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Staff Report Memorandum June 15, 2023

To: Planning Commission
From: Community Development Department
Subject: VEG Animal Hospital Site Plan Review
11084 S. State St.
(South Towne, Community #9)

CUP06222022-006351
CBD Zone
1.2 Acres, 5726 Sq. Ft.

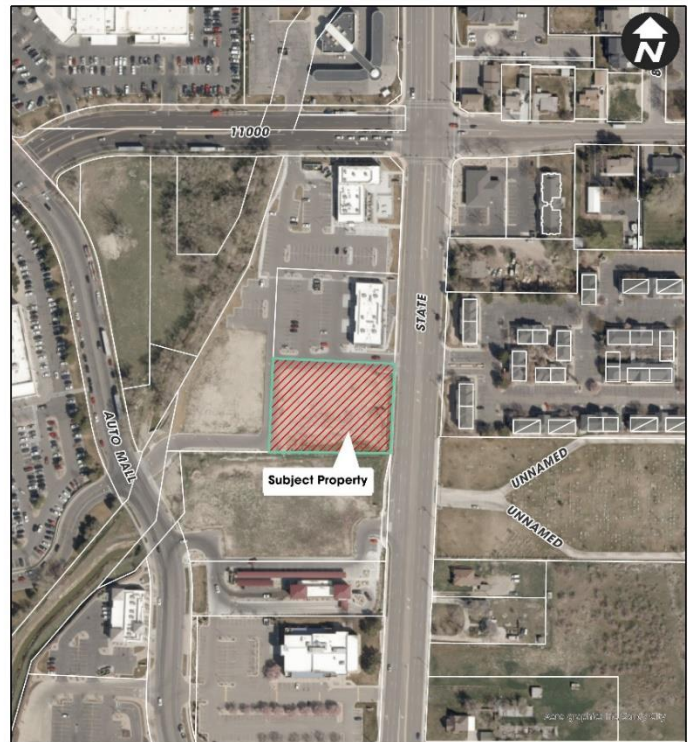
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations.

Request

The applicant, Larson Design Group, representing Veterinary Hospital Group (VEG), is requesting approval of a conditional use permit for an Animal Hospital land use in the Central Business District (CBD) zoning district located at 11084 S. State St. Wadsworth Development is the property owner and has given consent to the applicant to proceed to the Planning Commission for approval consideration. The Planning Commission is the land Use Authority for this requested action. Please see the attached Exhibit "A" for the applicant request letter. Also please reference Exhibit "B" of the Site Plan Review file (SPR12062022-006452) for those relevant application materials.

Background

This development will be located on the entirety of lot #3 in the School Yard Commercial Subdivision. This property is located in the Central Business District, (CBD) zoning district. The property extending from 11000 S. Street, south to 11400 South Street is also zoned CBD. North of 11000 S. St. is Auto Mall (Commercial) zoning. State Street is located to the east of the CBD zoning district.



CUP06222022-006351
Conditional Use
11084 S State St
Community Development Department
Cartography Eleanor Means

Property Case History	
Case Number	Case Summary
SUB-06-18-5426	The School Yard Commercial Subdivision, approved 2018. Recorded Plat. 5.45 acre site consisting of three lots in subdivision.
SPR-06-18-5425	Th5.45-acreYard Commercial Site Plan. Approved 2018, Phase 1 and Phase 2 were approved in 2018.
SPR-01-21-5986	The School Yard Dumpster Enclosure Addition, Approved March 18, 2021, to add two dumpster enclosures to the existing Phase 1 project.
SPR-02-21-5993	The School Yard Phase 3 Site Plan Review. Approved in May 2021, building #3 for lease commercial building is constructed and is now leasing to multiple tenants.

Public Notice and Outreach

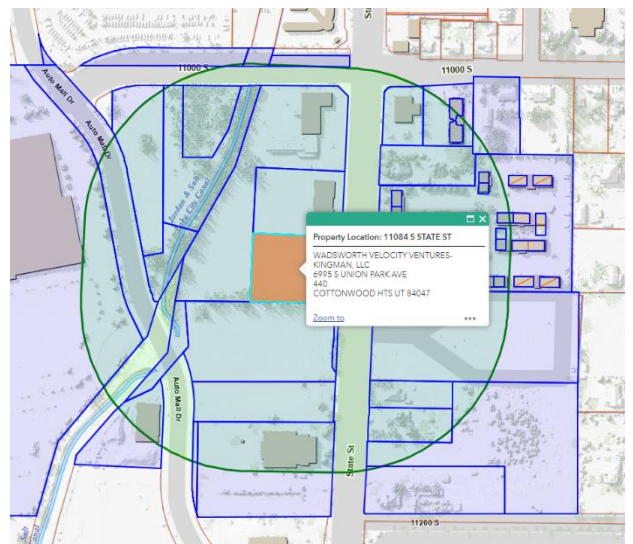
Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting was not held for this project, due to the lack of residential zoning in the area.

Analysis

The Animal Hospital land use is required to receive a Conditional Use Permit from the Planning Commission to be allowed in the CBD zone.

Conditional Use Standards

The City may impose conditions on a conditional use, based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following standards of review are applicable to this particular request and merit discussion or additional consideration by the Planning Commission before an approval can be given (staff’s analysis response is found below each item written in italics):



Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The size of the site is more than adequate to provide the required parking and other site improvements necessary to host the proposed building and its use.

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

The proposed site improvements will provide adequate vehicle and pedestrian access to the site.

- (3) The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.

All necessary utility and street access infrastructure is present and available on site.

