

Planning Commission Staff Report

File # 35C20

Consideration of a Conational Use Permit for the Operation of an Automotive Service and Repair, Minor Business within 250 ft of a Residential District at 2724 W. 5400 S. for 0.89 acres



Department of Economic and Community Development

Date:	August 6, 2020
Meeting Date:	August 11, 2020
Agenda Item:	Public hearing and consideration of a conational use permit for the operation of an automotive service and repair, minor business at 2724 W. 5400 S. for 0.89 acres.
Subject Property Address:	2724 W. 5400 S.
Applicant:	Quick Emissions
Applicant Agent:	Erik Hoffman
Author:	Karyn P. Kerdolff, GIS Planner
Parcel #:	21-09-378-048-0000
Applicable Ordinances:	13.08.020, 13.36.020
Agenda Item #:	3

Attachments:

- Exhibit A:** Zoning Map
- Exhibit B:** General Plan Map
- Exhibit C:** Subject Properties
- Exhibit D:** Vicinity Map
- Exhibit E:** Proposed Site Plan
- Exhibit F:** Sample Elevations

Summary:

Erik Hoffman is proposing a new multi-tenant development for the property located at the corner of 5400 S and 2700 W at 2724 W 5400 S. The lot is currently vacant but was previously a gas station. The application is proposing to develop a Quick Emissions at the location. Mr. Hoffman owns and operates a Quick Emissions in Taylorsville; it is currently located at 2570 W 4700 S and he is looking to relocate the business to 2724 W 5400 S.

The applicant wanted to clarify what services they will and will not be providing.

- Quick Emissions will conduct or complete:
 - o Emissions inspections
 - o Other inspections
 - o Registrations
- Quick Emissions will not conduct:
 - o Repair services
 - o Oil and lube changes
 - o Break repairs

Under Taylorsville City Code Quick Emission would be considered an *automotive service and repair, minor*. The full definition is provided below from 13.36.020: "A" DEFINITIONS.

AUTOMOTIVE SERVICE AND REPAIR, MINOR: An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, tire repair and change, lubrication, tune ups, safety inspections and emission testing, detailing shops, windshield repair, overhaul and transmission work provided it is conducted within a completely enclosed building. (Ord. 12-15, 7-11-2012; amd. Ord. 12-27, 10-17-2012; Ord. 15-08, 10-21-2015, eff. 7-25-2017; Ord. 16-05, 6-1-2016; Ord. 17-11, 4-19-2017; Ord. 18-26, 10-17-2018).

Per section 13.08.020 (permitted land use table by the commercial, office, industrial, mixed use, transit corridor, and research and development districts), *automotive service and repair, minor* within a Limited Commercial (LC) requires a non-administrative conditional use.

Applicant's proposed land use does detrimentally impact any of the following more than what could be reasonably expected to arise from a permitted use in a Limited Commercial district (Per Section 13.33.040 General Standards for all Conditional Uses):

1. The health, safety, and welfare of the city and its present and future inhabitants and businesses.
2. The prosperity of the city and its present and future inhabitants and businesses.
3. The morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses.
4. The tax base.
5. Economy in governmental expenditures.
6. The state's agricultural and other industries.
7. The urban and nonurban development.
8. Access to sunlight for solar energy devices.
9. Property values.

While to proposed use is within 250 ft of a resident district there is a Mixed-Use district directly adject to the north and the west

Site Description

The development consists of 0.89 acres. Surrounding zoning designations are as follows:

North	South	East	West
MU – Mixed-use	5400 S (PO— Professional Office)	2700 W (MU – Mixed- use)	MU – Mixed-use

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on July 28th, 2020. As of August 6, 2020, no public comments were received.

Findings

1. This application was initiated by Erik Hoffman on behalf of Quick Emissions.
2. A conditional use permit for the operation of a business that would be classified as an *automotive service and repair, minor* within 250 ft of a residential district.
3. The proposed automotive services will cause little to no disturbances (odors, light, noise, ect.) for surrounding residential districts.
4. The property is directly adjacent to a Mixed-Use district on all sides, providing a buffer between the subject area and residential districts.
5. The site was previously an automotive self-service station.
6. The applicant's request improves a currently underutilized property along 5400 South.

