



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 16, 2021

To: Planning Commission
From: Community Development Department
Subject: The Summit Two @ the Cairns Mixed Use Development Master Plan and Phase Two Preliminary Site Plan Review.
10281 S. Monroe St.
[Community #9 – South Towne]

CUP-09072021
-006145
6.02 Acres
CBD-O and CBD-P
Zones

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, by U.S. Mail delivery and a notice sign was posted on the property.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
SPR# 85-05	South Towne Mall Master Plan, a portion of the site. 1985.
SPR# 92-16	South Towne Mall Expansion, Phase II, a portion of the site. 1992
SPR# 05-19	Sandy Promenade Wetland Center. 2005. Sandy City Parks Department's plan for the physical development of a 1.77 acre portion of the Centennial Parkway Promenade.
SPR-006124	Site Plan Review for Summit Two @ the Cairns Mixed Use Development, September 16, 2021.

REQUEST

The applicants, Mr. Ron Raddon, representing Raddon Development, and the Sandy City Redevelopment Agency are requesting the Sandy City Planning Commission to consider the **approval of a Conditional Use Permit** for the proposed 6.02 acre **Summit Two @ the Cairns Mixed Use Development** project. A Mixed Use Development requires a Conditional Use approval in both the CBD-O and the CBD-P zoning districts. Site Plan Review is also required and will be considered in a separate agenda item and in a separate staff report on this same agenda. The Planning Commission is the approval body for these actions as specified in the Sandy City Development Code.

BACKGROUND

This project site consists of two property parcels located at approximately 10281 South and between Monroe Street and the northbound segment of Centennial Parkway (170 West

Street). The project area will include both a vertical mixed use and a horizontal mixed use development to be constructed in this phase. This phase will include two restaurants, hotel and a convention hall in the vertical mixed use building to be located on the east side of Monroe Street. An apartment building with ground floor flex commercial spaces will replace the former "Wetlands Education Pond" and be located on the west side of the northbound lanes of Centennial Parkway. A large 3 level parking garage will be constructed between the hotel and beneath the apartment building, which will abut the hotel building and serve as a podium for the apartment building.

Preliminary Commercial Site Plan Review for a new Mixed-Use Development Project Description. This 6.02 acre property is located within the Central Business District-Office (CBD-O) and the Central Business District-Parkway (CBD-P) Zoning districts, and the site is currently vacant. This proposed Mixed-Use commercial project will include (1) a 14 story, 211 foot tall, 265,000 square foot mixed use commercial building containing ground and top floor restaurants, a 218 room hotel, a ten thousand square foot convention space, with 26 units of luxury residential condominiums, located on the western portion of the property, fronting Monroe Street. (2) A 6 story, 75 foot tall, 321,000 square foot, 297 unit apartment building with ground level commercial space on the eastern portion of the site fronting the eastern portion of Centennial Parkway and 10200 South Street. And (3) a 3-level, approximately 1,060 parking stall, 463,000 square foot concrete parking structure, spanning under and between the two main buildings. This project is proposed to replace the current northbound portion of Centennial Parkway (street) (between 10200 South Street and the north Mall Ring Road) and the defunct wetland pond (which is being replaced and relocated to the Riverside Golf Course property). It is also part of the South Village Area in 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.

CONDITIONAL USE ANALYSIS

Conditional Use consideration for: Mixed Use Development within the CBD-O and CBD-P Zoning Districts.

Under the Sandy City Development Code, the Planning Commission, through the Conditional Use process, can: **approve** Conditional Uses if no mitigation of reasonably anticipated detrimental impacts is necessary; **approve** Conditional Uses, subject to reasonable conditions designed to mitigate or eliminate reasonably anticipated detrimental impacts; or **deny** Conditional Uses, if it is determined that reasonably anticipated detrimental impacts cannot be adequately mitigated. The burden of mitigating these impacts or effects is the responsibility of the applicant and not of the municipality or adjacent property owners (Section 21-33-04).

