



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: SPR-06-18-5425,
Version: 1

Date: 9/20/2018

Agenda Item Title:

The School Yard Commercial Development
11020 So. State Street
[South Towne Commercial, Community #9]

Presenter:

Doug Wheelwright

Description/Background:

The applicant is requesting that the Planning Commission review and approve a site plan for Phase 1 of a three phase Commercial Planned Development for the proposed "The School Yard" project. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

This approximately 5.45 acre site was previously owned by the Canyons School District. The subject 5.45 acre property is located at 11020 South State Street, and is zoned Central Business District, (CBD). This is the site of the abandoned Valley High School, which was the former Crescent Elementary School. The site plan depicts the layout of proposed access driveways, parking areas, landscape areas, and the location, approximate size and orientation of new restaurant buildings for the entire site. The phasing plan for the new development consists of three phases. Site plan review consideration at this time is in detail only for Phase 1. Phase 1 includes the remodeling of the original school building into two restaurant uses and the construction of a similarly sized new building for lease for restaurant use, located to the south along the State Street frontage.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve the overall commercial development plan and the Phase 1 Site Plan as proposed and accept the recommendation of the Civic Center Architectural Design Committee and approve the proposed building design, colors and materials, based on this staff report, and the **two findings listed below and subject to the following eight conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan.
- B. That the proposed buildings design, materials and colors meet the Sandy City Architectural Design Requirements, after review and recommendation by the Civic Center Architectural Design Review Committee.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 20, 2018

To: Planning Commission
From: Community Development Department
Subject: The School Yard Commercial Site Plan Review Central Business District (CBD)
11020 South State Street SPR-06-18-5425

[South Town Commercial, Community #9] 5.45 Acres

Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery. A Neighborhood meeting was not required or held on this project.

DESCRIPTION OF REQUEST

The applicant is requesting that the Planning Commission review and approve a site plan for Phase 1 of a three phase Commercial Planned Development for the proposed "The School Yard" project. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

BACKGROUND

This approximately 5.45 acre site was previously owned by the Canyons School District. The subject 5.45 acre property is located at 11020 South State Street, and is zoned Central Business District, (CBD). This is the site of the abandoned Valley High School, which was the former Crescent Elementary School.

This former school site has been purchased by Wadsworth Development and is proposed to be redeveloped with restaurant uses. The old school building will be re-purposed for two sit-down restaurants in the original school structure. The 1950's vintage addition to the original school is being demolished. The project will be developed in three phases. Phase 1 will include the old school building (containing approximately 8,170 Square feet) and a new building containing 8,000 square feet of lease space for sit-down restaurants. These two buildings will front upon State Street with the associated surface parking lots located to the west, behind the buildings.

ANALYSIS

Master Development and Phasing Plan. The old school site contains 5.45 acres of property. The site plan depicts the layout of proposed access driveways, parking areas, landscape areas, and the location, approximate size and orientation of new restaurant buildings for the entire site. The phasing plan for the new development consists of three phases. Site plan review consideration at this time is in detail only for Phase 1. Phase 1 includes the remodeling of the original school building into two restaurant uses and the construction of a similarly sized new building for lease for restaurant use, located to the south along the State Street frontage.

Access. UDOT controls access along State Street, and is allowing one right in-right out driveway to this site, as shown on the site plan. Additional accesses will be on the north, along 11000 South and on the west, from Auto Mall Drive. A traffic study has been submitted for the project and has been accepted by the City Transportation Engineer. (Please see the attached executive summary of the Transportation Impact Study.) Ingress and egress will be sufficient for the intended use.

Building Siting and Massing. All of the proposed buildings on the project site are intended to be single level buildings with either multiple tenant restaurants or possibly single tenant, branded restaurants. All setback and building height regulations will be met. Staff has no concerns about the building siting or massing as proposed.

Parking. The proposed parking will be built in phases with the corresponding buildings. The Sandy City Development Code, Chapter 24 establishes the minimum parking requirements for sit-down restaurants by the number of seats in the dining portion of each restaurant. One parking stall is required for each three seats in the restaurant, plus one-half parking stall for each employee on the highest work shift. The Parking requirement for Phase 1, based upon the proposed seating for both buildings, is 180 stalls. The Phase 1 site plan provides 184 parking stalls. Future phases of this project will be reviewed at site plan and will meet the parking requirement on a phase by phase basis. Parking will be adequate to accommodate the intended land uses and activities.

