



Legislation Text

File #: CUP-06-19-5678, **Version:** 1

Agenda Item Title:

Quick Quack Car Wash facility Conditional Use
9750 S. 700 E. Street
[Community #5]

Presenter:

Douglas L. Wheelwright

Description/Background:

The applicant, Mr. Joseph Earnest, representing Lone Star Builders, LLC, is requesting that the Planning Commission review and approve a Conditional Use for a new Quick Quack Car Wash facility in a CN zoning district. An associated staff report addresses the commercial Site Plan Review. Another related application is for a two lot commercial subdivision, which are both before the Planning Commission at this meeting. The Planning Commission is the land use approval body for this CUP action, as designated in the Sandy City Development Code.

The subject project is proposed to be located on the southern portion of the property currently occupied by Alpine Electronics, which is being sold to the applicant. The Alpine Electronics property is 1.55 acres in size, which is mostly vacant. The small building which houses the electronics shop will be demolished, with the entire property being redeveloped in two phases. The first phase consists of this Quick Quack Car Wash facility on the southern 0.90 acres. The remainder 0.65 acre parcel/lot will be sold for future retail development.

Recommended Action and/or Suggested Motion:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission grant the Conditional Use request to allow the requested "Car Wash" land use, 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, infrastructure improvements and building design, will provide substantial mitigation of reasonably anticipated detrimental impacts of the car wash and its related vehicle queuing development upon the surrounding businesses.
- C. That the proposed "Car Wash" 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 proceed through final site plan approval with staff as required by the Sandy City Development Code.
2. That the Conditional Use Permit for a "Car Wash" 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.