



## Legislation Text

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**File #:** SPR-06-18-5420, **Version:** 1

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**Agenda Item Title:**

Centennial Towers Master Plan and Phase 1 Preliminary Site Plan Review  
215 W. Sego Lily Drive, Community #9

**Presenter:**

Mike Wilcox

**Description/Background:**

Mr. Russell Platt of Russell Platt Architecture representing the property owners, Centennial Towers, LLC and Truong Properties, has submitted an application for a Master Site Plan and preliminary site plan of a proposed phase of the Centennial Towers Project. The proposal is part of the 4.27 acre master planned development. It is also part of the South Village Area in the Cairns Master Plan. This first phase of this project includes the existing retail/office building along Sego Lily Dr, a new alley, an extension of 10080 South (public road), new parking garage ramps, and a new residential tower to be built on a roughly a half acre. The master plan includes a few phased additions onto the existing parking structure, two (2) larger residential towers, and an office tower building. In all, the plans call for all improvements to be completed in four (4) phases.

**Recommended Action and/or Suggested Motion:**

Staff recommends that the Planning Commission approve the master plan for the Centennial Towers development located at approximately 215 W Sego Lily Dr, based upon the following conditions:

Conditions:

1. That the developer proceed through the site plan review procedures for all phases of this master plan prior to any onsite construction can begin within each phase.
2. That the details of architectural form and design of proposed buildings and parking structures beyond the first phase be further reviewed through future site plan reviews to ensure compliance with the Development Code.
3. That each future phase be subject to providing adequate parking plans to ensure that the existing phases will not be negatively affected by future development or create parking impacts on the surrounding properties.
4. That an architectural theme be followed for all buildings and parking structures that ensures that each building relates to one another without being the same.
5. That a plat to unify the subject properties into one parcel and carry out the required public right-of-way dedications then subsequently record a condominium plat for the project.

Staff recommends that the Planning Commission find that the preliminary site plan review is complete for Phase 1 of the Centennial Towers development located at approximately 215 W Segó Lily Dr, based upon the following conditions:

Conditions:

1. That street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer and specifically:
  - a. That Centennial Parkway be further improved and dedicated to include a 16' wide streetscape behind the curb and gutter. The existing street trees be required to be remain and protected in place during construction.
  - b. That 10080 South Street be dedicated and improved to a 46 foot width including curb, gutter, asphalt, and streetscape (including 2 inch caliper street trees) on the north side of the street. The varieties of street trees required be compliant with the CBD Zone approved street tree list. Street trees shall be coordinated with street light locations, sight triangles at driveways and intersections as well as other utilities.
  - c. That Monroe Street be further improved and dedicated to include a 14' wide streetscape behind the curb and gutter streetscape (including 2 inch caliper street trees). The varieties of street trees required be compliant with the CBD Zone approved street tree list. Street trees shall be coordinated with street light locations, sight triangles at driveways and intersections as well as other utilities.
2. 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.
3. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. That the developer be responsible to meet all provisions of the CDB-A&C Zone, the Sandy City Development Code and all conditions of approval imposed by the Planning Commission regarding this project prior to issuance of a building permit including but not limited to: compliance with the Sandy City Water Policy, trash enclosures, compliance with the Sign Ordinance and obtaining sign permits for all signs proposed, front landscaping, screening of all roof mounted mechanical equipment and vents, installation of all required public improvements, provide staff with a specific water efficient landscape and irrigation plan prior to final approval of the site plan and undergrounding of existing overhead utility poles across this property (as may be required by the Sandy City Public Utilities Department).
5. All utility boxes (i.e. transformers, switch gear, 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 alley. 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 with a wing wall if fronting a public street.

6. 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.
7. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review with staff. That the applicant resolve the concerns outlined in this report and the associated conditions of approval during Final Review with staff.
8. That the proposed building heights as shown on the Preliminary Plans be approved to have greater height than allowed in the CBD-A&C section of the Development Code.
9. That the building's main lobby entrance be oriented to the public street.
10. That the architectural materials of Building 2 include: polished granite, aluma board panels and siding, and glass. That all roof mounted mechanical equipment be fully screened. The parking structure is to be approved with a temporary screen system that will be replaced upon the construction of additional levels above the existing parking decks.
11. That the applicant provide a detailed Urban Streetscape Plan for all public streets. The plan should include landscape, fencing (if any), hardscape, urban furniture, and other urban amenities.
12. That the amenities illustrated on the preliminary site plan (pool, common areas, etc.) be a requirement of this development.
13. That project signs be allowed upon receiving a detailed sign package that complies with the Sandy City Sign Ordinance. Signs will need to be reviewed at final review with Staff.
14. That Building 2 of this phase of the project be approved to add up to 100 residential units and provide at least 2,000 sq. ft. of restaurant space. The existing building is to remain and continue the existing uses of ground floor retail and second level office space.