Compliance with Section 21-33-04 Conditional Use Permit:

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address these standards:

Conditional Use Standards 1 through 11 will be met and are discussed within the staff report for the Site Plan Review of this same project.

Standard 12. The regulation of operating hours for activities affecting normal schedules and functions;

The hotel, restaurants and convention space will not be restricted as to operating hours, as no residential zoning exist within 250 feet of the property. Operations will be 24/7 for this building.

Standard 13. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

The conditional use will be reviewable upon legitimate complaint, and any new impacts arising can then be addressed by the Planning Commission, through the imposition of additional mitigating measures.

Standard 14. Measures to ensure compliance with all conditions and requirements of approval including but not limited to bonds, letters of credit, improvement agreements, the agreements to conditions, road maintenance funds, and restrictive covenants.

Measures to ensure compliance will be enforced by the Sandy City staff through detailed building and site plan review, upon citizen complaint or by staff observance and will be adequate to mitigate potential violations of approval conditions.

Standard 15. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

To mitigate any potential negative impacts to the City and the neighborhood, staff suggest the conditions listed at the bottom of this report, 1 to 3.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **grant** the Conditional Use request to allow a **Mixed Use Development** to be located at 10281 S. Monroe St., based on the staff report, the **staff findings 1 to 15** in the above analysis of the Conditional Use Standards and the **three additional findings listed below and subject to the following three conditions:**

FINDINGS:

- A.** That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed related site plan.

- B.** That the proposed site planning and infrastructure improvements, building design and location within the established Cairns design downtown district, will not generate un-mitigatable impacts to the community.
- C.** That the proposed land use request has been reviewed by staff considering the 15 standards contained in the Sandy City Development Code, 21-33-04, Conditional Use Process, and appropriate and adequate mitigation measures will be implemented or will be imposed as deemed necessary to minimize impacts to the surrounding business community, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. That the applicant proceeds through final site plan approval with staff as required by the Sandy City Development Code.
2. That the Conditional Use Permit for Mixed Use Development be reviewed upon future legitimate citizen complaint or staff observation of non-compliance with conditions.
3. That the applicant be responsible to meet all provisions of the Sandy City Development Code and all conditions of approval that are included in this report and as may be imposed by the Planning Commission to mitigate the reasonably anticipated detrimental effects of the proposed uses.

Planner:

Reviewed by:



Douglas L. Wheelwright
Development Services Manager





September 7, 2021

Sandy City Planning Commission
1000 Centennial Parkway
Sandy, Utah 84070

RE: September 16th Planning Commission Meeting
SUBJECT: Summit II @ The Cairns

Dear Planning Commission Members Dave Bromley, Michael Christopherson, Monica Collard, Cameron Duncan, Jeff Lovell, Ron Mortimer, Daniel Schoenfeld, and Jamie Tsandes:

With regard to the above-referenced subject matter, the applicant, Raddon Summit Hotel, LLC, submits to the Planning Commission a (14-floor, 264,942 square foot building consisting of a 235 room Radisson Blu Hotel with four floors of condominiums; a 6-story, 290-unit apartment community east of the hotel, along with a 1,100 stall parking structure) Mixed Use Development for your consideration. This exceptional development is ideally situated within The Cairns 1,000-acre master plan which will capitalize on the existing trail system and natural beauty of Dry Creek. The development team and its architects and engineers have worked diligently with Sandy City Staff to propose plans consistent with The Cairns Design Standards of "Mountain Meets Urban" in both the exterior site improvements and architectural design.

Conditional Use

The proposed mixed use development is a conditional use application under the prevailing Central Business District-Office Subdistrict/Central Business District-Parkway Subdistrict zoning districts. Hotel uses are permitted within the zone. The proposed Summit II Apartment Community will bring residents within walking distance of many of the adjacent businesses, restaurants and retail uses adjacent to the site area. This sense of community added by the occupants of this community will bring a sense of community to an otherwise vacant area during late afternoon and evening hours. Occupants will eat, shop, and work in areas in close proximity. For those commuting to work, they will have the availability of parking for their vehicles in the adjacent parking structure. Traffic is often a concern of the public for developments similar to this project. A full traffic impact analysis has been submitted for City Staff consideration and a summary of findings is provided below.

