

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 10/24/2023**

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**Issue:**           **PARKWAY PLAZA  
LAND USE AMENDMENT AND REZONE  
Land Use Amendment from Stable Neighborhood (SN) to Economic Center  
(EC); Rezone from Single-Family Residential (R-2.5) to Community  
Commercial (C-C) Zone**

**Address:**       **1801 W & 1831 W South Jordan Parkway**  
**File No:**       **PLZBA202300152**  
**Applicant:**     **Max Bordakh, LMB Developers, LLC.**

**Submitted by: Miguel Aguilera, Planner I**  
**Shane Greenwood, Supervising Senior Engineer**

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission recommend that the City Council **approve** the following:

- Resolution R2023-48 approving the land use amendment; and changing the designation from Stable Neighborhood (SN) to Economic Center (EC).
  - Ordinance No. 2023-06-Z approving the zone change. From Single-Family Residential (R-2.5) to Community Commercial (C-C).
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<b>ACREAGE:</b>	Approximately 0.62 acres
<b>CURRENT ZONE:</b>	R-2.5 (Single-Family Residential) Zone
<b>CURRENT USE:</b>	Vacant
<b>FUTURE LAND USE PLAN:</b>	Stable Neighborhood (SN) Designation
<b>NEIGHBORING ZONES/USES:</b>	North – MU-TC Mixed-Use
	South – R-2.5/Single-family homes
	West – R-2.5/Single-family homes
	East – C-C/Community Commercial vacant land

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## **STANDARD OF APPROVAL**

### **1. LAND USE AMENDMENT:**

The general plan may be amended by resolution of the city council as follows:

- A. The process to amend the general plan and future land use map may be initiated by members of the City Council, by the City Manager or Planning Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the City may not be reinstituted for an amendment which was considered within the previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.

- B. The Planning Commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The Planning Commission shall then forward the proposed general plan amendment to the City Council.
- C. After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

(City Code § 17.12.030)

## 2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

## **BACKGROUND:**

The applicant is requesting a land use amendment and zone change for two properties located at 1801 W and 1831 W South Jordan Parkway. The current land use designation is Stable Neighborhood and would be changed to Economic Center (EC). The current zone is Single-Family Residential (R-2.5) and this would be rezoned to Community Commercial (C-C). Each property is 0.31 acres, for a total of 0.62 acres to be rezoned.

The rezoning of the two properties will join with the larger property of 1753 W South Jordan Parkway under the same zone, all facing South Jordan parkway. 1753 W South Jordan Parkway is currently Community Commercial (C-C) and is 0.49 acres in size. The acreage for all three properties combined is 1.11 acres. All three properties have the same owner, LMB Developers, LLC.

The applicant provided a sample site plan for the three properties showing the development of commercial building space. Generally, they intend to construct two commercial buildings with two drive-thru windows and lanes each. The use was discussed to be food and beverage for both buildings, with prospective tenants indicating the need for drive-thru access in their business plans. Additionally, due to the intended use, the future project will need a Conditional Use Permit (CUP).

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- The application meets the rezone standards of approval of the City Code.
- The land use amendment will change the properties' land use designation to Economic Center (EC)
- The rezone will allow all three vacant properties to be developed under a Community Commercial (C-C) zone.
- The properties to be rezoned are 0.62 acres and the (C-C) zoned property is 0.42 acres. Combined, they will form a 1.11 acres area for commercial development.
- The sample site plan shows two buildings with two drive thru windows in each building. The intended use of each building is food/beverage.
- The sample site plan provided is not final. The site plan requires its own application process and will need to follow the design and developments standards of the (C-C) zone.

### **Conclusion:**

Based on the findings, the Application, if approved, will be consistent with the goals and policies of the General Plan and the City's Strategic Priorities, and as such, should be approved.

### **Recommendation:**

Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of the land use amendment and rezone application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