Conditions

None

Staff Recommendation

Staff recommends that the Planning Commission approves the conditional use permit for the operation of an automotive service and repair, minor business within 250 ft of a residential district on the findings and conditions as outlined in the staff report.

Recommended Motion

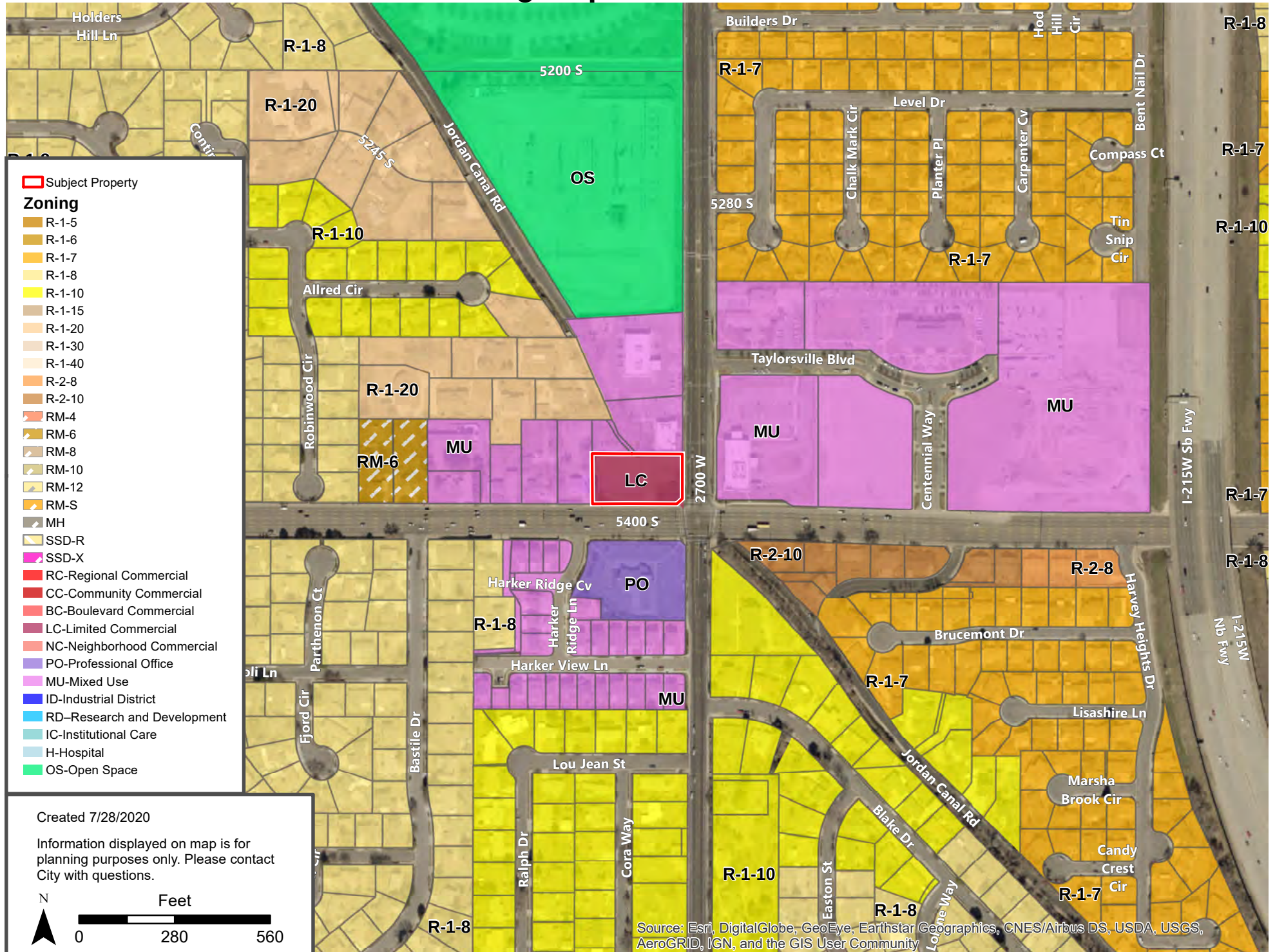
I move that we approve a conditional use permit for the operation of an automotive service and repair, minor business within 250 ft of a residential district based on the findings and conditions as outlined in the staff report.

