



Legislation Text

File #: CODE-06-19-5669_CC, Version: 1

Agenda Item Title:

Note: The applicant has requested this item be tabled subsequent to the publication of this hearing. The Planning Commission has not yet made a formal recommendation in a duly noticed meeting.

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:

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.

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.

Staff recommended to the Planning Commission on September 9, 2019, that the proposed amendments not be approved. This item was reheard before that body on October 3, 2019 due to Public Notice issues. The Planning Commission forwarded a negative recommendation to the City Council. A full report on this matter is attached hereto and can be found at <https://sandyutah.legistar.com/Calendar.aspx>.

Per the request of the applicant, this item should be tabled to a date uncertain.

Recommended Action and/or Suggested Motion:

That the City Council table to a date uncertain the request 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:

1. The applicant has requested this item be tabled.
2. The Planning Commission has not yet made a formal recommendation in a duly noticed meeting.