### **ALTERNATIVES:**

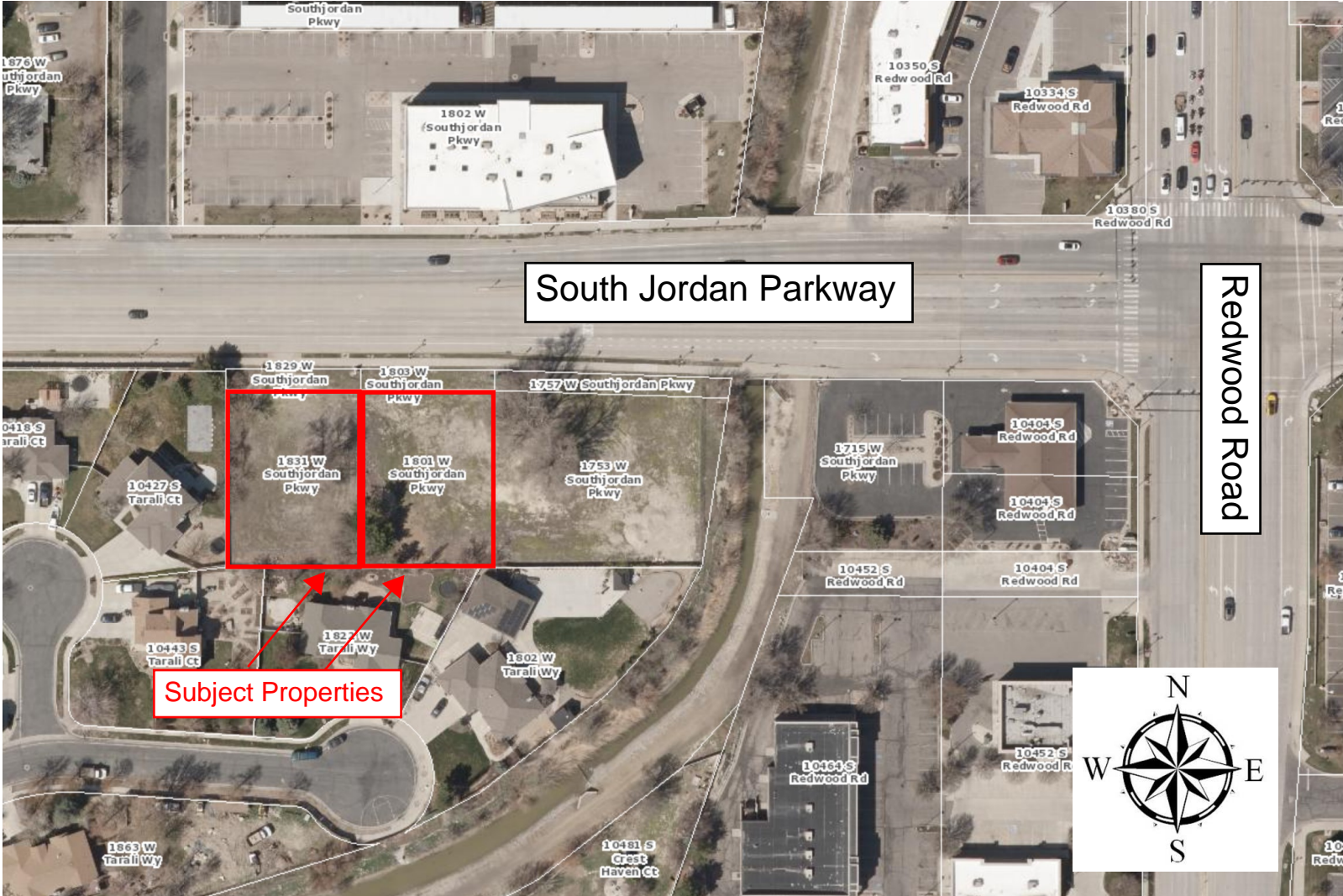
- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.

### **SUPPORT MATERIALS:**

- Aerial Map
- Land Use Map
- Zoning Map
- Building Elevations
- Concept (Site) Plan
- Infrastructure Analysis
- Resolution R2023-48
  - Exhibit 'A' - Future Land Use
- Ordinance 2023-06-Z
  - Exhibit 'A' – Zoning Map

