



Legislation Details (With Text)

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**Type:** Planning Item    **Status:** Passed

**File created:** 9/28/2021    **In control:** Planning Commission

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**Title:** Centennial Village - Amend CBD-A&C Zone for Auto Dealers & Related Uses  
Amend Title 21, Chapter 8, Land Uses in the Commercial, Office, Industrial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development District of the Sandy Municipal Code.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff report.pdf, 2. Exhibit A.pdf, 3. Exhibit B.pdf, 4. Code Amd Request.pdf, 5. Centennial Village Project Presentation

Date	Ver.	Action By	Action	Result
10/7/2021	1	Planning Commission	approved	Pass

**Agenda Item Title:**

Centennial Village - Amend CBD-A&C Zone for Auto Dealers & Related Uses  
Amend Title 21, Chapter 8, Land Uses in the Commercial, Office, Industrial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development District of the Sandy Municipal Code.

**Presenter:**

Mike Wilcox

**Description/Background:**

Simon Rucinski of Designs of Tomorrow - Architecture, representing Centennial Village LLC, has applied for a code amendment to the commercial land use matrix to allow for auto dealer and related uses in the CBD-A&C Zone. The proposal would amend section 21-8-2, Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts. Centennial Village LLC owns the 4.27-acre block that currently houses the Civic Center Post Office location which is within a retail/office building. They are seeking to add to this block and redevelop the existing structures on this site in a project known as Centennial Village. It is located at 215 West Segó Lily Drive. The property is bordered by Monroe Street on the west, Segó Lily Drive on the north, Centennial Parkway on the east and on the south side by a planned extension of a public street, 10080 South. The proposed code amendment would allow for the developer to incorporate an auto dealership into their mixed-use development. The details of the applicant’s request can be found in their letter (attached).

**Recommended Action and/or Suggested Motion:**

The Community Development Department requests that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit “A”, attached, for the following reasons:

1. The proposal complies with the Purpose of the Land Development Code as stated in section 21-1-3.
  
2. Compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.