



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 18, 2021

To: Planning Commission
From: Community Development Department
Subject: Sandy East Village Lot 2, Second Amended SUB09102021-006149
132 East Midvillage Blvd Zone: MU
[Community #5] 8.23 Acres

NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, posted on the property, and on the City and Utah Public Notice websites.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR 1-12-2138	Planning Commission approved the Mixed-Use Master Plan for the Sandy East Village TOD on February 16, 2012. On August 1, 2013 the Planning Commission approved an update/amendment to the Sandy East Village TOD.
SUB-7-14-3737	Sandy East Village Subdivision recorded on May 16, 2015
SUB-10-15-4711	Sandy East Village Lot 2 Amended recorded on October 19, 2016
SPR-3-18-5376	Sandy East Village Phase 3 site plan was approved on August 12, 2020. It consists of 5 buildings (4 apartment buildings and clubhouse) and a UTA 2-level parking garage, with mixed uses on the ground floors of the buildings that face Midvillage Blvd.

REQUEST

The applicant, East Village 3, LLC (Hamilton Partners), is requesting preliminary Subdivision review from the Planning Commission for another amendment to Lot 2 of the Sandy East Village Plat. The existing 8.32-acre lot is proposed to be subdivided into two lots. This plat amendment will make it possible for UTA to own and operate the parking garage and separate the ownership from the rest of the Phase 3 of East Village development. No new buildings or changes to the approved site plan that is currently under construction are proposed in conjunction with this amended plat, nor any special exceptions, conditional uses, parking reductions are being requested with this review.

BACKGROUND

The entire East Village area of Sandy has previously been master planned and approved by the Planning Commission. The third phase of this development is upon the land area described as Lot 2A of the Sandy East Village Lot 2 Amended (current plat). The proposed amendment would create a lot for the parking garage, now that the project building foundations are established and in various phases of completion.

NOTICE

Notices were mailed to property owners within the original East Village Plat boundaries and 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 neighborhood meeting was not required for this plat amendment because there are no anticipated impacts associated with the creation of the new lots and everything is consistent with the approved master plan.

ANALYSIS

The plat amendments will not create any inconsistencies with the master plan nor issues with the approved site plan for Phase 3.

The proposed subdivision amendment is consistent with the approved master plan for this area. The MU zone does not have minimum lot sizes other than the requirement that, "Parcels shall be of sufficient size to assure compliance with the building setbacks, landscaping, access, parking and walkability standards." The MU Zone does allow for zero lot line setbacks, so long as all requirements of the IBC (International Building Code) are met. Each of the proposed lots meet these standards based on their anticipated uses.

CONCERNS

Planning Staff has no concerns with the proposed plat amendment.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that the Preliminary Subdivision review is complete for the Sandy East Village Lot 2, Second Amended Plat located at approximately 132 East Midvillage Boulevard, based upon the following findings and subject to the following conditions:

Findings:

1. The lots meet all underlying requirements of the MU zone, and the buildings all meet the setback requirements established by the Planning Commission.
2. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. 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.

2. That additional cross-access easements be granted and shown on the plat to allow for vehicular and pedestrian access between all lots.
3. That all previous conditions and requirements from previous approvals on this property remain in full force and effect.

Planner:



Mike Wilcox
Zoning Administrator