*Miguel Aguilera*  
Miguel Aguilera  
Planner I, Planning Department

**Location Map**  
*City of South Jordan*  
**Parkway Plaza Rezone**

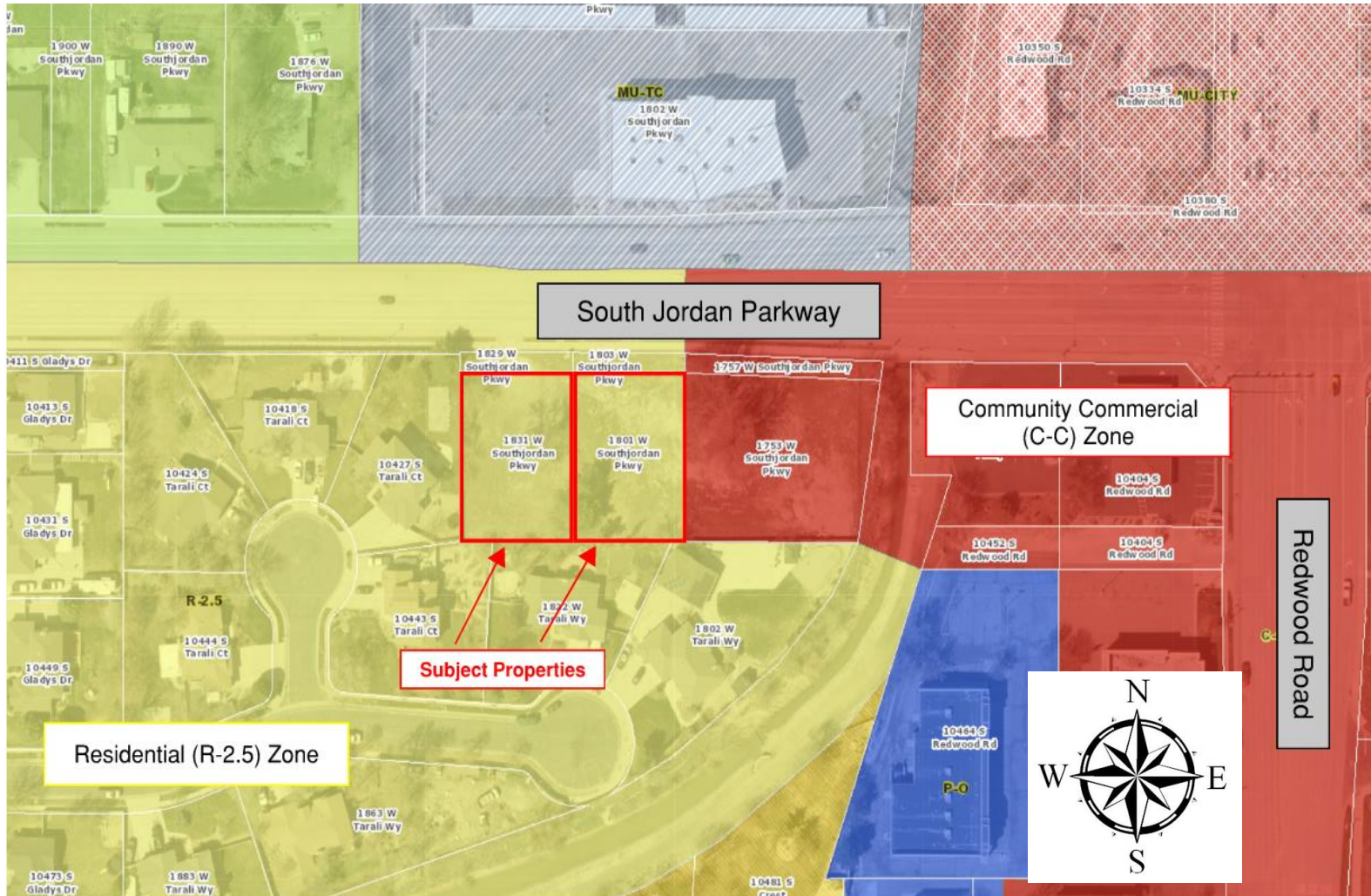




# Zoning Map

## City of South Jordan

### Parkway Plaza Rezone



## Legend

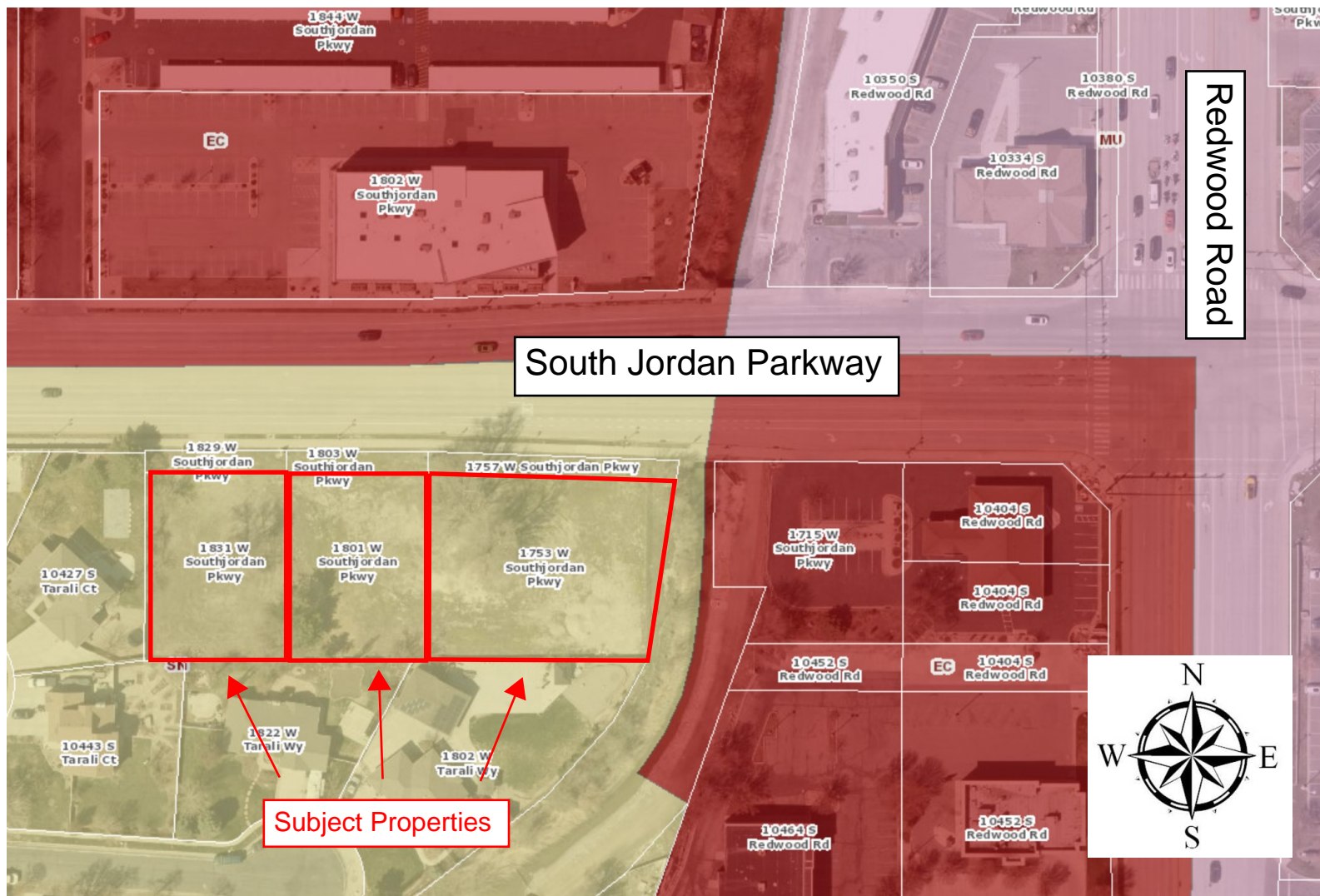
- Community Commercial (C-C)
- Professional Office (P-O)
- Mixed-Use (MU-TC)
- Mixed-Use City Center (MU-City)
- Residential Single-Family (R-1.8)
- Residential Single-Family (R-2.5)



