



Legislation Details (With Text)

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Title: Towne Ridge Retail Pads "B" and "C" (Conditional Use Permit for Restaurant, Drive-up Window)
9680 S. 9710 S. State Street
[Community #2- Civic Center]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff report and site plan.pdf

Date	Ver.	Action By	Action	Result
11/19/2020	1	Planning Commission	approved	Pass

Agenda Item Title:

Towne Ridge Retail Pads "B" and "C" (Conditional Use Permit for Restaurant, Drive-up Window)
9680 S. 9710 S. State Street
[Community #2- Civic Center]

Presenter:

Doug Wheelwright

Description/Background:

Sterling Realty Organization, of Seattle, Washington, property owners, represented by Mr. Chris Jensen, Architect, of THINK Architecture, of Sandy, Utah, are requesting Conditional Use review for two future restaurants with drive-up window service, one restaurant in each of the two new, multi-tenant retail commercial buildings, located upon the two "Pad Site" lots approved in the Towne Ridge Commercial Subdivision in 2016. The two commercial subdivision lots are located at 9680 and 9710 S. State Street and are zoned Central Business District (CBD) and the lots also are located within the Cairns downtown development district. Pad lot "B" is proposed to have a commercial shell building of 8,097 square feet and Pad Lot "C" is proposed to have a commercial shell building of 8,113 square feet. Both buildings will be single story, slab on grade structures. The Planning Commission is the land-use authority for this requested action.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission **grant** the Conditional Use requests to allow "Restaurant, Drive-up Window" land use on the Towne Ridge Commercial Subdivision lots "B" and "C", based on the staff report, the **staff findings 1 to 15** in the above analysis of the Conditional Use Standards and the **three additional findings listed below and subject to the following three conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed related site plan.
- B. That the proposed site planning and infrastructure improvements, building design, will provide substantial mitigation of reasonably anticipated detrimental impacts of the drive-up window and its related vehicle queuing development upon the surrounding businesses.
- C. That the proposed “Restaurant, Drive-up Window” land use request has been reviewed by staff considering the 15 standards contained in the Sandy City Development Code, 21-33-04, Conditional Use Process, and appropriate and adequate mitigation measures will be implemented or will be imposed as deemed necessary to minimize impacts to the surrounding business community, subject to the following conditions.

CONDITIONS OF APPROVAL:

- 1. That the applicant proceeds through final site plan approval with staff as required by the Sandy City Development Code.
- 2. That the Conditional Use Permit for “Restaurant, Drive-up Window” be reviewed upon future legitimate citizen complaint or staff observation of non-compliance with conditions.
- 3. That the applicant be responsible to meet all provisions of the Sandy City Development Code and all conditions of approval that are included in this report and as may be imposed by the Planning Commission to mitigate the reasonably anticipated detrimental effects of the proposed use.