



Legislation Text

File #: CUP-10-20-5928, **Version:** 1

Agenda Item Title:

Mirage Auto Car Sales

198 W. 9240 S.

[Community #2 - Civic Center]

Presenter:

David Rodgers

Description/Background:

The applicant, Shannon Zenteno, for Mirage Auto LLC., is requesting a Conditional Use Permit to allow an “auto, light trucks, RV dealership-sales and service agency” land use in the Regional Commercial (RC) zone on the property located at 198 W. 9240 S. The subject property is a warehouse style building that is zoned RC and is shared by three other units. The proposed use will occupy a tenant space on the western side of the building. The applicant will operate the business part-time, with hours of operation being by appointment only. Vehicles that are stored and sold at the dealership will be parked inside of the garage that is onsite. No outdoor storage of vehicles will occur onsite. Under Section 21-08-02(B) of the Sandy City Land Development Code the proposed auto sales requires a conditional use in the RC zone. There are three assigned parking spots on the southwest corner of the building for customer parking, this is sufficient parking for the use on the site.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Mirage Auto LLC. for the property located at 198 W. 9240 S. to operate a “auto, light trucks, RV dealership-sales and service agency” as described in the staff report subject due to the following findings and subject to the following conditions:

Findings

1. The proposed use meets the intent of the RC Zone.
2. All activities will be done inside the building.
3. Minimal impact to surrounding properties.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.
4. All extended storage of vehicles will take place inside the proposed building.