



File #22-039 DR/MP/VAR/TREE

Cascade Creek Mixed-Use Development

Planning Commission
June 26, 2023

VICINITY MAP



CODE CHAPTERS ANALYZED

17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.30 Zoning Districts; 17.36 Low Density Residential (R-1); 17.38 Medium Density Residential (R-2); 17.46 Village Commercial (C-3); 17.54 Specific Area Plan Overlay; 17.66 Adjustments and Variances; 17.74 Accessory Development; 17.80 Additional Setbacks on Collector and Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.

NOTICE INFORMATION

A transmittal was sent to agencies asking for comment on April 11, 2023.

Notification mailed to property owners within 500 feet of the subject property on May 2, 2023.

A legal notice was published in the Sandy Post on June 7, 2023.

Facebook notification about the Planning Commission meeting on June 22, 2023.



MORATORIUM

It is important to note that this application is not subject to the moratorium on development because it was submitted prior to the effective date of the moratorium.



PROPOSAL

Construct a mixed-use development:

- 78 multi-family residential units and 10 office spaces
- Four (4) multi-family residential buildings to the south of Cascadia Village Drive
- Two (2) mixed-use office/residential buildings to the north of Cascadia Village Drive
- Cascadia Village Drive and Pine Street will be extended through the site, Village Blvd. will be widened, and frontage improvements will be completed on Highway 211.

ZONING AND ACREAGE

ZONING DISTRICT DESIGNATIONS:

Low-Density Residential (R-1), Medium-Density Residential (R-2), and Village Commercial (C-3) with the Bornstedt Village Overlay (BVO)

ACREAGE:

Two parcels (T2 RE Section 24BC, Tax Lots 4400 and 4500)

- 8.83 gross acres
- 1.88 acres for right-of-way
- 6.95 net acres for development

DENSITY

Low Density Residential (R-1): 0.23 net acres on the development site.

Density range: 5 to 8 dwelling units per net acre (maximum 2 dwelling units)

Proposed: No dwellings on the R-1 zoned land.

Medium Density Residential (R-2): 3.95 net acres on the development site.

Density range: 8 to 14 dwelling units per net acre (maximum 55 dwelling units)

Proposed: 46 dwelling units which equates to 11.65 dwelling units per net acre.

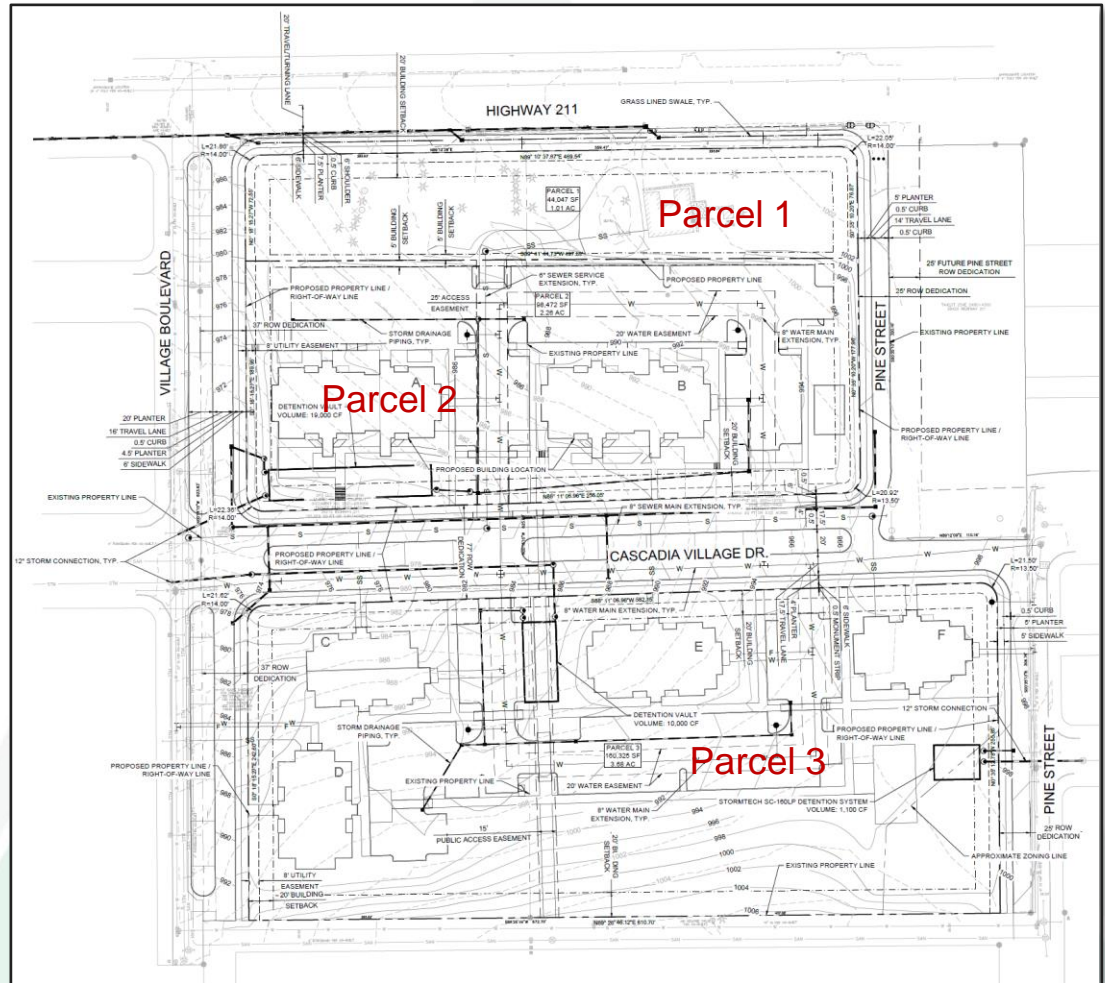
Village Commercial (C-3): 2.77 net acres on the development site.

