



Legislation Text

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

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.

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.