Landscaping. Front yard setbacks will be fully landscaped, as well as the required parking lot buffers and landscape islands. Outside dining is proposed on the east sides of the old school building, in the existing front yard setback along State Street. Landscaping will meet City requirements.

Architectural Design & Materials. Because this property is zoned CBD, the Sandy City Development Code requires that the Planning Commission approve the proposed building architectural design, building color and materials, after review by the Civic Center Architectural Design Review Committee. The Architectural Design Review Committee met to review the designs of the old school building remodeling and the proposed new building "B" in phase 1, on July 11, 2018. The committee fully supported the preservation and redevelopment of the old school building, and suggested some changes, mainly to the proposed window heights and sizes and to raise the height of the proposed brick wainscot on the proposed building "B". This was

done and the committee reviewed and approved the changes via electronic submittal on July 20, 2018. The building architectural design, materials and colors meet the provisions of the City's Architectural Design Requirements. (Please see the attached building elevation drawings and building renderings for details on the proposed new buildings.)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the overall commercial development plan and the Phase 1 Site Plan as proposed and accept the recommendation of the Civic Center Architectural Design Committee and approve the proposed building design, colors and materials, based on this staff report, and the **two findings listed below and subject to the following eight conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan.
- B. That the proposed buildings design, materials and colors meet the Sandy City Architectural Design Requirements, after review and recommendation by the Civic Center Architectural Design Review Committee.

CONDITIONS:

1. That the developer proceed through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
4. That the architectural design, colors and materials proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards shall be finalized with staff prior to the issuance of a building permit.
5. That the developer be responsible for the placement of a temporary 6 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 Site Plan Review.

6. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.
7. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
8. That all building and site signage must be reviewed separately and meet the Sandy City Development Code provisions for signage with a unified and coordinated signage design, as determined by City staff.

Planner:

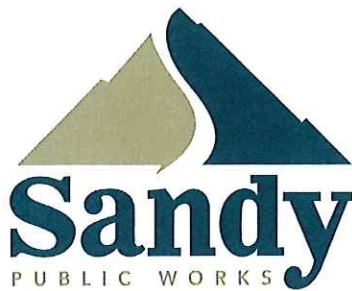
Reviewed by:



Douglas L. Wheelwright
Development Services Manager



PRODUCED BY MITCH VANCE
THE COMMUNITY DEVELOPMENT DEPARTMENT



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: June 25, 2018

To: Olivia Cvetko, Planning Technician

From: Ryan C. Kump, P.E., City Engineer
Britney Ward, P.E., City Transportation Engineer
David J. Poulsen, Development Engineering Coordinator

Britney Ward
David J. Poulsen

Project Name: The School Yard
Plan Case Number: SPR-06-18-005425
Project Address: 40 West 11050 South

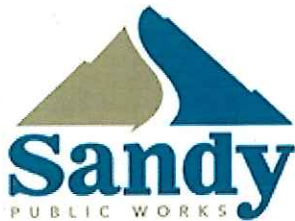
A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SITE PLAN AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SITE PLAN REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.

Doug Wheelwright

From: Britney Ward
Sent: Monday, September 10, 2018 1:35 PM
To: Doug Wheelwright
Subject: RE: The School Yard (110th South State Street) Updated Traffic Memo

The TIS memo update looks good to me.



sandy.utah.gov

Britney Ward
Transportation Engineer

8775 South 700 West | Sandy, UT 84070
o: 801.568.2991 | c: 801.376.3401
bward@sandy.utah.gov



From: Doug Wheelwright
Sent: Monday, September 10, 2018 12:24 PM
To: Britney Ward <BWard@sandy.utah.gov>
Cc: Ryan Kump <RKump@sandy.utah.gov>; Jake Tate <jaket@awaeng.com>
Subject: FW: The School Yard (110th South State Street) Updated Traffic Memo
Importance: High

Britney: Is this all you need on the School Yard project for the land use change to all sit-down restaurants? I NEED TO KNOW TODAY IF I CAN GO WITH THIS PROJECT ON THE SEPTEMBER 20, 2018 PLANNING COMMISSION MEETING OR NOT. Thanks. Doug

