



Legislation Details (With Text)

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Title: Towne Ridge Retail Pads "B" and "C" (Preliminary Site Plan Review)
9680 and 9710 S. State Street
[Community #2 - Civic Center]

Sponsors:

Indexes:

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Attachments: 1. Staff report, documents and map.pdf

Date	Ver.	Action By	Action	Result
11/19/2020	1	Planning Commission	approved	Pass

Agenda Item Title:

Towne Ridge Retail Pads "B" and "C" (Preliminary Site Plan Review)
9680 and 9710 S. State Street
[Community #2 - Civic Center]

Presenter:

Doug Wheelwright

Description/Background:

Sterling Realty Organization, of Seattle, Washington, property owners, represented by Mr. Chris Jensen, Architect, of THINK Architecture, of Sandy, Utah, are requesting preliminary site plan review for two new, multi-user retail commercial buildings, one on each of the two "Pad Site" lots approved in the Towne Ridge Commercial Subdivision in 2016. The two commercial subdivision lots are located at 9680 and 9710 S. State Street and are zoned Central Business District (CBD) and the lots also are located within the Cairns downtown development district. Pad lot "B" is proposed to have a commercial shell building of 8,097 square feet and Pad Lot "C" is proposed to have a commercial shell building of 8,113 square feet. Both buildings will be single story, slab on grade structures. Also requested is architectural design review for the building design, materials and colors for the new buildings and review of the buildings and the site plans under the new Cairns Design Standards. The Planning Commission is the land-use authority for these requested actions.

Sterling Realty Organization has purchased the Towne Ridge Towers Office buildings (now occupied by NICE-inContact), the large parking structure located to the south of the office towers and these two vacant retail pad lots from the Worker's Compensation Fund (WCF) as long term investment properties. These properties front the west side of State Street, directly south and west of the Mountain America Exposition Center. Preparatory to WCF's master development plan approval, during the winter of 2014-15 the WCF developers obtained permission from the Jordan and Salt Lake Canal Company (Salt Lake City Public Utilities Department) to relocate the canal and place it in a 10 foot by 20 foot concrete box culvert, which traverses the two commercial pad site lots south to north from Albion Village to Towne Ridge Parkway. This buried canal

structure limits the building location options, utility routing, as well as the overall site grading of the property.

Staff has been working with the developer's project design team since August, 2020. Intermediate designs for the project were reviewed by the Sandy City Architectural Design Review Committee at a meeting held on August 26, 2020. Since that meeting, staff has been working with the developers and their design team to address the project under the new Cairns Design Standards document, which was adopted by the City in December, 2018. This was after the approval of the WCF master development plan, Towne Ridge Commercial Subdivision, and the construction of the Towne Ridge office towers to the west.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission find that the preliminary site plan review is complete for the proposed Towne Ridge Retail pad lots "B" and "C" project, based upon the following three findings and the following eight conditions:

FINDINGS.

- A. That the proposed project has been extensively reviewed and refined and now meets the intent of both The Cairns Master Plan and The Cairns Design Standards.
- B. That the proposed project meets 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.
- C. That the requested exceptions to The Cairns Design Standards are found to be justifiable and the impact of these design exceptions will be fully compensated by the proposed project enhancements.

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 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 the developer be responsible to **meet all provisions of the CDB Zone and The Cairns Design Standards, except as otherwise allowed by the Planning Commission, with the details finalized with staff during final site plan review.**
4. **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, preferably located along the proposed driveway. 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.
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 **complies with all department requirements** as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
7. That the **amenities** illustrated on the preliminary site plan be a requirement of this development.
8. That all signage be reviewed and approved under separate permit and be in conformance with City Code.