Density range: No density standard in the development code.

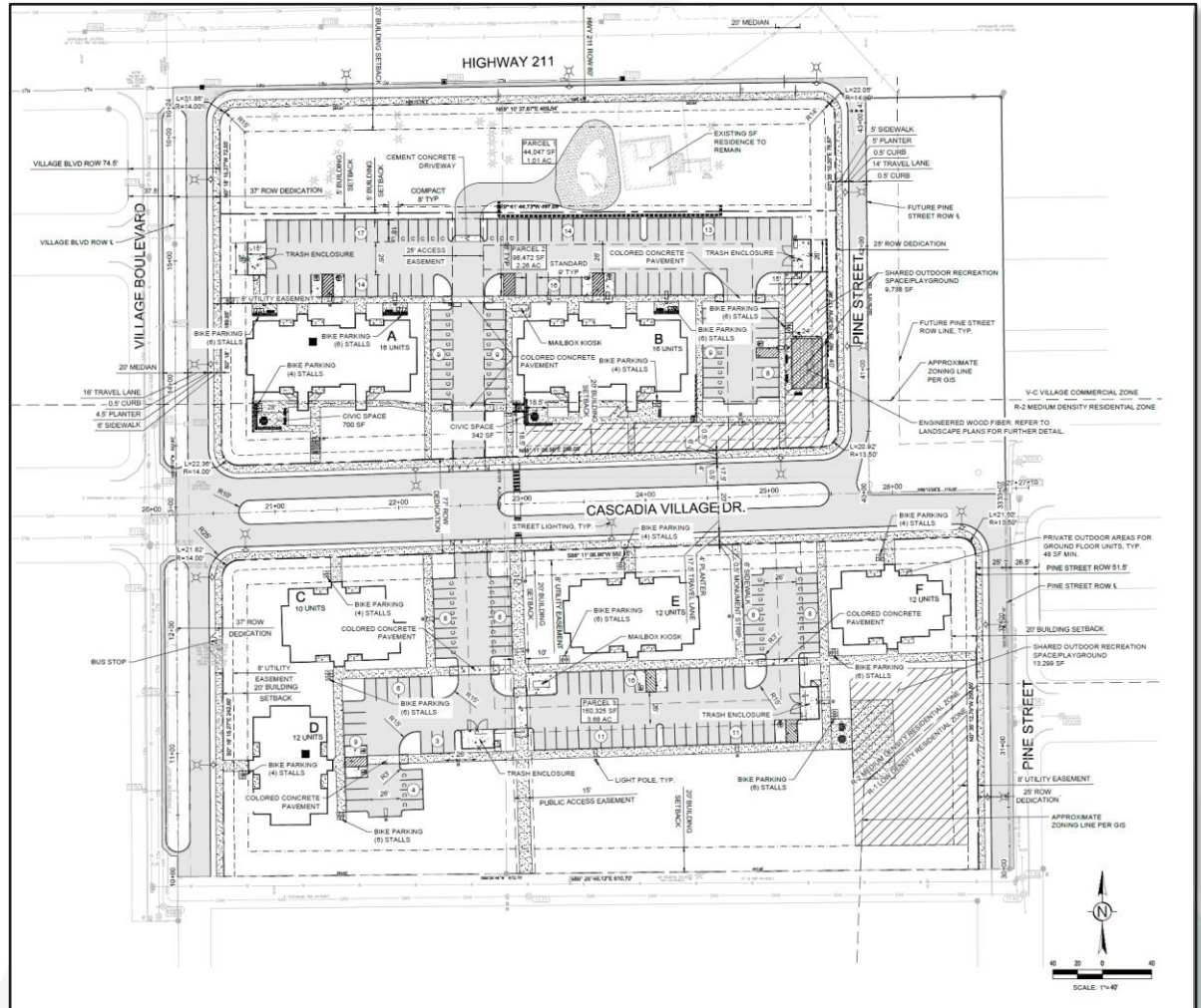
Proposed: 32 dwelling units, plus 1 existing house to remain.

