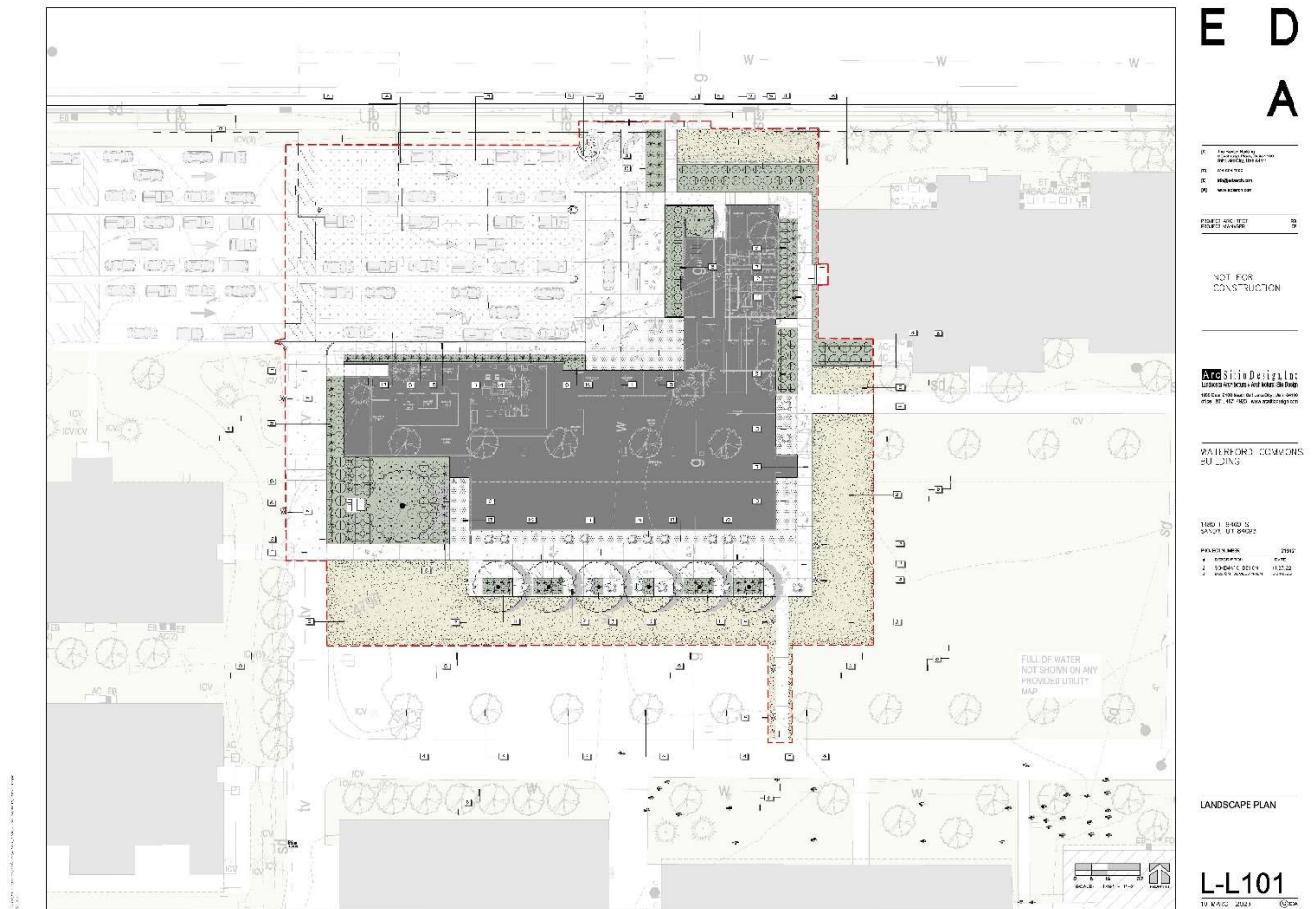
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CODE PLANS, &
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SUBMITTALS

