



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

December 3, 2020

To: Planning Commission
From: Community Development Department
Subject: Lucky's Auto Credit (Conditional Use Permit) CUP-11-20-5943
9032 S State St. Zone: RC
(Community #2-Civic Center) Acres: 1.06

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-85-23	Discount Tire

DESCRIPTION OF REQUEST

The applicant, Chris Taylor, for Lucky's Auto Credit., is requesting a Conditional Use Permit to allow an "auto, light trucks, RV dealership-sales and service agency" land use in the Regional Commercial (RC) zone on the property located at 9032 S. State Street. (*See Exhibit #1: Application Material*).

The subject property has been used as a Discount Tire for several years. The proposed use will occupy the building as it is currently constructed with no interior changes needed. There are properties to the north, south, and west of the property that are all similarly zoned RC. There are similar land uses south and across the street to the east of the subject property. There is reciprocal access between the business to the north and south which provides the customer additional access and exit easing any potential traffic flow.

The applicant expects the dealership sales department to operate six days a week Monday-Saturday from 9am to 7pm and the service department to operate five days a week Monday-Friday from 8 am to 5 pm. The applicant expects an average of 5-10 visitors per day for both

purposes combined and for it to be evenly spread throughout the day. There is plenty of parking in designated existing parking. There will be roughly 20-25 cars for sale as well as the customer cars that will be worked on at any given time. This use will have a similar impact to the surrounding properties as the previous business and purpose.

NOTICE

Due to the property being located in the Civic Center Community, a neighborhood meeting was not required. Notices were mailed to property owners within 500 feet of the subject property. At the time of writing this report, staff has not received any comments for this application.

ANALYSIS

Under Section 21-08-02(B) of the Sandy City Land Development Code the proposed auto sales is classified as an “auto, light trucks, RV dealership-sales and service agency” and requires a conditional use in the RC zone.

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-04 “1” to “15”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “1” through “15”, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

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 Code.

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

CONCERNS

Staff has no concerns with the proposed use. All service activities should take place inside of the existing building. The proposed use will have minimal impact on the surrounding properties.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Lucky's Auto Credit for the property located at 9032 S. State Street to operate a “auto, light trucks, RV dealership-sales and service agency” as described in the staff report subject due to the following findings and subject to the following conditions:

Findings

1. The proposed use meets the intent of the RC Zone.
2. There should be minimal to no impact to adjacent uses.

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. That this Conditional Use Permit be reviewed upon legitimate complaint.
4. All service activities for the vehicles take place inside the proposed building.

Planner: _____ Reviewed by: _____

David Rodgers, *Zoning Technician*

S:\USERS\PLN\STAFFRPT\2020\CUP-11-20-5943 Lucky's Auto RC Zone

Exhibit #1 – Application Materials

Letter Describing Proposed Conditional Use

Plan Name: Lucky's Auto Credit

Site Address: 9032 S State St. Sandy, Ut 84070

Submitted by:

Chris Taylor, Manager/Member

3081 S. State St., Salt Lake City, UT 84115

(801) 971-0138

c.taylor@lac77.com

Lucky's Auto Credit is a used car dealer founded in Utah in 2009 with two existing locations in Utah and one in California. Lucky's has seen great success in providing affordable vehicles with competitive financing options and including complimentary oil changes, safety & emissions, and a 2-year warranty with all vehicles sold. This brings back customers to our dealership and ensures the customer a long lasting positive experience with the vehicle they purchase.

Our Sales department operates Monday-Saturday 6 days a week 9am to 7pm and our service department operates 5 days a week Monday-Friday. We get expect and average of 5-10 visitors per day for both purposes combined and it is evenly spread throughout the day.

The existing location that we are in the process of purchasing from the current owner was a Discount Tire store and the layout of the inside and outside of the store is perfect for our current operation and no changes in the building or type of operation are needed. There is plenty of parking in designated existing parking roughly 20-25 cars for sale as well as the customer cars to be worked on. Since this is the case, we feel this similar use would have no different impact than the previous business and purpose (auto repair facility) which is already approved by the city without condition.

The building is laid out perfect for customers to enter and exit and there is an open driveway between the business to the north and south which provides the customer additional access and exit easing any potential traffic flow.

We look forward to being part of Sandy City and hope to be an asset to the city to attract and retain the population's current and future shopping needs.

Exhibit #2 – Vicinity Map

