



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 18, 2018

To: Planning Commission
From: Community Development Department
Subject: The Movement Center
(Recreation Center)
9314 S. 700 E.
[Historic Sandy, Community #4]

CUP-09-18-5491
Zone: CC

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
CUP#82-30	<i>Outer Limits Dance Hall, recreation use within 100 feet of residential properties. Approved by PC.</i>
CUP#85-51	<i>Valley Dance Studio, recreation use within 100 foot of residential properties. Approved by PC.</i>
CUP-01-18-5346	<i>Puppy Match Maker, CUP to allow for overnight kenneling. Approved by PC.</i>

DESCRIPTION OF REQUEST AND BACKGROUND

The applicant, Markie Mitchell for The Movement Center, is requesting that the Planning Commission consider a request for a conditional use permit (CUP) to allow for a recreation center to operate within 250 feet of a residential property on the property located at 9314 South 700 East (*See Exhibit #1 – Application Materials*).

The Movement Center offers training in different disciplines of tumbling, dance, cheerleading, and acrobatics for beginner, intermediate, or advanced students. The training facility offers classes to prepare children for high school drill teams, dance companies, and/or cheer leading teams. The business has two employees that operate during the following hours: Monday – Thursday: 9:00 AM – 12:00 PM and 4:00 PM – 9:00 PM, Friday: 2:30 PM – 7:30 PM, and Saturday: 12:00 PM – 4:00 PM

The subject property is bordered to the north, south, and east by commercial businesses zoned CC. However, to the west, the commercial property borders single-family residential lots along Brighton View Drive zoned R-1-8. The distance from the nearest residential home to the commercial tenant space is 70 feet (*See Exhibit #2 – Site Separation*).

ANALYSIS

Per **Section 15A-08-02** of the Sandy City Land Development Code, recreation centers located within 250 feet of a residential district require a Conditional Use approval from the Planning Commission.

COMPLIANCE WITH SECTION 15A-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 15A-33-03 “A” to “O”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “A” through “O”, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

B. Proposed site ingress and egress existing and proposed roads and streets.

The ingress and egress to and from the site is existing and will not change. Entrance to and from the commercial building will utilize the front doors on the east side of the structure.

E. Site circulation patterns for vehicular, pedestrian and other traffic.

Pedestrian and vehicular circulation will utilize the existing ingress/egress point of access to the east on to 700 East and to the south on to 9400 South.

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

Separation from the rear of the building to the nearest home to the west is 70 feet, with a 6-foot cinderblock wall. These buffers provide ample separation and buffering from residential properties. The applicant is not proposing to use the rear door of the building.

O. 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 Code.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

NOTICE

A neighborhood meeting was held on Tuesday October 2, 2018 at 8:00 PM by the Community Development Department. No neighbors attended the meeting. Notices were mailed to the property owners within a 500-foot radius of the subject parcels in advance of the Planning

Commission meeting. At the time of writing the staff report, staff has not received any comment on this application.

CONCERNS

Staff has no concerns.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit to allow for The Movement Center to operate a recreation center within 250 feet of a residential property at 9314 South 700 East based on the findings listed below and the subject to the following conditions:

Finding

1. Based on the proposed use, staff finds that there is sufficient separation from the commercial building and the nearest residential properties of 70 feet, with a 6-foot cinderblock wall. Further, the applicant is not proposing to use the rear door of the building.

Conditions

1. That the proposed structure comply with all applicable Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission to mitigate a reasonably anticipated detrimental effects of the proposed use.
3. That the applicant obtain a business license from the Community Development Department.
4. That the use be reviewed upon legitimate complaint.

Planner: Wade Sanner Reviewed by: JM

Wade Sanner, Planner

Exhibit #1 – Application Materials

The Movement Center

The Sandy region is in need of a training facility that offers opportunity for children to explore different types of movement in one location. We believe that by offering cross training for our students in different areas of movement we can create an overall artistic performer that is well-rounded and able to move in any direction he or she pleases. We aim to prepare our kids for their high school drill team, dance company, or cheer leading team. We strive to prepare our students to succeed in the world of performers. Whether their goal is to be a professional dancer, earn a scholarship for competitive cheer, audition for Cirque du Soleil, or just to do a back flip, we will help them get there. The thing that makes us the happiest is getting to know our students and watch them grow and excel, in fact, we love it so much we decided to devote our lives to it! We believe that the sense of community and belonging is lacking from the training facilities in the area and there is a need to bridge that gap while advancing one's individual skills and confidence.

The movement Center is a space where children and adults alike will have the opportunity to explore many different forms of movement, through our diverse selection of classes. Our facility offers training in different disciplines of tumbling, dance, cheer-leading, and acrobatics. Whether you are a beginner, an intermediate, or an advanced student, The Movement Center has something for you!