Radisson Blu Hotel

The Radisson Blu will welcome its guests with exceptional accommodations along with its stunning rooftop bar, lounge and swimming pool which will be open to the public. The upper four floors of the building will house 28 +/- luxury condominiums. The hotel will offer its guests and the surrounding trade area much needed banquet, wedding, meeting and event space together with culinary offerings at the highly acclaimed Fire Lake Grill House & Cocktail Bar.

The building will be owned by the developer and managed by Radisson Blu. Operating hours have not yet been determined but will be typical of an upper-class hotel.

Site access off Monroe Street will be restricted by the installation of raised median islands within the center median of Monroe Street. Valet parking service with one way access to the main entrance will channel patrons to the main lobby for ease of accommodation. Patrons not wishing to utilize valet services may self-park and enter the Hotel through Level 1 of the Parking Structure.

Summit II Apartments

The Summit II Apartment Community will consist of 290 units, Class-A quality construction with 6-stories above grade, a parking garage at ground level, along with additional covered parking below grade and adjacent to the apartment building.

These residential units are designed with long-term tenants in mind, utilizing high-quality material and construction. The units are well laid out with open living areas, generous balconies, and ample storage space.

Community space is proposed center court with a swimming pool, children's play area, fitness center, and on-leash pet space. Ground floor street units will be constructed with convertible commercial accommodations in anticipation of future commercial use following the initial residential occupancies.

Location

The subject apartment project has been analyzed for the site and has been determined feasible based on the project's proximity to major employers, transportation, and transportation arteries. The developer has also determined that the project meets feasibility requirements based upon the forecasted demand in the housing market in the immediate trade area.

Traffic Impacts:

Traffic impacts for the subject project have been studied with traffic projections being applied at the intersection of Monroe and 10200 South Street, Centennial Northbound from 10200 South to the Mall Ring Road (10280 South) and 10600 South and Auto Mall Drive. The study results provided in the Radisson Blu Traffic Impact Analyses show that the impact of the development is not significant to the intersections along Monroe Street, 10200 South, the Mall Ring Road and Centennial Northbound. Due to the proposed vacation of Centennial Southbound from 10200 South to the Mall Ring Road, it is proposed that Centennial Northbound from the Mall Ring Road to 10200 South be converted to two-way traffic with center left turn lanes for northbound and southbound lefts at 10200 South and the Mall Ring Road. Space for the turn lanes is provided by eliminating east side on-street parking and relocating the west side curb. The analysis also concluded that the vacation of Centennial Southbound and redistribution of traffic did not significantly impact the intersections studied. The 10600 South and Auto Mall Drive signal currently has southbound congestion/queuing that is mainly due to the short segment on Auto Mall Drive between the signal and the Auto Mall intersection. Sandy City is currently considering a Monroe Street reconfiguration that would alleviate this problem. The traffic analysis completed for this development determined that this Monroe Street reconfiguration would greatly improve the queuing available, but that, if possible, a southbound thru lane should be added to the signal. The study discussed how UDOT Ramp metering for the northbound I-15 On-Ramp also affects congestion at this intersection. While the proposed development adds traffic to this intersection, it was found that it mostly