Alternative Motion

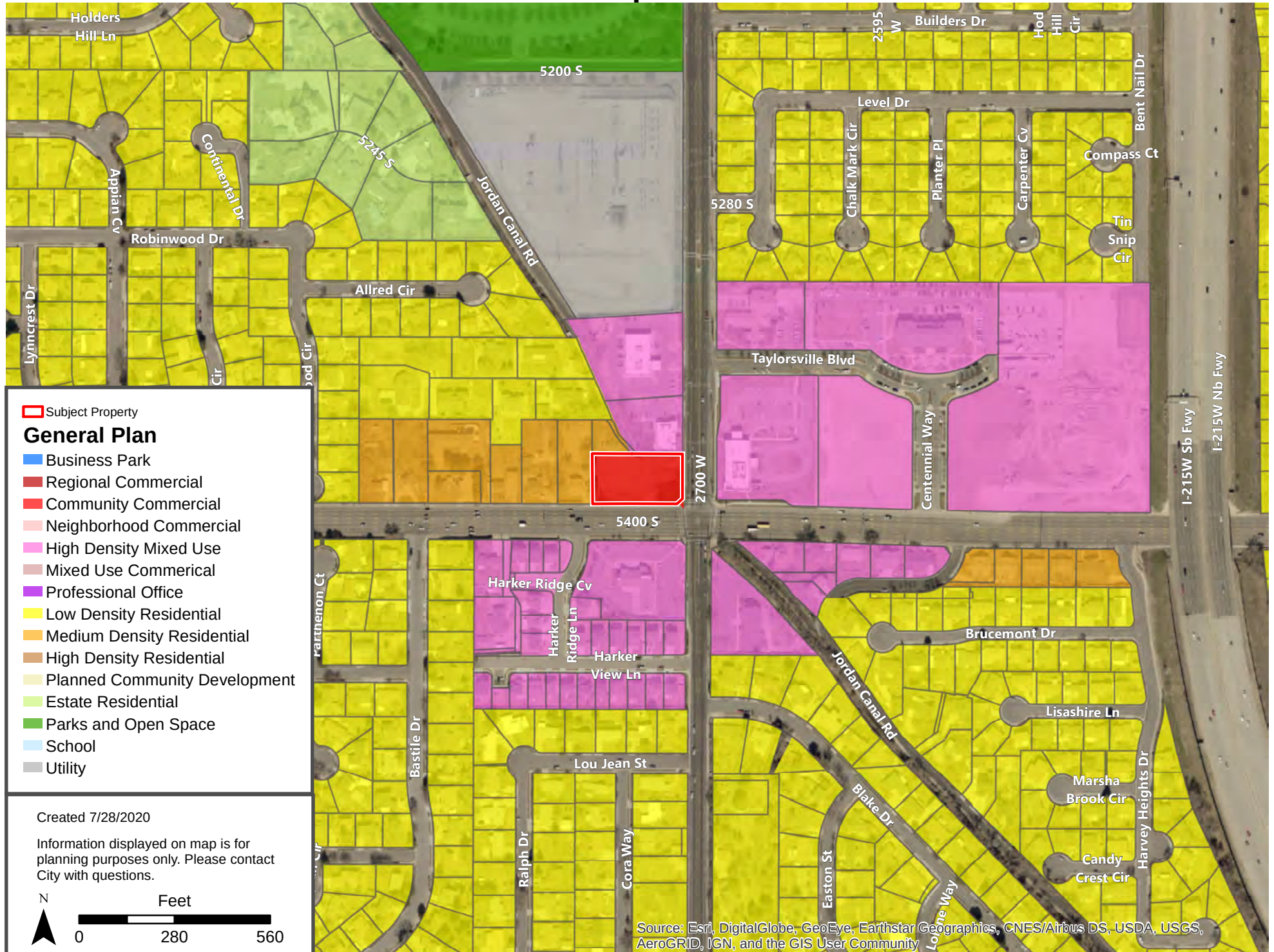
I move that we deny a conditional use permit for the operation of an automotive service and repair, minor business within 250 ft of a residential district, based on the following findings found by the Planning Commission. They are:_____.