Our goal is to create a space that is focused on promoting self-confidence, self-awareness, self-development through various forms of movement. We aim to create a community of movers and artists that can impact the community. We are committed to providing top quality training to all of our students, young and old, by pushing them to their full potential in an inviting and growth-minded environment.

We will sell our business on our own passion for our students, and our pride in our coaching staff to lead our students to success. We have faith that we can help our students grow into strong, brave, and confident people. Our students and their parents will be welcomed into our facility and encouraged to be a part of our community.

Business Hours:

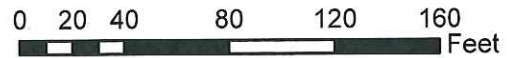
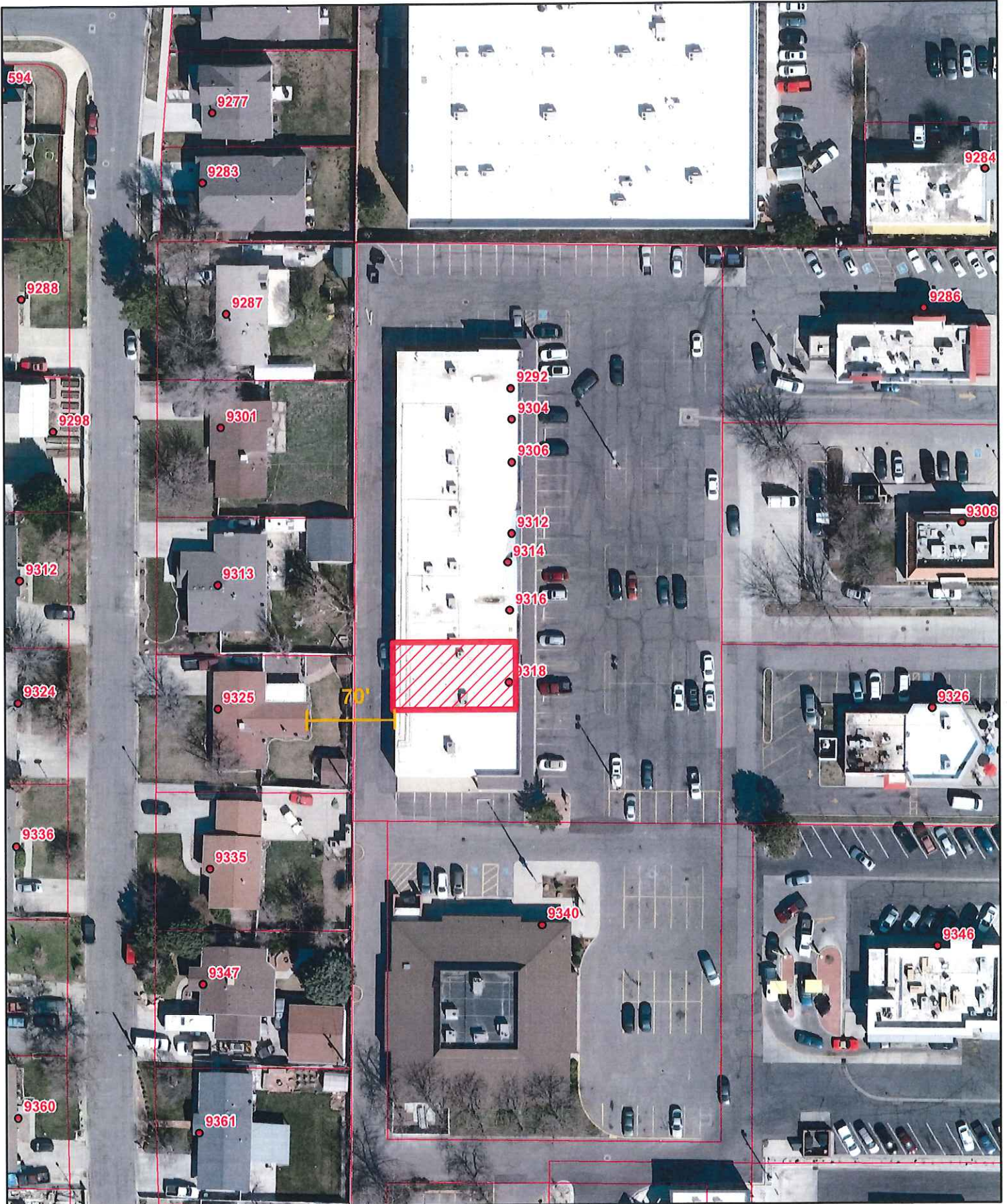
Monday- Thursday: 9AM-12PM & 4:00PM-9:00PM

Friday: 2:30PM- 7:30PM

Saturdays 12:00PM-4:00PM

Exhibit #2 – Site Separation

The Movement Center





Legend

6-Foot Cinder Block Wall

Google Earth

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467 ft