# Land Use Map

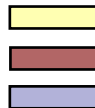
## City of South Jordan

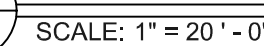
### Parkway Plaza Land Use Amendment



## Legend

Stable Neighborhood (SN)  
Economic Center (EC)  
Mixed Use (MU)

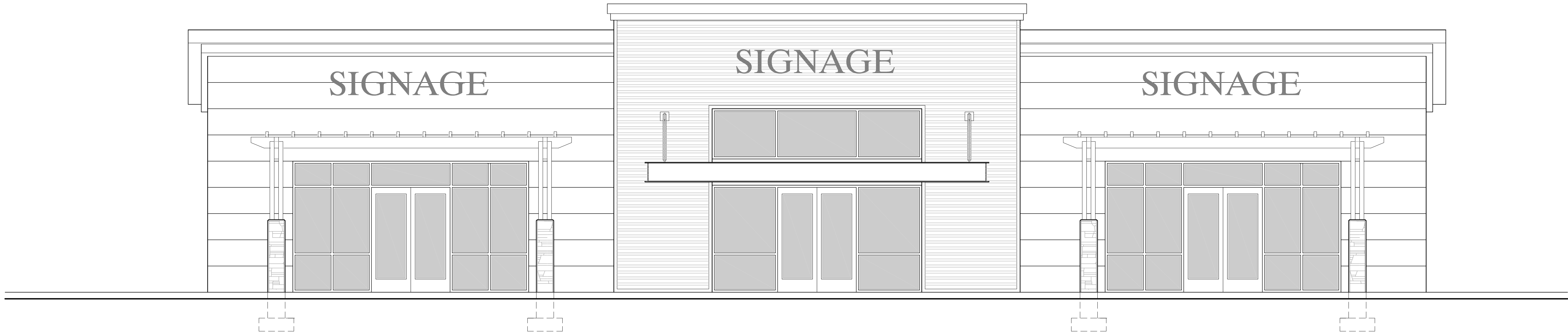




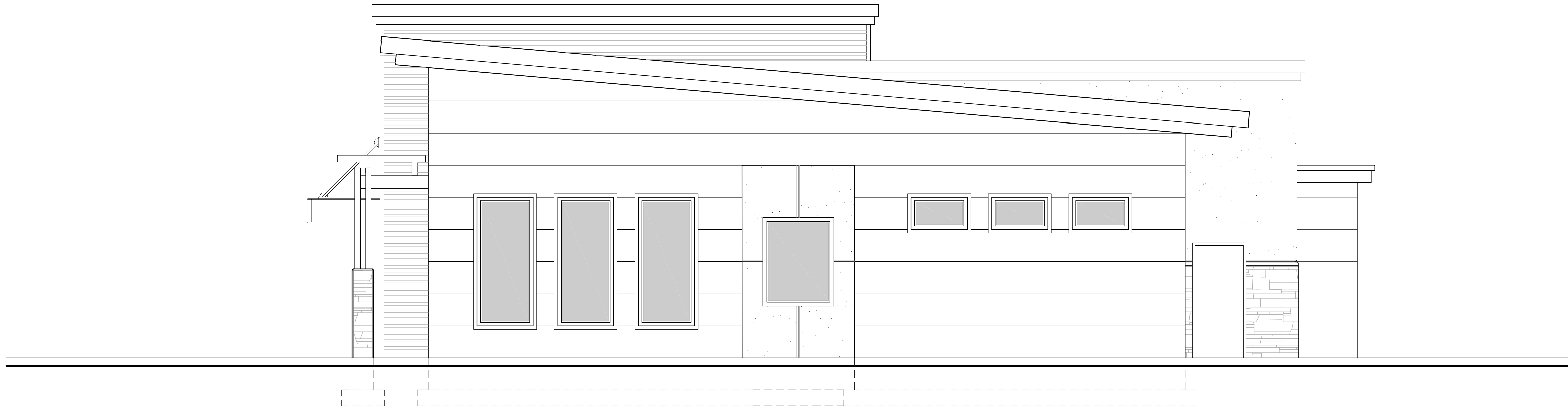
# A100







1 EAST BUILDING - NORTH FRONT ELEVATION  
SCALE: 1/4" = 1' - 0"



2 EAST BUILDING - WEST SIDE ELEVATION  
SCALE: 1/4" = 1' - 0"

PRINTED DATE  
08.16.2023

LAYTONDAVIS  
ARCHITECTS  
2005 EAST 2700 SOUTH | SUITE 200  
SALT LAKE CITY, UTAH 84109  
P.801.487.0715 | WWW.LAYTONDAVISARCHITECTS.COM

