

Proposed Amendments to Title 21
Sandy Land Development Code
Section 21-19-20 SD (Carnation) Zone

Applicant: Adam Nash

Case File: CA05252023-0006605

Application for Title 21 Code Amendment



Applicant Adam Nash proposes a code amendment to allow *restaurants with drive-up windows* in the SD-Carnation Zone

Special Development
Carnation Zoning District
10600 S. 1000 E.

Sec. 21-19-20. SD (Carnation)-10600 S. 1000E.

- (a) *Purpose.* The SD(Carnation) Zone is established to provide an area for convenience commercial retail services and professional and business offices with development standards compatible with those of contiguous properties.
- (b) *Uses Allowed.*
- (1) *Permitted and Conditional Uses.* Permitted or Conditional Uses shall follow the use list for the CvC Zone, as listed in Section 21-8-2, with the following exceptions:
- a. All alcoholic beverage related land uses shall be not permitted within this district with the exception of alcoholic beverage off-premises beer retailer licenses.
 - b. All automotive-related land uses, including repair, oil change, gasoline dispensing, rental and other service activities, shall be not permitted within this district.
 - c. All pharmacy (including ancillary compounding) and medical and health care office uses shall be permitted within this district.
 - d. Drive-up window ~~(non-food) uses (limited to banks, ATMs, dry cleaners, pharmacy, etc.)~~ shall be permitted within this district.

Proposed Code Amendment

Title 21, *Land Development Code*

- In 2020, City Council approved an application for a code amendment to the SD (Carnation) zone that specifically **limited drive-up windows to only non-food uses** (e.g., banks, ATMs, dry cleaners, pharmacies).
- Proposal would remove current limitation and allow food-related establishments like restaurants to have drive-up windows as well.
 - Restaurants without a drive-up window are currently a permitted use in the SD-Carnation zone.

Proposed Code Amendment

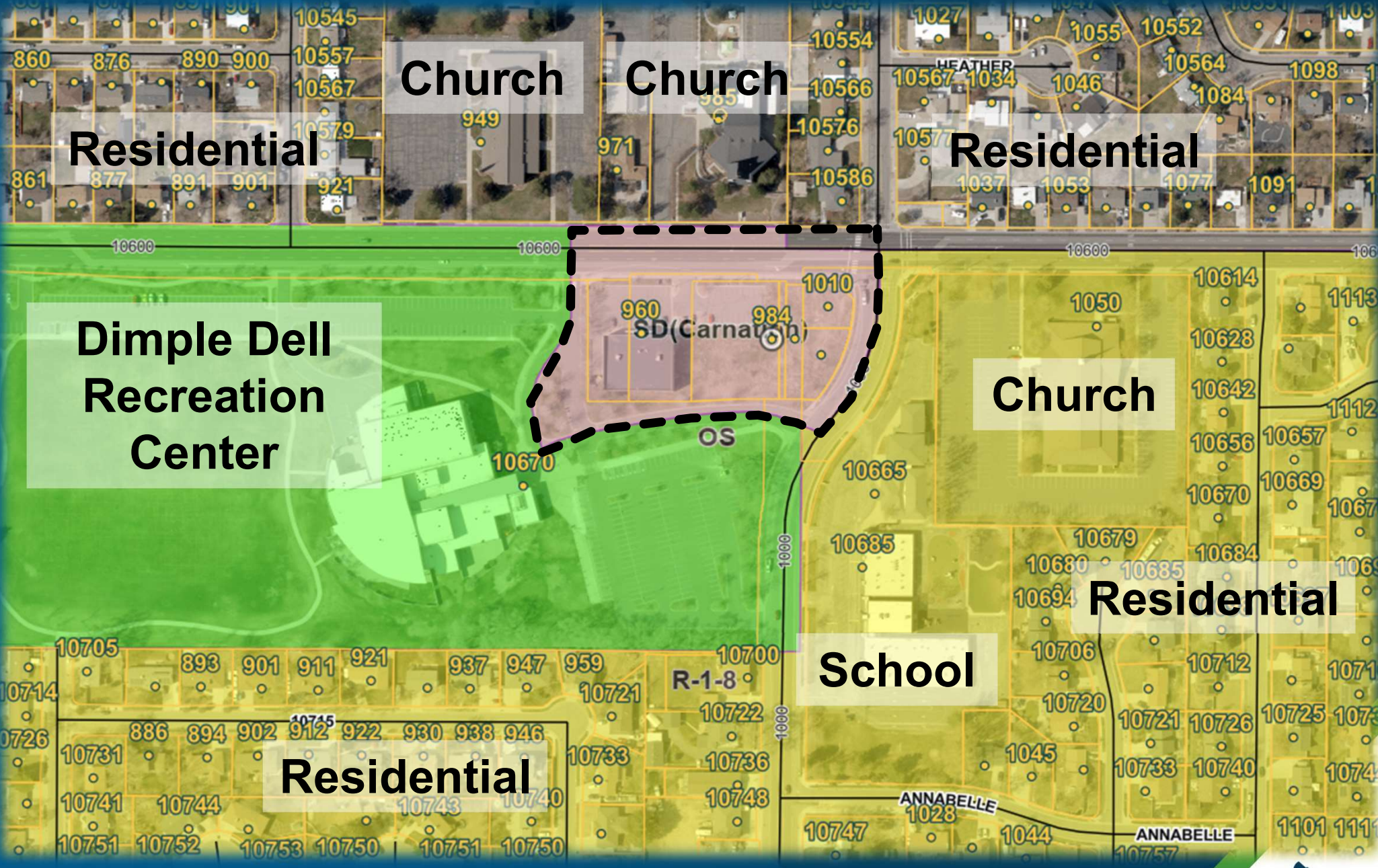
Title 21, *Land Development Code*

- Drive-up windows can create negative impacts with increased vehicle traffic, conflicts with pedestrians and bicyclists, circulation and stacking issues, noise from speakers, glare from lighting and longer operating hours.
- Drive-up windows at restaurants result in a higher volume of vehicle traffic, approximately 4-5 times more vehicle trips compared to drive-up windows at pharmacies.
- SD (Carnation) zone is adjacent to single-family homes, churches, the Dimple Dell Recreation Center, and a school, where negative impacts from increased vehicle traffic would affect surrounding land uses.

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Church

Church

Residential

Residential

**Dimple Dell
Recreation
Center**

960
SD(Carnat)

984

Church

Residential

School

Residential

Proposed Code Amendment

Title 21, *Land Development Code*

- To mitigate negative impacts, multiple commercial zoning districts (RC, BC, CN and CN(HSN)) prohibit restaurants with drive-up windows if they are located **within 250 feet from a residential zoning district**, unless bisected by a major arterial road.
 - If a similar approach was applied to the SD (Carnation) zone, a restaurant with a drive-up window would not be permitted in some areas.
- Site limitations also hamper suitability: access, circulation queuing, and parking requirements.

Arterial Road

250' from Residential Zone

960
SD(Carnal)

OS

R-1-8

ANNABELLE
1028

ANNABELLE

Planning Commission Recommendation

- Negative recommendation to the City Council to amend Section 21-19-20 of the Sandy Municipal Code to allow restaurants with drive-up windows in the SD Carnation zone.
 - No action required at this work session
 - Decision scheduled for November 28th

~End~

City Council

