

//DESIGNS OF TOMORROW – ARCHITECTURE

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DATE:
09/03/2021

PROJECT NO:
21004

CLIENT:
Russell Platt
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PROJECT NAME/LOCATION:
Centennial Village
10012 S Centennial Parkway
Sandy, UT 84070



//PROPOSED ZONING CODE AMENDMENT

REASONING FOR AMENDMENT:

This zoning code amendment is being proposed to allow for the design of a supercar showroom as a ground-floor retail use in the new Centennial Village development along Sego Lily Dr. and Monroe St. in the Arts and Culture subdistrict of Sandy's Central Business District.

This supercar showroom is unique in that the volume of cars that are sold is quite low, the level of customer service is incredibly high, and the overall design will create a unique, distinguished, and desirable environment, with the showroom functioning as a sort of museum displaying automotive works of art.

Additionally, the maintenance of these vehicles is performed in a controlled environment where major components are shipped off-site for repair. This provides for a maintenance environment that is clean and controlled, where noise and odors are minimally invasive.

SANDY CITY CODE OF ORDINANCES

SECTION 21-8-2: PERMITTED LAND USE MATRIX BY THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS

The following amendments are proposed for this section:

- In the Land Use Matrix column labeled “CBD – A & C”, the following uses shall be changed from ‘N’ (Not Permitted) to ‘C’ (Conditional):
 - Auto, light trucks, RV dealerships (new) – sales and service agencies
 - Include new explanatory note 25
 - Auto, light trucks, RV dealerships (used) – sales and service agencies
 - Include new explanatory note 26
 - Auto, light trucks, RV rental and leasing agencies
 - Include new explanatory note 26
 - Automotive service and repair – major
 - Include new explanatory note 26 & 27
 - Automotive service and repair – minor
 - Include new explanatory note 26 & 27
- The following notes shall be added to the “(c) Explanatory Notes for Land Use Matrix” section:
 - 25. This land use is only allowed in the area bounded by Sego Lily Drive to the north, Monroe Street to the west, 10080 S to the south, and Centennial Parkway to the east.
 - 26. This land use is only allowed as an ancillary use to an “Auto, light trucks, RV dealership (new)” land use that complies with all applicable restrictions as defined in this section.
 - 27. This land use must be located within an entirely enclosed, soundproofed space as designed by a qualified acoustical engineer.