Exhibit A

Zoning Map: 2724 W 5400 S



General Plan Map: 2724 W 5400 S

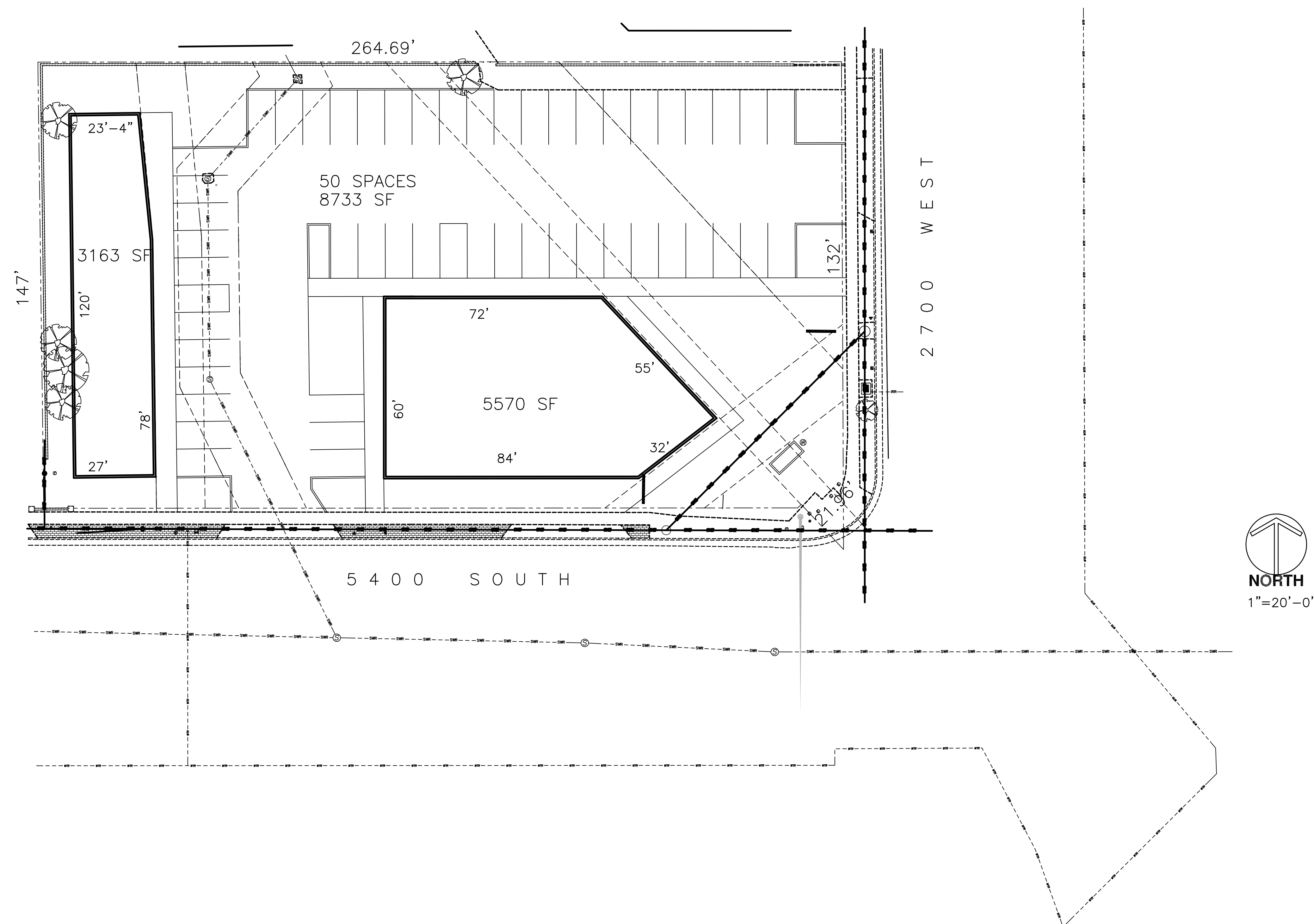


Site Map: 2724 W 5400 S



Vicinity Map: 2724 W 5400 S







SEE GRADING AND DRAINAGE PLANS
AND STRUCTURAL ENGINEER DRAWINGS
PROVIDE A MIN. 30" FROST DEPTH

8" ATLAS BRICK (4" HIGH) MOUNTAIN RED
PROVIDE TAN COLOR SCORED HONED
ACCENT AREAS AND ACCENT BANDS
ALL WITH PENETRATING SEALER

