



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
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DIRECTOR

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum February 16, 2022

To: Planning Commission
From: Community Development Department
Subject: MedVet – Veterinary Office
10291 S. State Street
[Crescent White Willows, #10]

CUP01272023-006475
Central Business District (CBD)
1.04 Acres

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area.

Request

With the permission from the property owners (Clark and Orfaea Investments, LLC), the applicant, Michelle Martin of Ford & Associates Architects, is requesting a conditional use permit for a veterinary office at the property located at 10291 S. State Street. The request is to use a 3,549 square foot space inside a one-story multitenant building within the Commercial Boulevard District (CBD) zone (applicant letter, Exhibit “A”).

Background

The subject property is located on the east side of State Street, a major arterial road. This is a single-story multi-tenant building that was originally constructed in 1994. The building itself is approximately 11,000 square feet and currently houses two other tenants with the applicant proposing to utilize a vacant 3,549 square foot space within the building.

Properties directly north, west, and south are zoned commercial buildings zoned CBD. Properties to the east are single family homes zoned R-1-20A.



CUP01272023-006475
Conditional Use Permit
10291 South State St.

Community Development Department
Cartography Eleanore Mearns
Acro-graptics Inc, Sandy City

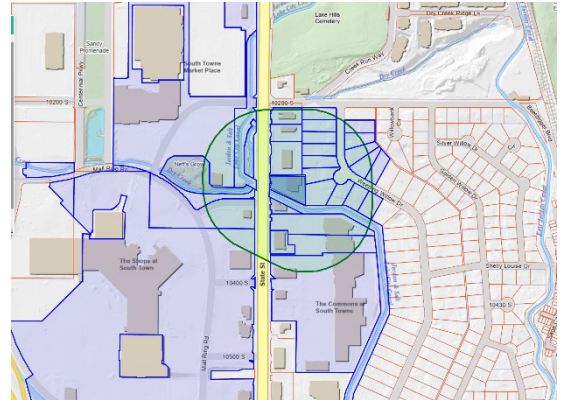
Property Case History	
Case Number	Case Summary
SPR-94-43	Skipper Master Area Plan.
SPR-97-46	Site Plan Review for a Kinkos.

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on February 6th and no neighbors attended. In addition, staff has not received any emails or phone calls regarding the project.

Analysis

The applicant is proposing to utilize the space for a veterinary office. That use is a conditional use within the CBD Zone. The veterinary office proposes to operate Monday-Friday from 10:00 a.m. and 8:00 p.m. The applicant is not proposing any exterior changes or site modifications to accommodate this use. Should future changes be proposed, those would need to be reviewed through a modified site plan review.



Parking

The building contains three businesses and provides 52 shared parking spaces between the three. The building contains an office use and a commercial sales and service use which requires 14 and 18 spaces respectively. MedVet is a veterinary office requiring 4 parking spaces per practitioner. MedVet is proposing to have 5 employees per shift which would be one afternoon shift and one morning. Employees would include the practitioner, veterinary techs, and secretary which would require approximately 8 spaces per shift meaning the parking lot is overparked by approximately 12 spaces with the existing and proposed use.

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-4 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below 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.

That the size and configuration of the site meets the intent of the proposed use.

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

The site has a shared parking lot with the two other businesses in the building. There are 52 parking spaces in total.

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

That the proposed operating hours are 10:00 AM to 8:00 PM

- (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.

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

Staff Concerns

Staff has no concerns with the proposed use and feels the proposed use meets the intent of the CBD zone.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for a veterinary office to operate in the CBD zone as described in the staff report for the property located at 10291 S. State Street. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the CBD zone.
2. The proposed use should have minimal to no impact on the surrounding uses.
3. The number of available stalls is more than enough to accommodate the number of required stalls for the space.

Conditions:

1. That the applicant complies with all 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.
3. Should the applicant or property owner seek to make site or exterior modifications, that they proceed through the site plan review process.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:

Claire Hague

Claire Hague
Planner

S:\Users\PLN\STAFFRPT\2023\CUP01272023-6475 MedVet

Exhibit "A"

FORD & ASSOCIATES

A R C H I T E C T S

Mr. Mike Wilcox
Planning Director
City of Sandy UT
10000 South Centennial Pkwy.
Sandy, UT 84070

Re: **Proposed Conditional Use**
MedVet Urgent Care
10291 South State Street
Sandy, UT 84070

Mr. Wilcox,

We are requesting a review of the attached Conditional Use Application for the proposed MedVet Urgent Care facility to be located at the above address. MedVet Urgent Care will occupy a 3,549 square foot vacant tenant space at south end of this multi-tenant single story retail and business use building. No exterior modifications to the existing building shell are included in the project. Additionally, there are no exterior animal areas (i.e., walk runs or pet relief areas). All business functions are interior to the building. No boarding services are to be provided.

The veterinary clinic will be open seven days a week. The hours of operation will be from 10AM to 8PM. There will be 5 employees per shift for a total of 10 employees. The existing site has a total of 52 existing parking spots (including 2 accessible spaces).

Please review the above information and let me know if any additional information is needed at this time. We appreciate your consideration in this matter.

Sincerely,
Ford & Associates Architects, Inc.



Mark P. Ford, Architect

Attachments: General Development Application
Conditional Use Application

Cc: File
Lynn Wackerly, Medvet

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