

movie theater into its own lot. The applicant is not requesting any special exceptions or overlay zones with their request.

BACKGROUND & SITE CONDITIONS

The subject property is approximately 18.06 acres in size. It is located in the CC Zone (Planned Center – Community District). It is bordered on the north and part of the west side by other properties in the CC Zone. The rest of the west side as well as the properties to the south are comprised of single-family homes in the R-1-8 Zone. The east side is bordered by single-family homes in the County as well as by four parcels in the PO Zone (Professional Office District).

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject property as per Sandy City Land Development Code requirements, to notify them of the Planning Commission meeting. Physical signs were also posted on two sides of the property. No neighborhood meeting was held because no uses in the commercial subdivision are changing.

SUBDIVISION ANALYSIS

City staff and departments have reviewed and recommend preliminary subdivision review is complete, subject to their normal requirements and specifications. The subdivision meets all zoning requirements. The purpose of this subdivision amendment is to separate the existing movie theater into its own lot. No demolishing of buildings nor construction of any type are being proposed with this application. The intent is to add additional property lines to the plat. Should the movie theater be replaced or repurposed in the future it will have to come back to the Planning Commission for a full site plan review.

STAFF CONCERNS

There is also a potential future parking issue. Currently, according to the ALTA Survey that was completed as part of the application materials, there are 1,484 parking stalls associated with the Sandy Mall. Should the use change from a movie theater to something else in the future, the sufficiency of parking will need to be addressed. Currently, all shared parking, area maintenance, and a reciprocal access plan for the Sandy Mall is handled through the CC&R's.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for Sandy Mall Subdivision 2, Amending Lot 1, located at 9471 S. 700 E., based on the following findings and subject to the following conditions:

Findings:

1. That the various City departments and divisions have preliminarily approved the proposed subdivision plat.
2. That the proposed subdivision will be finalized with City staff, through recording with the County Recorder.

Conditions:

1. 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.
2. That all City provisions, codes and ordinances are adhered to during the review process of this project.
3. That all commercial lots comply with all requirements of the CC Zone.
4. That any new development be required to proceed through the site plan review process at the time of development as outlined in the site plan review procedures within the Sandy City Development Code.
5. That all previously approved conditions of approval from the existing Site Plan Approvals remain in full force and are not nullified or removed with this approval.

Planner: _____
Craig Evans, Planner

Reviewed by: _____
Brian McCuiston, Planning Director