PARKWAY PLAZA  
RETAIL CENTER  
1801 West 10400 South  
South Jordan, Utah

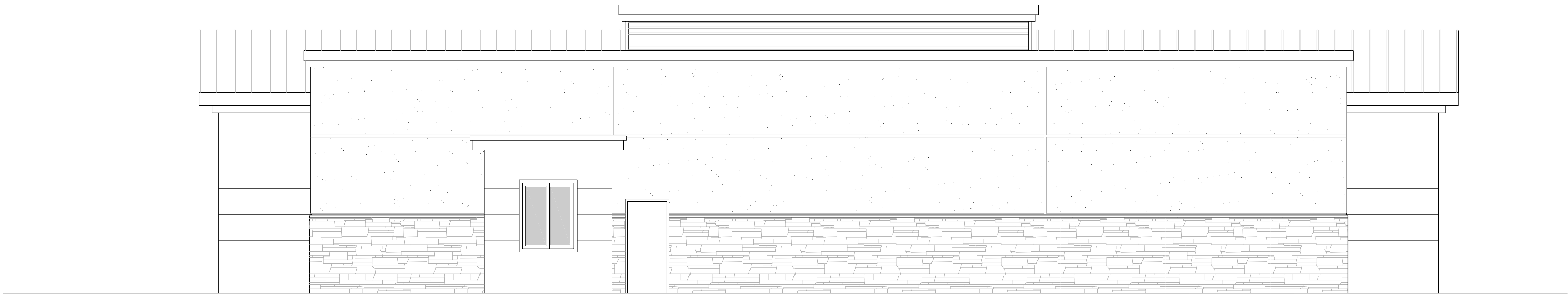
CHRONOLOGY

PROJECT NO  
23.112

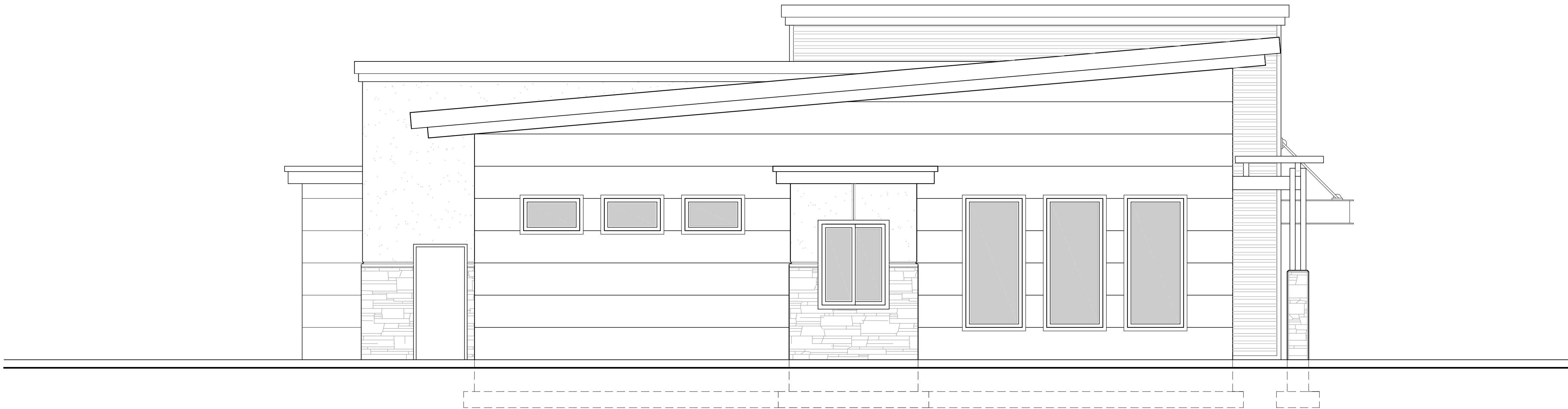
DWN BY/ CHK BY  
CWL

TITLE  
EAST BUILDING  
ELEVATIONS

24X36 SHEET #  
A201



1 EAST BUILDING - SOUTH REAR ELEVATION  
SCALE: 1/4" = 1' - 0"



2 EAST BUILDING - EAST SIDE ELEVATION  
SCALE: 1/4" = 1' - 0"

PRINTED DATE  
08.16.2023

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2005 EAST 2700 SOUTH | SUITE 200  
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PARKWAY PLAZA  
RETAIL CENTER