MAJOR PARTITION

- Two (2) existing parcels
- Partition creates three (3) parcels

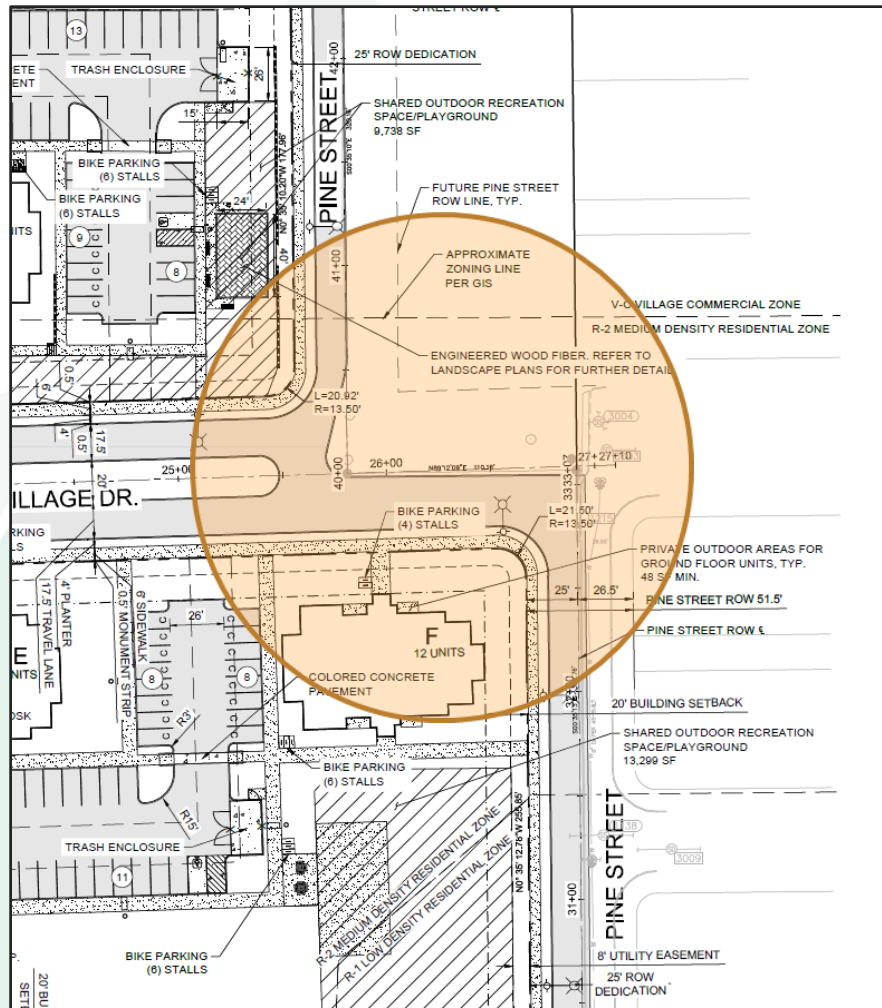


SITE PLAN



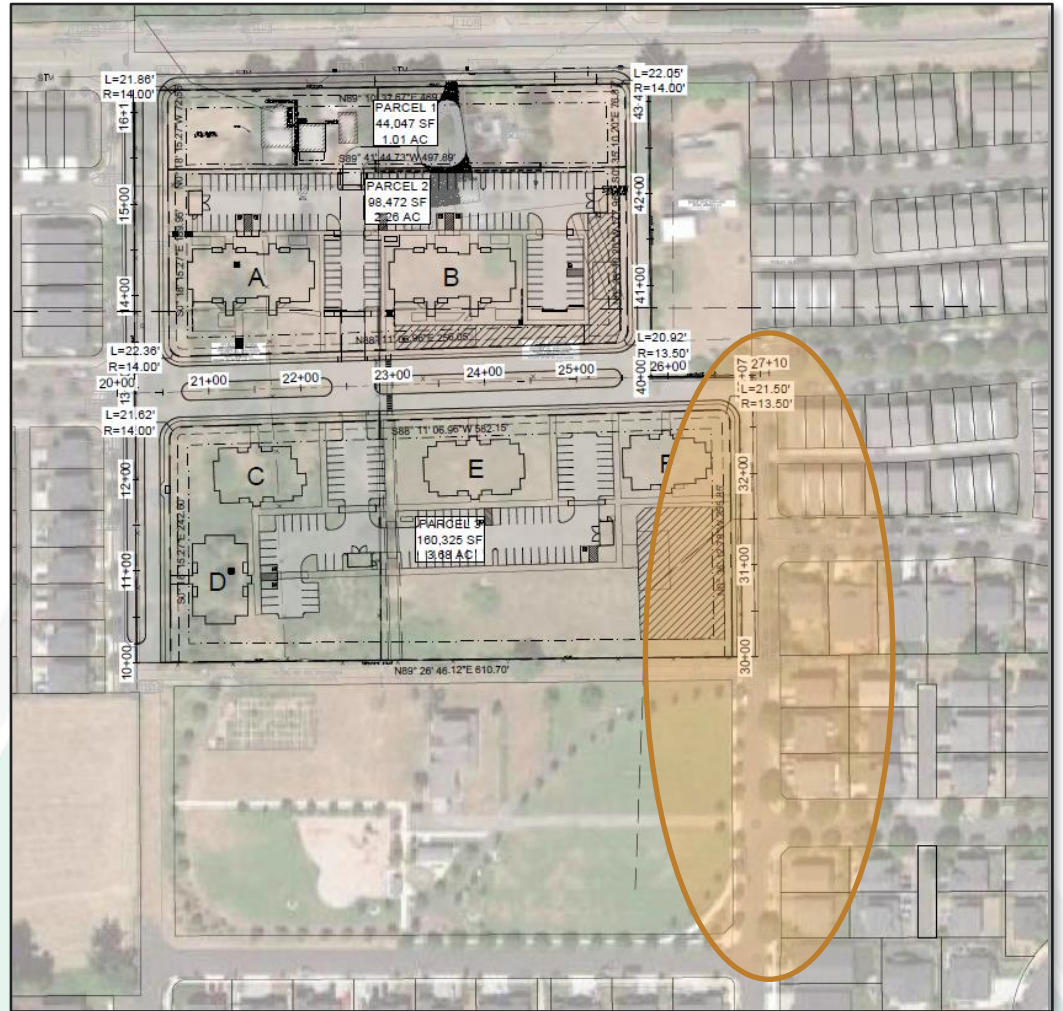
VARIANCES

Type III Variance to Sections 17.100.180(A), 17.84.50(E.2), and 17.84.50(J.3) to not provide 150 feet between intersections for Pine Street north and south of Cascadia Village Drive.



