



MEMORANDUM

September 2, 2021

To: Planning Commission
From: Community Development Department
Subject: Alta View Commercial 1st Amd (Preliminary Subdivision Review)
10315 S. 1300 E.
[Community #17 – Willow Canyon]

SUB07202021-006108
Zone: CC
10.84 Acres

HEARING NOTICE: *This item has been noticed to property owners within **500** feet of the subject area. A sign was also posted on the property.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR 82-27	Site Plan Review for Alpha Beta
CUP 90-5	Conditional Use Permit for Extended Hours (24 Hours) for Smith's
SUB-04-19-5646	Alta View Commercial Plat Subdivision Approved in April, 2020

DESCRIPTION OF REQUEST

The applicant, James Copeland, is requesting preliminary subdivision review for a proposed commercial subdivision amendment which would subdivide two lots by adding an additional two lots. The proposal would make the Alta View Commercial Subdivision a total of seven lots, rather than the current five lots. The size of the amended plat is approximately 10.84 acres. The applicant is not requesting any exceptions or overlays in association with this application. All provisions of the base zone will be adhered to through the review and approval process.

BACKGROUND

The proposed subdivision is located in the CC Zone (Planned Center – Community District), which is comprised of a Smith's grocery store, a fitness center, a dental office, and a number of small retail outlets in a strip mall. The property is bordered on the east by single family homes in the SD(PO/R[5.7]) zone (Residential – 5.7 units per acre). There is a large vacant parcel in the CN

zone located to the north. To the west are single family homes under county jurisdiction across the street. To the south is Dimple Dell Regional Park in the OS Zone.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcels as per Sandy City Land Development Code requirements, to notify of the Planning Commission meeting. A physical sign was also placed on the property

SUBDIVISION ANALYSIS

City staff and departments have reviewed and recommend preliminary subdivision review is complete, subject to their normal requirements and specifications. The subdivision meets all zoning requirements. The subdivision is being done to create separate lots for a Smith's Fuel Center (Lot 6) and a potential drive-thru food/beverage kiosk or a small retail use (Lot 7). A reciprocal access and parking easement will be recorded across all lots. This application is only for the subdivision review. A related site plan review with more detail will be coming before the Planning Commission shortly.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine preliminary subdivision review is complete for the Alta View Commercial 1st Amended Subdivision based on the following findings and subject to the following conditions:

Findings:

1. That the various City departments and divisions have preliminarily approved the proposed subdivision plat.
2. That the proposed subdivision will be finalized with City staff, through recording with the County Recorder.

Conditions:

1. That there be a reciprocal access and parking easement across all lots.
2. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

Planner:

Reviewed by:

Craig Evans
Planner

Brian McCuiston
Planning Director