1801 West 10400 South  
South Jordan, Utah

CHRONOLOGY

PROJECT NO  
23.112

DWN BY/ CHK BY  
CWL

TITLE  
EAST BUILDING  
ELEVATIONS

24X36 SHEET #  
A202



# LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

## INFRASTRUCTURE ANALYSIS

<b>Project Name/Number</b>	Parkway Plaza – R2.5 to Commercial Community
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<b>Planner Assigned</b>	Miguel Aguilera
<b>Engineer Assigned</b>	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

**Transportation:** *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 1800 West South Jordan Parkway. The proposed Parkway Plaza development is located just west of the Utah Salt Lake Canal. This proposed development has one access from South Jordan Parkway, which should have sufficient capacity for the increase of traffic from this development. Since South Jordan Parkway is a state road, the developer will be required to obtain UDOT approval for the proposed access.

**Culinary Water:** *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main located in South Jordan Parkway. According to city records, there is an existing 16" and 30" water lines within the eastbound travel lanes of South Jordan Parkway. The proposed water line connection and installation must meet city standards and specifications and road repair must meet UDOT standards and specifications. Per City standards, a water model submittal is required.

**Secondary Water:** *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Secondary water service is not required for this development.

**Sanitary Sewer:** *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

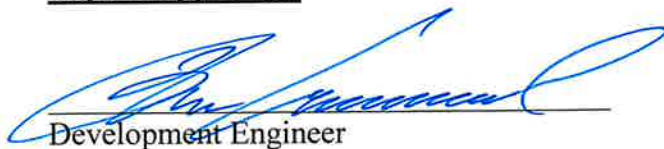
At the time of Site Plan approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

**Storm Drainage:** *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*


It is anticipated that the proposed storm drain system for the site will collect and discharge at a restricted release rate to the South Jordan Parkway storm system, but must obtain UDOT approval for such connection. At the time of development review, the developer is required to submit storm drain calculations for City review and approval.

**Other Items:** *(Any other items that might be of concern)*

**Report Approved:**

  
Development Engineer

9/4/23  
Date

  
Brad Klavano, PE, PLS  
Director of Engineering/City Engineer

9/4/23  
Date

## **RESOLUTION R2023 - 48**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM STABLE NEIGHBORHOOD (SN) TO ECONOMIC CENTER (EC) ON PROPERTY LOCATED AT 1801 W. SOUTH JORDAN PARKWAY AND 1831 W. SOUTH JORDAN PARKWAY AND 1753 W. SOUTH JORDAN PARKWAY; MAX BORDAKH (APPLICANT).**

**WHEREAS**, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map and the General Plan of the City of South Jordan (“Land Use Map”); and

**WHEREAS**, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property located at 1801W. South Jordan Parkway, 1831 W. South Jordan Parkway and 1753 W. South Jordan Parkway from Stable Neighborhood (SN) to Economic Center (EC); and

**WHEREAS**, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing concerning the proposed amendment; and

**WHEREAS**, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Amendment.** The land use designation of the Land Use Map of property described in Application PLZBA202300152, located at 1801 W. South Jordan Parkway, 1831 W. South Jordan Parkway and 1753 W. South Jordan Parkway in the City of South Jordan, Utah, is hereby changed from Stable Neighborhood (SN) to Economic Center (EC), as shown in **Exhibit A**.

**SECTION 2. Severability.** If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

**SECTION 3. Effective Date.** This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_  
Office of the City Attorney

## **Exhibit A**

(Property Description and Land Use Map)

### **SN Land Use to EC Land Use**

PARCEL NUMBER: 27-15-176-029

BEG S 0°06'05] W 1318.81 FT & S 89°46'11] W 638.75 FT & S 0°13'49] E 69.6 FT FR N 1/4 COR SEC 15, T 3S, R 1W, SLM; N 89°46'13] E 81.13 FT; S 87°57'23] E 18.88 FT; S 0°13'49] E 147.44 FT; S 89°46'11] W 100 FT; N 0°13'49] W 148.2 FT TO BEG. 0.34 AC. 9303-7555

PARCEL NUMBER: 27-15-176-025

BEG S 0°06'05] W 1318.81 FT & S 89°46'11] W 738.75 FT & S 0°13'49] E 69.6 FT FR N 1/4 COR SEC 15, T 3S, R 1W, SLM; N 89°46'13] E 100 FT; S 0°13'49] E 148.2 FT; S 89°46'11] W 100FT; N 0°13'49] W 148.2 FT TO BEG. 0.34 AC. 9251-4731