- (4) Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

The site plan provides the required amount of off-street parking for the use. A dumpster and dumpster enclosure are provided on the site plan.

- (5) Site circulation patterns for vehicular, pedestrian, and other traffic.

The on-site vehicle circulation is adequate for the intended use. Pedestrian access and circulation will be adequate and is integrated into the shopping center development.

- (6) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

These factors have been extensively considered and approved by the City in the Site Plan Review application and determined to be appropriate and compatible.

- (7) The location and design of all site features, including proposed signage, lighting, and refuse collection.

These factors have been addressed in the proposed site improvement plans for the project.

- (8) The provision of useable open space, public features, and recreational amenities.

This standard is not applicable to this project.

- (9) Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.

These standards will be met with this project.

- (10) Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

The hospital generally contains its activities within the new building. The outside animal play area is fenced and located behind the building and is screened by the dumpster enclosure and the emergency generator enclosure. The use is located in a commercial area with no negative impact to residential properties.

- (11) Measures designed to protect the natural features of the site, including wetlands and drainage ways, ground water protection, soils, wildlife, and plant life.

This standard is not applicable to this project.

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

The use will be available for the emergency care and treatment of animals on a twenty-four hour a day, seven day a week (24/7) basis. These hours are key to the business model for this use. Its location on a major arterial street and in an established business area will not cause any undue hardship or inconvenience to residential properties or uses, with the 24/7 business hours.

- (13) Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

Routine business licensing and plan review processes are in place to review and monitor factors relative to the CUP operations. Complaints will be investigated by the City Code Enforcement Staff and resolved or forwarded to the Planning Commission for reconsideration and possible revocation.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

All of these relative requirements will be implemented by City staff during the final review and approval processes.

- (15) Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

None have been identified.

Staff Concerns

Planning staff does not have any concerns about the approval of this conditional use.

Recommendation

Staff recommends that the Planning Commission grant approval for the requested Conditional Use Permit for an Animal Hospital land use for the VEG Animal Hospital facility, as described in the Site Plan Review and this Conditional Use staff reports for the property located at 11084 S. State St., based on analysis in this staff report and the following findings and subject to the following conditions:

Findings:

1. All reviewing City Departments and Division have reviewed the plans for the new site plan and bank branch building and recommend Planning Commission approval, subject to their requirements and corrections to the plans.
2. This use will be well suited to be added to this existing commercial development and the surrounding commercial area and will benefit Sandy residents by adding this necessary veterinary emergency service to the community.

Conditions:

1. That the site be developed as per the site plan review requirements and conditions.
2. That specific site conditions needed to mitigate adverse impacts and achieve the objectives of the General Plan that have been identified, be applied, and imposed through the Site Plan review application.
3. This conditional use be reviewed upon legitimate complaint.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2022\CUP06222022-006351 VEG\VEG ANIMAL HOSPITAL CONDITIONAL USE PERMIT P.C. STAFF REPORT FOR MEETING JUNE 15, 2023.DOCX

Exhibit "A"



Proposed Conditional Use Description

Date: Wednesday, June 22nd, 2022

To: Sandy Community Development
10,000 Centennial Parkway
Sandy, Utah 84070

Regarding: VEG – Sandy, UT Project
Conditional Use Permit Application
Letter Describing the Proposed Conditional Use

The VEG – Sandy, UT project comprises the development of a ±5,600-square foot freestanding emergency veterinary clinic within the City of Sandy, Salt Lake County, Utah. The following describe the various components of the project.

1. Business Description: Clinics operated by Veterinary Emergency Group (VEG) offer 24-hour/365-day per year for daytime and after-hours emergency veterinary care. As shown on the provided site and building plans, the proposed improvements consist of a freestanding building, fenced yard area, external generator, dumpster enclosure, asphalt parking/loading area, and landscaping improvements.
2. Site Location: The project site is located along the western edge of South State Street (US Route 89) in the City of Sandy, Salt Lake City, Utah. This site fronts primarily on South State Street. The parcel address is 11084 South State Street, Sandy, UT 84070.
3. Use/Zoning: The project site is located within the Central Business District (CBD). The proposed VEG use of "Animal hospital, veterinary office" is classified as a conditional use per the City's zoning ordinance ([link](#)) and is therefore subject to a public hearing before the City.
4. Employees: Approximately eight (8) to ten (10) employees are assigned to a single shift. Of those employees there are approximately six (6) medical staff and four (4) administrative staff.
5. Stormwater: It is expected that above-ground stormwater basins will be the primary means of stormwater mitigation.
6. Utility: It is expected that utility improvements consist of new domestic and fire suppression water services, new sanitary laterals, new natural gas service (if possible), and new electrical services for each of the three parcels.
7. Traffic
 - 7.1. Access: It is expected that access to the site will be achieved via the existing shared driveway which is located along the northern property line. No new driveways are proposed along South State Street.
 - 7.2. Impacts: Expected traffic impacts are minimal. The existing driveway is to be utilized for all employee, patron, and delivery access. IN addition, the nature of a veterinary emergency use does not typically follow the morning and afternoon peaks in traffic flow. In fact, as this store primarily functions as an after-hours emergency care facility, patrons are expected to pick up in the evenings after primary veterinary clinics are closed.
8. Community Compatibility: The proposed VEG meets the intent of the Central Business District (CBD) zoning district in that it is part of a planned commercial center, it is a commercial use, and is located in close proximity to residential uses (where pets typically reside). This use both fits the intent of the zoning district, matches the classification of neighboring uses (commercial), and is conveniently located to serve the community.