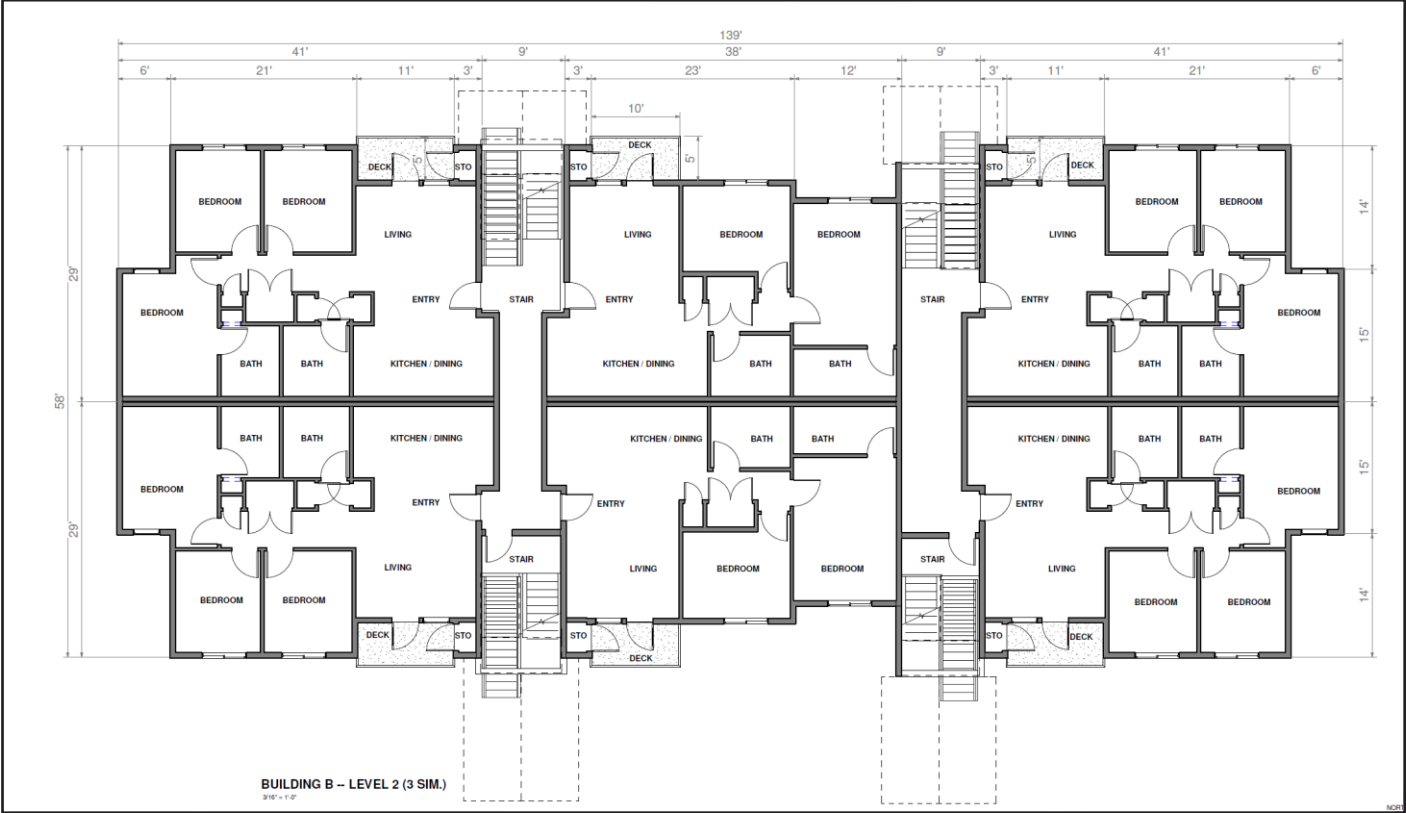
VARIANCES

Type III Variance to Section 17.100.120(B) to exceed the 400-foot maximum block length on the west side of Pine Street between Sequoia Street and Cascadia Village Drive.