From: Jake Tate <jaket@awaeng.com>
Sent: Friday, September 07, 2018 2:23 PM
To: Doug Wheelwright <DWheelwright@sandy.utah.gov>
Cc: Robert Booth <robert@wadsdev.com>; Natalie Nichols <natalien@awaeng.com>
Subject: The School Yard (110th South State Street) Updated Traffic Memo

Doug – Attached is a traffic memo updating our TIS using our projected “restaurant only” values for trip generation. Our traffic engineer, Joe Perrin, spoke with Britney Ward and she indicated that an update memo would be sufficient rather than a full blown study. Please let us know if you have any questions or if you need anything else. Also, can you confirm that we are on the next planning commission meeting?

Thanks,

Jake

E.L. (Jake) Tate, P.E.
(CO, OR, UT, WA)
Project Manager

September 7, 2018



RE: 11000 South State Street – Land Use and Trip Comparison – Sandy City, UT

In August 2017, A-Trans Engineering provided a Traffic Impact Analysis (TIA) for the proposed commercial mixed use development located on the southwest corner of 11000 South and State Street in Sandy, UT. Since that study, the exact land uses and sizes have changed and the purpose of this memo is to quantify the trip generation estimates for the new land use and determine if the August 2017 TIA is still valid.

The TIA assumed a land use of 23,517 sf of retail and 6,500 sf of fast food restaurants with 3,500 sf of site down restaurant. This generated a projected 356 AM peak period trips and 334 PM peak period trips with 4,674 daily trips.



Figure One: Site Locations



Figure Two: Site Plan

Based on the ITE Trip Generation Manual, 10th Edition, the projected traffic for the site is based on land use and square footages. Applying these values generates 410 AM peak trips, 351 PM peak trips and 4,724 daily trips. However, many of the sit down restaurants will not be open in the AM peak and the developer has indicated that up to 70% of these restaurants will not be open which would change the site trip generation to 202 AM peak trips. If only 18% of the sit down restaurants are not opened in the AM peak, this would equate to the same 356 AM peak period trips.

TIA Land Use Trip Generation Projections

| | Size | Land Use | AM Trip Rate | PM Trip Rate | Daily Trip Rate | AM Trips | PM Trips | Daily Trips |
|-----------|--------|----------|--------------|--------------|-----------------|----------|----------|-------------|
| Retail | 23.517 | 820 | 0.96 | 3.71 | 42.7 | 23 | 87 | 1004 |
| Fast Food | 6.500 | 934 | 45.42 | 32.65 | 496.12 | 295 | 212 | 3225 |
| Sit Down | 3.500 | 932 | 10.81 | 9.85 | 127.15 | 38 | 34 | 445 |
| Total | | | | | | 356 | 334 | 4674 |

Proposed Land Use Trip Generation Projections

| ITE 10th Ed | Size | Land Use | Trip Rate | | | Trips | | |
|-------------|--------|----------|-----------|-------|--------|-------|-----|-------|
| | | | AM | PM | Daily | AM | PM | Daily |
| Retail | | 820 | 0.96 | 3.71 | 42.7 | 0 | 0 | 0 |
| Fast Food | 2.500 | 934 | 45.42 | 32.65 | 496.12 | 114 | 82 | 1240 |
| Sit Down | 27.397 | 932 | 10.81 | 9.85 | 127.15 | 296 | 270 | 3484 |
| Total | | | 0 | 0 | 0 | 410 | 351 | 4724 |

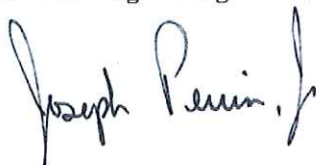
If it is assumed that at least 18% of the sit down restaurants are closed, then the AM trip rate is equivalent, the PM peak period is projected to be 17 vehicles higher and the daily trip rate is projected at 50 vehicles a day higher. This projection level does not include the reductions for internal capture trips or pass-by trips.

It is expected that truck delivery will function very similar to the prior proposed site with deliveries occurring on site at the various establishments and not from a parked location on State Street or 10000 South.

The surrounding roadway infrastructure has available capacity to accommodate the traffic generated by the site. Based on the above analysis, our opinion is that the existing traffic study is still relevant to this site even with the changes in land use.

Please contact me with any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal