

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12/12/2023

Issue: MINERS COVE NORTH
PRELIMINARY SUBDIVISION PLAT
Address: 10435 S. 2200 W.
File No: PLPP202300048
Applicant: Jeffrey Almond

**Submitted by: Andrew McDonald, Planner I
Jared Francis, Senior Engineer**

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Miners Cove North preliminary subdivision plat, File No. PLPP202300048.

ACREAGE:	Approximately 1.21 Acres
CURRENT ZONE:	Commercial-Neighborhood (C-N)
CURRENT USE:	Commercial Office
FUTURE LAND USE PLAN:	Economic Center (EC)
NEIGHBORING ZONES/USES:	North – Residential (R-1.8) / Bingham H.S. South – Residential (R-4) West – Residential (R-1.8) East – Residential (R-4)

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Miners Cove North subdivision located at 10435 South 2200 West. The property currently has an existing multi-tenant space building that was developed through a Site Plan application in the early 2000s. The Record of Survey included shows the existing development

of the property. The unit is currently occupied by a Dental Office (medical clinic use) and a studio dance academy (a recreation and assembly use).

The Commission voted to approve a preliminary subdivision plat in September 2023. The approval was to subdivide the existing property into two separate lots. The applicant is requesting to make changes to this approval.

The approved property line, between Lots 1 and 2, is a straight east-west line. The new property line reduces the size of Lot 1 to just include the grass area, and include the whole parking lot as part of Lot 1. When the final subdivision plat records, it will establish a shared parking, access, and stormwater agreement between Lots 1 and 2.

The applicant will, for the time being, retain sole ownership of both Lots after they are officially subdivided. Lot 2 will be developed into another commercial building with two-tenant spaces. One, or both, of these spaces will become the new location for the existing dental office.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Fencing will include an existing 6' precast masonry fence along the south and east boundaries.
- No landscaping or infrastructure improvements are required or proposed with this project application.
- The subdivision will use existing access off South Jordan Parkway and 2200 West. South Jordan Parkway is a right-in/right-out only access.
- A site plan application and new commercial building permit will be required to develop Lot 2.
- The existing site currently has 74 parking stalls. The existing dental office and dance studio require 26 parking stalls (22 and 4 parking stalls respectfully).
- The dance studio has seating for 16 persons. City Code §16.26 allows the parking requirement to be reduced to one parking stall per four known seats.
- Shared-Parking Agreements allow for each parking stall to be shared and utilized non-exclusively by every tenant space in the project. Projects are still required to meet City Code in regards to the required parking stalls for each identified use in the project.

Conclusion:

- The proposed preliminary subdivision plat application meets the City Code requirements and as such should be approved.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the 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:

- Approve an amended Application.
- Deny the proposed Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Current Zoning / Future Land Use Map
- Record of Survey
- Approved Preliminary Subdivision Plat from September 2023.
- Preliminary Subdivision Plat with requested changes.
- Public Mailing Notice

Andrew McDonald
Andrew McDonald (Dec 5, 2023 09:51 MST)
Andrew McDonald, AICP Candidate
Planner I, Planning Department

Brad Klavano
Brad Klavano (Dec 5, 2023 10:16 MST)
Brad Klavano, P.E.
Director of Engineering Services