VARIANCES

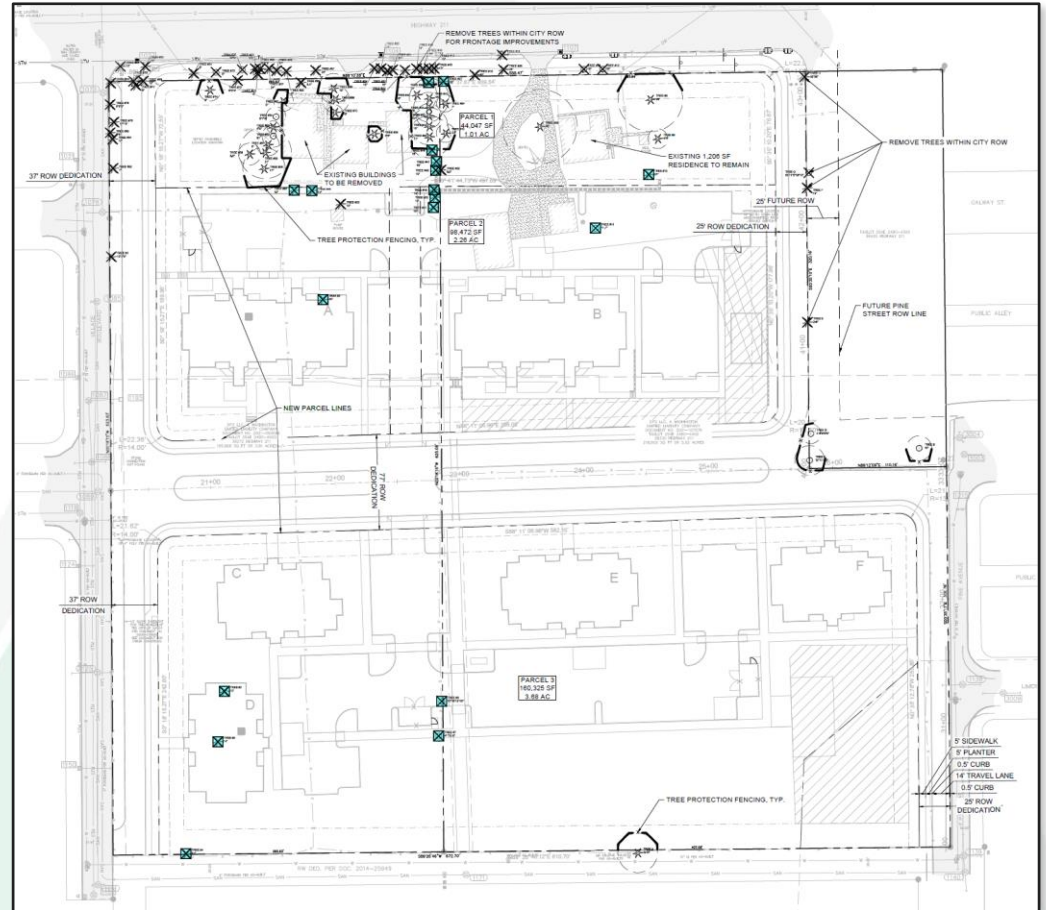
Type III Special
Variance to
Section
17.90.160(D) to
not provide 8-
foot offsets every
20 feet on all six
(6) buildings.