PARCEL NUMBER: 27-15-176-027

BEG S 0°06'05] W 1319.12 FT & S 89°46'11] W 538.28 FT & S 0°13'49] E 70.22 FT FR N 1/4 COR SEC 15, T 3S, R 1W, SLM; S 88°16'29] E 177.24 FT M OR L TO W'LY LINE OF UTAH & SALT LAKE CANAL; S 8°47'56] W 143.32 FT M OR L; S 89°46'11] W 154.65 FT; N 0°13'49] W 147.58 FT TO BEG. 0.55 AC. 9355-8765

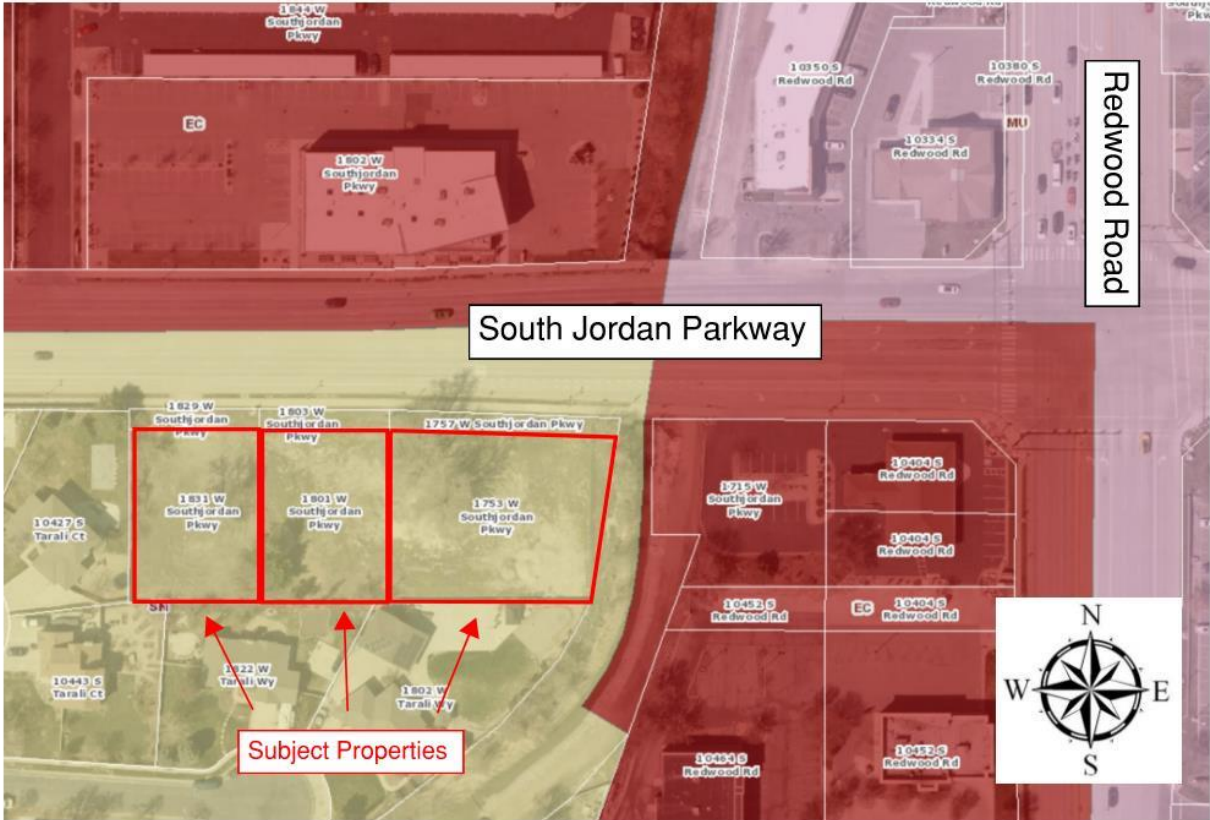




# Land Use Map

## City of South Jordan

### Parkway Plaza Land Use Amendment



Legend	
Stable Neighborhood (SN)	<div style="width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></div>
Economic Center (EC)	<div style="width: 20px; height: 10px; background-color: red; border: 1px solid black;"></div>
Mixed Use (MU)	<div style="width: 20px; height: 10px; background-color: purple; border: 1px solid black;"></div>

**ORDINANCE NO. 2023-06-Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 1801 W. SOUTH JORDAN PARKWAY AND 1831 W. SOUTH JORDAN PARKWAY FROM R-2.5 (SINGLE FAMILY RESIDENTIAL) ZONE TO CC (COMMUNITY COMMERCIAL) ZONE. MAX BORDAKH (APPLICANT).**

**WHEREAS**, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

**WHEREAS**, the Applicant, Max Bordakh, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

**WHEREAS**, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing concerning the proposed rezoning; and

**WHEREAS**, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Rezone.** The property described in Application PLZBA202300152 filed by Max Bordakh, located at 1801 W. South Jordan Parkway and 1831 W. South Jordan Parkway, are hereby reclassified from the R-2.5 (Single Family Residential) Zone to the CC (Community Commercial) Zone, on property described/shown in the attached **Exhibit A**.