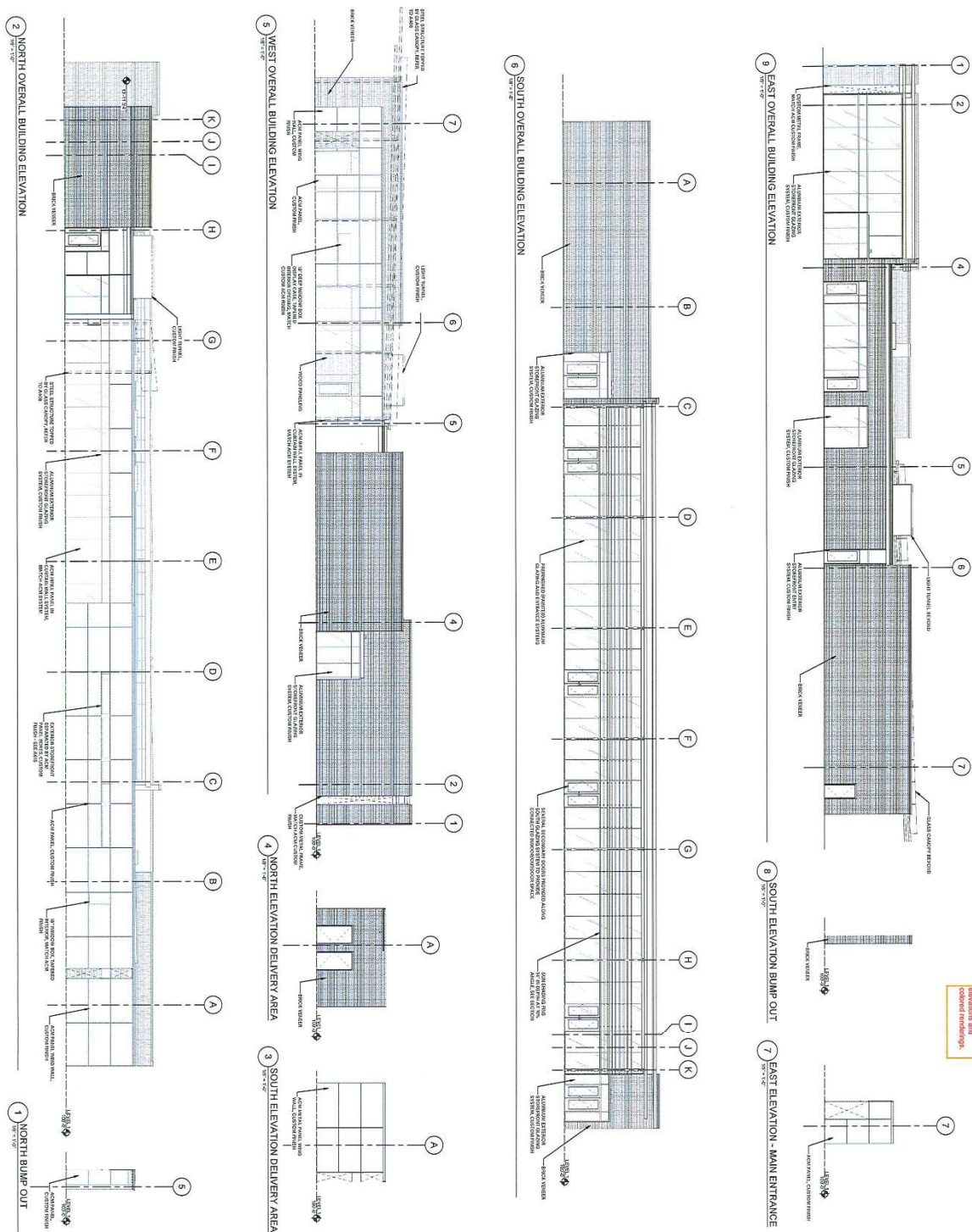
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OCCUPANCY SCHEDULE					
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23	23-000	13615 SF	A2	1	13615
24	24-000	13615 SF	A2	1	13615
25	25-000	13615 SF	A2	1	13615
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99	99-000	13615 SF	A2	1	13615
100	100-000	13615 SF	A2	1	13615









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colored renderings.

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ly.utah.gov

NOT FOR
CONSTRUCTION

WATERFORD SCHOOL
STUDENT COMMONS

PROJECT NUMBER	255225
# DESCRIPTION	DATE
60 50000000	03-10-73

BUILDING
ELEVATION

A200

3/10/2023 2:10:42 PM









