



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

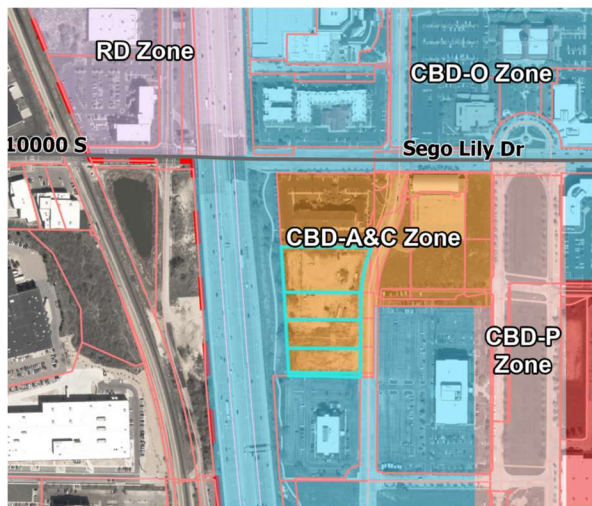
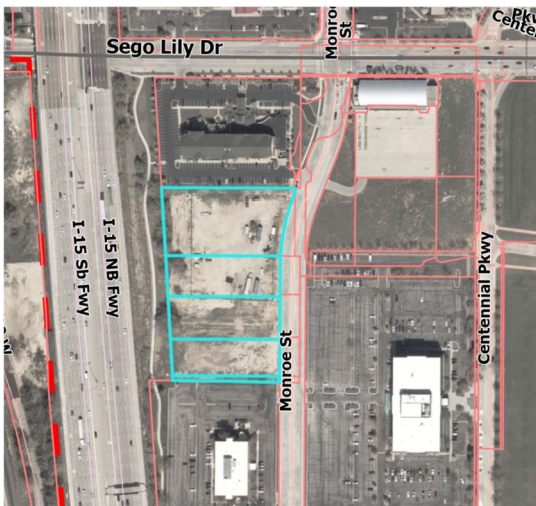
Staff Report Memorandum May 21, 2026

To:	Planning Commission	
From:	Community Development Department	
Subject:	Sandy Shulsen Subdivision (Preliminary Subdivision Review)	SUB02272026-007151
	10116 S Monroe Street	CBD-A&C Zone
	[Community #9, Commercial Area]	1 Lots, 3.86 Acres

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, and on public websites.

Request

The applicant, David Denison with the Gardner Group (representing the property owner, Riverdale Center, LC), is requesting preliminary subdivision review for the property located at 10116 S Monroe Street. This proposal consolidates five (5) existing parcels into one larger lot for the future mixed use development. Access is provided directly from Monroe Street, a public street. (See Exhibit A to review application materials).



Background

The subject properties included in the subdivision total 3.86 acres. This northern parcel is part of the Sandy City Centre 1st Amended Plat, and all other parcels are of record. The proposed subdivision is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land is vacant despite several different development proposals over the last three decades. The property is bordered by the Hilton Garden Inn to the north and the proposed Centennial Village

redevelopment (which contains an existing retail and office building that contains the United States Postal Service) to the east that are both zoned Central Business District - Arts and Culture (CBD-A&C). To the southeast is the Boyer South Town Office building and another Boyer Office building (known as the Del Sol building) zoned Central Business District – Office (CBD-O). To the west is the I-15 corridor. With these surrounding developments, this vacant parcel has full site improvements for streets and utilities. The site plan for the mixed use project was approved by the Commission on Dec. 14, 2023.

Property Case History	
Case Number	Case Summary
A #90-3	The subject property and several others were annexed into the Sandy City in 1990 and later incorporated into the Central Business District Zoning.
SPR02082023-006482	Mixed use site plan approval for a five (5) story mixed use building

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal. A notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall.

Analysis

Subdivision

The property along with surrounding parcels were annexed into Sandy City from the County back in 1990. The site plan for the proposed multi-use project has also been previously reviewed and approved by the Commission.

This proposal will create a 167,291 square-foot (3.84 Acre) lot from five (5) existing parcels, one of which has already been included in a previous subdivision.

Staff Finding: Zoning ordinances only require lots to be of sufficient size as to be able to accommodate the required setbacks. The proposed lot is located within the CBD A & C (Arts & Culture) Zone. Setbacks for the zone are designed to allow flexibility in the construction of the site, especially in the Cairns Development area. Standards within the Cairns Development area require a minimum front setback of eight (8) feet, and a maximum of sixteen (16) feet. The previously approved site plan established setbacks for this project.

Final dimensions of proposed utility easements on the plat will need to be determined during the final review process for the plat. These easements will need to be of sufficient size to accommodate the proposed construction of the building, as well as the utility services required by the City through this area. Staff recommends the applicant continue working with the City on the final dimensions of the easements to be shown on the plat but recommend that a minimum of ten (10) feet be provided along the street frontage. Also, the applicant will need to provide a sixteen (16) foot streetscape dedication behind the existing gutter to allow for the construction of required parkstrip and sidewalk along the street frontage.

Staff Concerns

As proposed, there are still some corrections that need to be resolved with the plat which corrections can be handled by staff during the final subdivision review process. During the final review staff will work with the applicant to ensure compliance with required utility easements, dedication and building setbacks to facilitate the construction of the previously approved site plan and building.

Staff Recommendations

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Sandy Shulsen Subdivision at 10116 S Monroe Street based on the following findings and subject to the following conditions:

Findings:

1. The subject property is configured as a standard lot and the proposed new lot will have frontage onto a public street.
2. That the proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
3. That the proposed lot complies with the requirements of the CBD-A&C and Cairns Design Standards.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. The applicant continue working with staff on the final dimensions for PUE's, but that a minimum of ten (10) feet be required along the public street frontage of Monroe Street.
2. That sixteen (16) feet behind back of curb be dedicated for streetscape improvements along Monroe Street.
3. 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.

Planner:



Clinton Spencer, AICP
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2026\SUB02272026-007151 Sandy Shulsen