**SECTION 2. Filing of Zoning Map.** The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

**SECTION 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

**SECTION 4. Effective Date.** This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_

## EXHIBIT A

(Property Description)

### R-2.5 Zone to C-C Zone

PARCEL NUMBER: 27-15-176-029

BEG S 0°06'05] W 1318.81 FT & S 89°46'11] W 638.75 FT & S 0°13'49] E 69.6 FT FR N 1/4 COR SEC 15, T 3S, R 1W, SLM; N 89°46'13] E 81.13 FT; S 87°57'23] E 18.88 FT; S 0°13'49] E 147.44 FT; S 89°46'11] W 100 FT; N 0°13'49] W 148.2 FT TO BEG. 0.34 AC. 9303-7555

PARCEL NUMBER: 27-15-176-025

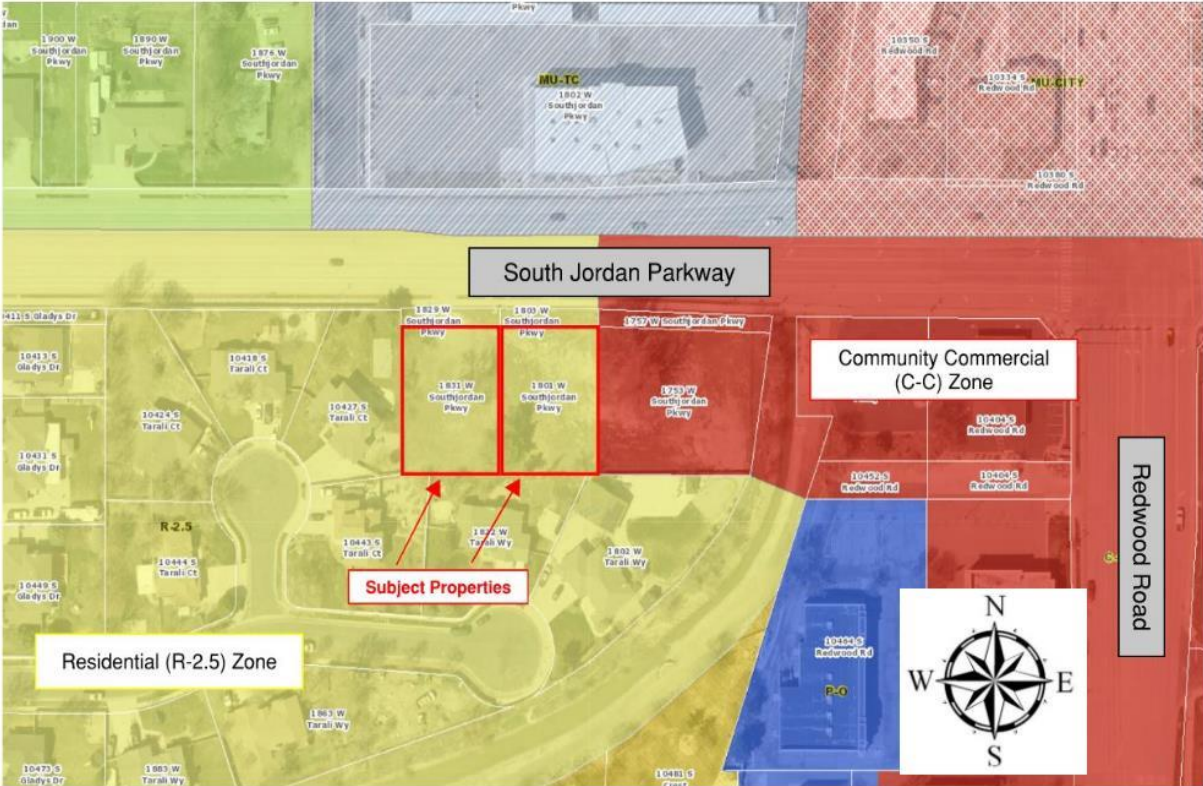
BEG S 0°06'05] W 1318.81 FT & S 89°46'11] W 738.75 FT & S 0°13'49] E 69.6 FT FR N 1/4 COR SEC 15, T 3S, R 1W, SLM; N 89°46'13] E 100 FT; S 0°13'49] E 148.2 FT; S 89°46'11] W 100 FT; N 0°13'49] W 148.2 FT TO BEG. 0.34 AC. 9251-4731





(Zoning Map)

**Zoning Map**  
*City of South Jordan*  
**Parkway Plaza Rezone**



**Legend**

- Community Commercial (C-C)
- Professional Office (P-O)
- Mixed-Use (MU-TC)
- Mixed-Use City Center (MU-City)
- Residential Single-Family (R-1.8)
- Residential Single-Family (R-2.5)

