



Legislation Text

File #: SUB-06-19-5677, **Version:** 1

Agenda Item Title:

Quick Quack "Carwashopoly" Commercial Subdivision
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 determine that the preliminary review is complete for a two lot commercial subdivision, which will divide an existing property parcel into two commercial subdivision lots. The Planning Commission is the land use approval body for subdivision approval, as designated in the Sandy City Development Code.

The subject project is located on 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 determine that preliminary review is complete for the Quick Quack's "Carwashopoly" two-lot commercial subdivision, by making the following two findings and subject to the following two conditions:

FINDINGS:

- a. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed subdivision plat.
- B. That the proposed subdivision will be finalized with City Staff, through recording with the County Recorder.

CONDITIONS:

- 1. That the developer proceed through the final subdivision review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Subdivision Procedures Handout.
- 2. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final subdivision.