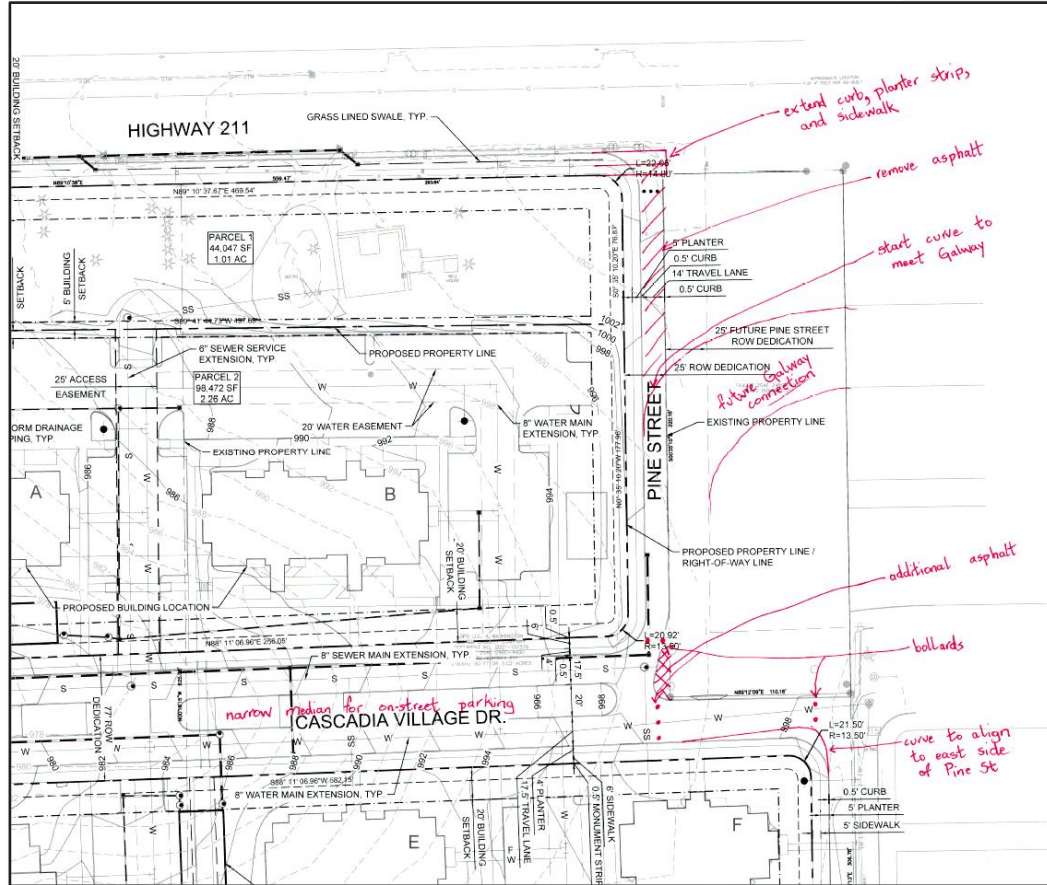
VARIANCES

Type III Variance to Tree Retention requirements in accordance with Section 17.102.70.

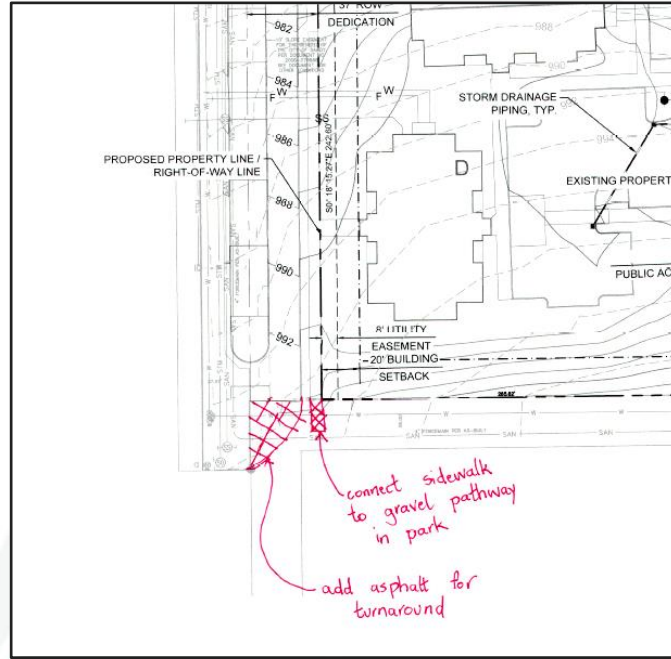
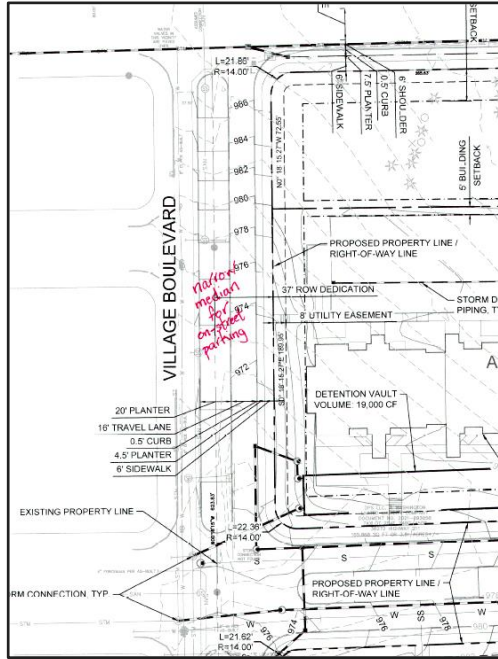
- Retention of 53 trees at 11-inches DBH + required
- Site has 74 trees at 8-inches DBH +
- Retaining 4 or 6 healthy trees at 11-inches DBH +
- Mitigate with 93 to 97 new trees (not including street trees)