Sandy City Planning Commission
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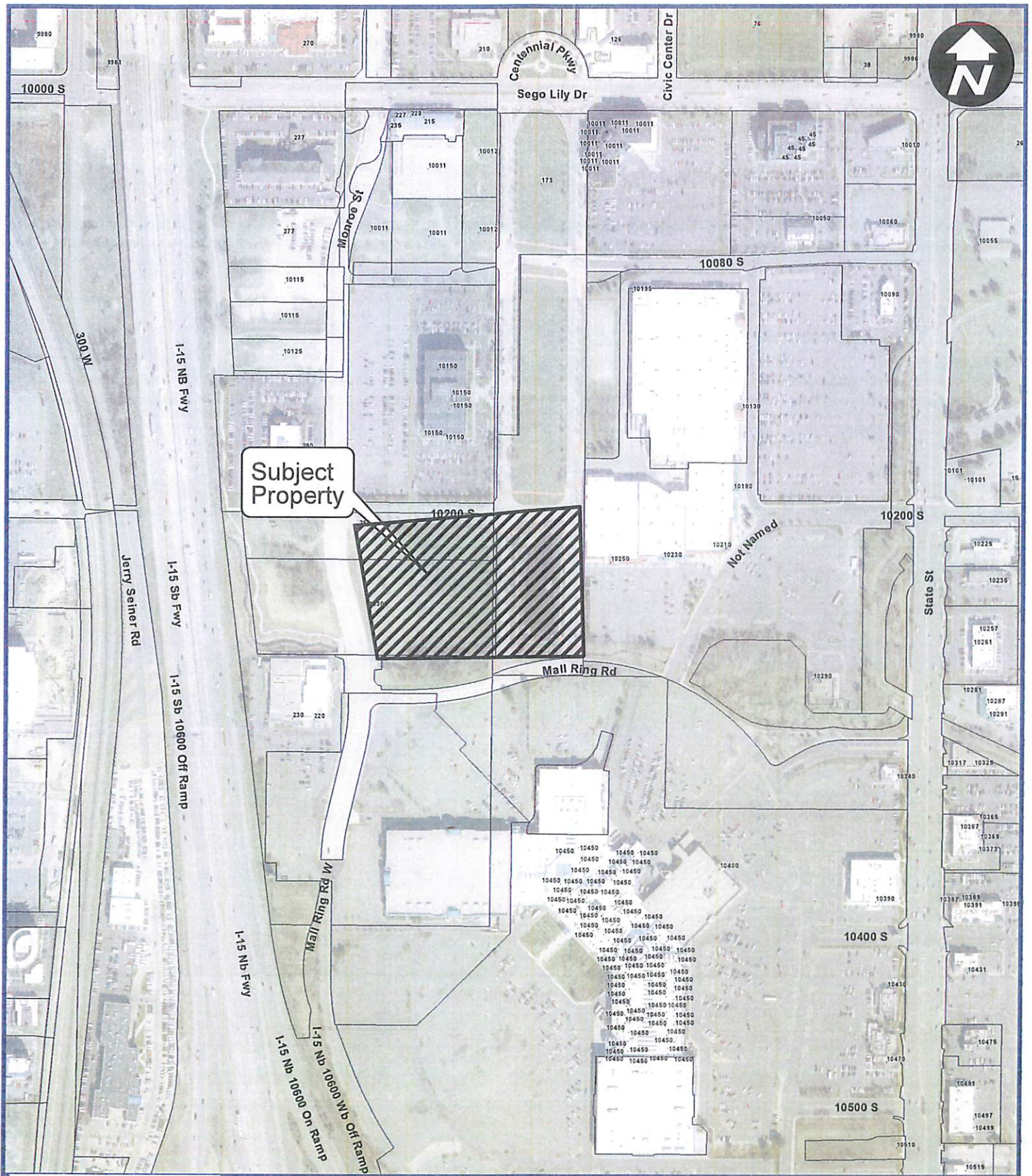
affected queuing during a short period of the PM Peak Hour and that the Monroe reconfiguration could accommodate more queuing.

Thank you for your time and consideration of Summit II @ The Cairns.

Best regards,

A handwritten signature in blue ink, appearing to read "Lesa Bridge", with a long, sweeping horizontal line extending to the right.

Lesa Bridge
Real Estate Manager
Raddon Summit Hotel, LLC



CUP09072021-006145/SPR08022021-006116
Summit Two at the Cairns
10300 S. Monroe Street

0 105 210 420 630 840 1,050 Feet

PRODUCED BY BRYNN BOHLENDER
 THE COMMUNITY DEVELOPMENT DEPARTMENT

