



Legislation Text

File #: CODE-06-19-5669_PC(2nd), **Version:** 1

Agenda Item Title:

Commercial Land Use Matrix - Kuwahara Wholesale

Amend Title 15A, Chapter 8, Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, Section 2, Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, Revised Ordinances of Sandy City, 2008

Presenter:

Mike Wilcox

Description/Background:

Alex Kuwahara and Bruce Parker, representing Kuwahara Wholesale, are proposing to amend Title 15A, Chapter 8, Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, Section 2, Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, Revised Ordinances of Sandy City, 2008. The purpose of the Code Amendment is to consider allowing Single-Family Dwellings as a Permitted Use in the CN(HSN) Zone (Neighborhood Commercial, Historic Sandy Neighborhood District). Their requested code amendment is detailed in their attached letter and the reasons they believe the amendment should be approved.

This item is back before the Planning Commission due to a public noticing error. This item was originally presented to the Planning Commission during the September 5, 2019 meeting. The minutes from that meeting are attached with the staff report. A full recording of this meeting can be found at <https://sandyutah.legistar.com/Calendar.aspx>.

Staff would also like to highlight the history of other requests related to the Kuwahara Wholesale property that is affected by the proposed amendment. These other requests include a code amendment (adding "Plant Nursery" as permitted/conditional use in the CN(HSN Zone) and a rezone (extending the CN(HSN) Zone to the east). See the "related files" for additional information on these past requests.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission forward a negative recommendation to the City Council to amend a portion of Title 15A, Chapter 8, Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, Section 2, Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, Revised Ordinances of Sandy City, 2008, as shown in the applicant's letter based on the following findings:

1. It is not in compliance with the Purpose of the Land Development Code by creating consistency and equitable standards in Sandy City.

2. It is not in compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.