RIGHT-OF-WAY MODIFICATIONS



RIGHT-OF-WAY MODIFICATIONS



ELEVATIONS – BUILDING A



ELEVATIONS – BUILDING B



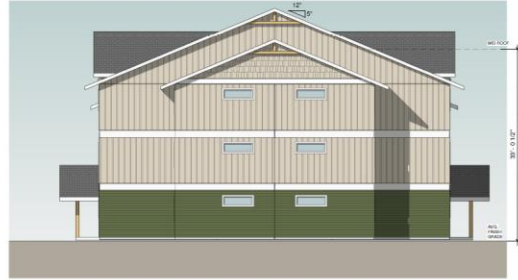
FENESTRATION CALCULATION

WALL AREA	FENESTRATION AREA	GLAZING AREA %
BUILDING B - SOUTH ELEVATION 1,112 SF	372 SF	33.45%
BUILDING B - WEST ELEVATION 664 SF	150 SF	22.60%
BUILDING B - SOUTH ELEVATION 1,112 SF	372 SF	33.45%

ELEVATIONS – BUILDING C



ELEVATIONS – BUILDING D



Building D North Elevation-Facing Building C
1/8" = 1'-0"



Building D West Elevation-Along Village Boulevard
1/8" = 1'-0"



Building D South Elevation-Along Bornstedt Park
1/8" = 1'-0"



Building D East Elevation-Parking
1/8" = 1'-0"

ELEVATIONS – BUILDING E



ELEVATIONS – BUILDING F



OVERALL RECOMMENDATION

Proposal achieves some major goals consistent with long range planning objectives in the City of Sandy:

- Widening Village Blvd. and extending Cascadia Village Drive to meet the proposed street layout in the 2011 Transportation System Plan and the Bornstedt Village Overlay (BVO) plan.
- Paying a proportional share fee for future capacity improvements at the intersection of Highway 211 and Dubarko Road of \$252,560 ($\$15,785 \times 16$ PM peak hour trips) for the residential development portion of the development and \$94,710 ($\$15,785 \times 6$ PM peak hour trips) for the approved use of office development on Parcel 2 for a total of \$347,270.

OVERALL RECOMMENDATION

Proposal achieves some major goals consistent with long range planning objectives in the City of Sandy:

- Extending Pine Street (south) to connect with Cascadia Village Drive.
- Fulfilling housing needs as defined in the Urbanization Study that was adopted in 2015.

OVERALL RECOMMENDATION

This proposal meets the applicable approval criteria in the Sandy Municipal Code and achieves some major goals consistent with long range planning objectives in the City of Sandy.

The Development Services Director recommends the Planning Commission **approve** the Type III design review, major partition, and four variances associated with the proposed Cascade Creek Mixed- Use Development subject to the conditions of approval in the staff report.