

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12-13-22

Application: OQUIRRH MOUNTAIN OFFICE BUILDING
SITE PLAN

Address: 10428 South 4000 West
File No: PLSPR202200171
Applicant: Cory Stark

Submitted By: Greg Schindler, City Planner
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

Approve file no. PLSPR202200171 for the construction of an office building located at 10428 South 4000 West as presented to the Planning Commission.

ACREAGE:	0.31 acres
CURRENT ZONE:	Commercial Neighborhood (C-N)
CURRENT USE:	Vacant
FUTURE LAND USE PLAN:	Economic Center (EC)
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Economic Center, (C-N) / 7-Eleven South - Economic Center, (CN)/Sneaker Club Preschool East - Economic Center, (CN) / Out of this World Dentistry West - Stable Neighborhood, (R-M-5)/ Oquirrh Park 3B Subdivision

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

BACKGROUND:

Cory Stark, of C & S Stark Investments, has filed an application for approval to construct a 2,172 Sq. Ft. office building. An existing shared drive off 4000 West and a connection to the 7-Eleven convenience store/gas station parking lot will provide access to the subject property. A cross-

access/shared parking agreement was established when this lot was created as part of the Oquirrh Park 1 Amendment 2 subdivision.

ANALYSIS:

The site plan shows the building located on Lot 8 of the Oquirrh Phase 1 Second Amended Subdivision with existing parking stalls on the south and west sides of the building.

The current total square footage of the three existing buildings is 10,426 Sq. Ft. The additional square footage added by the proposed building (2,172 Sq. Ft.) will bring the total to 12,598 Sq. Ft., requiring 42 parking spaces within the development.

The primary access to the building will be located on the south side with a secondary access on the west side.

Landscaping meeting South Jordan City water efficiency standards will be installed on all sides of the building. This will be the final building to be constructed within the development. Since the style and materials proposed for the building are similar to those on existing buildings, staff felt it was not necessary to bring the application before the Architectural Review Committee.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The C-N Zone permits office uses in buildings no greater than 5,000 square feet. The proposed building will be 2,172 square feet.
- This building will require seven parking stalls. Forty-two stalls are existing within the development and are part of the shared parking area in the subdivision, thus meeting the Municipal Code requirement for parking within the development.
- The site plan shows the proposed building will be buffered by the required setbacks and landscaping as stated in the South Jordan City Municipal Code.
- Staff received a complete application on October 10, 2022.
- On November 21, 2022, the City Engineer granted approval to present this application to the Planning Commission.

Conclusion:

- Based on the application materials submitted by Applicant, staff review of the Application, and the findings listed above, staff concludes that the proposal is consistent with the City's General Plan and the pertinent sections of the City's Planning and Land Use Code (including section 17.60).

ALTERNATIVES:

- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Site Plan
- Landscape Plan
- Elevations



Project
Site

South Jordan Pkwy

4000 W

Shady Plum Way

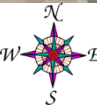
Walnut Canyon Ln

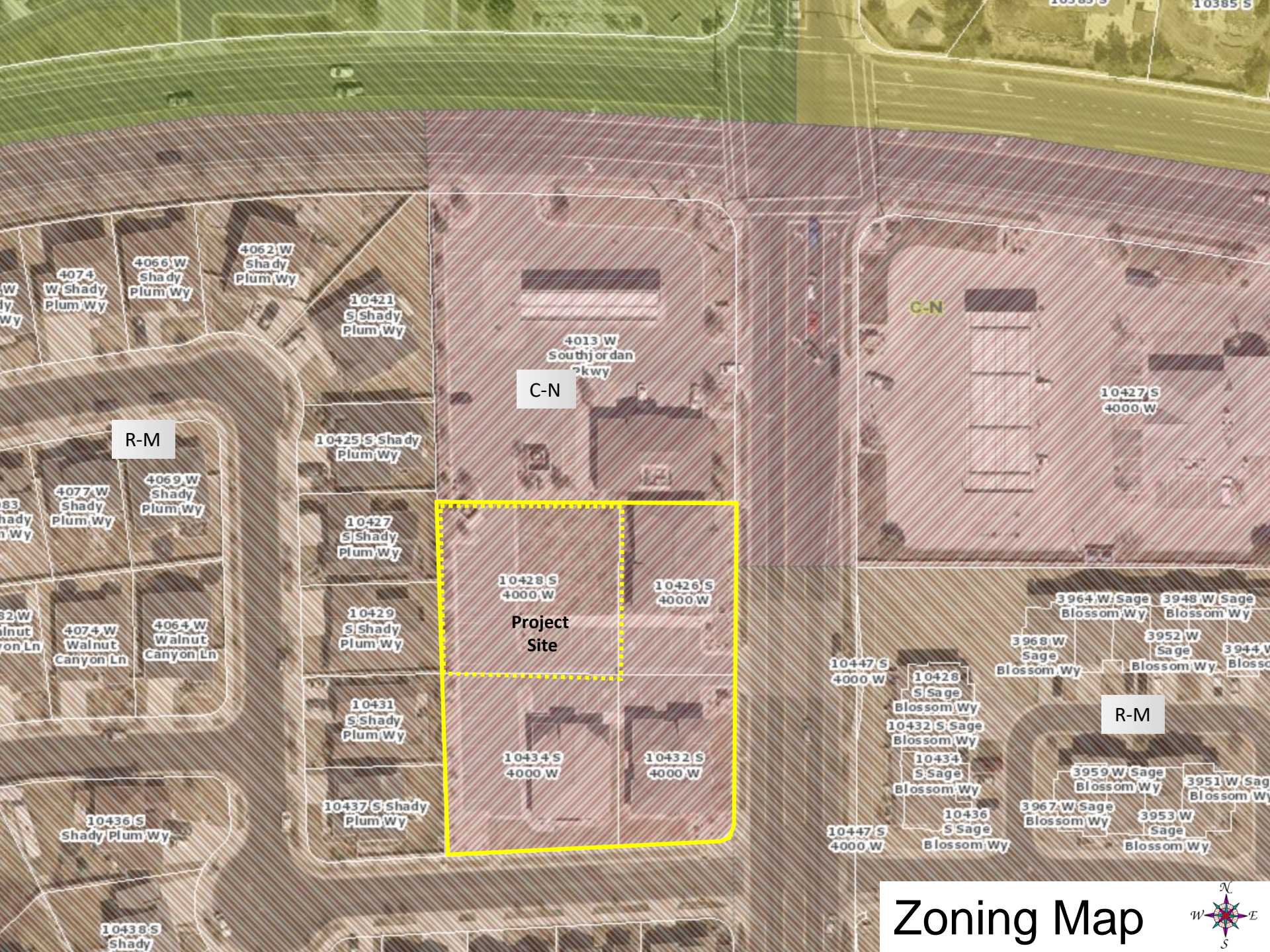
Sage Blossom Way

Sage Valley Way

Santa Sage Dr

Location Map





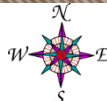
C-N

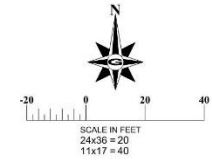
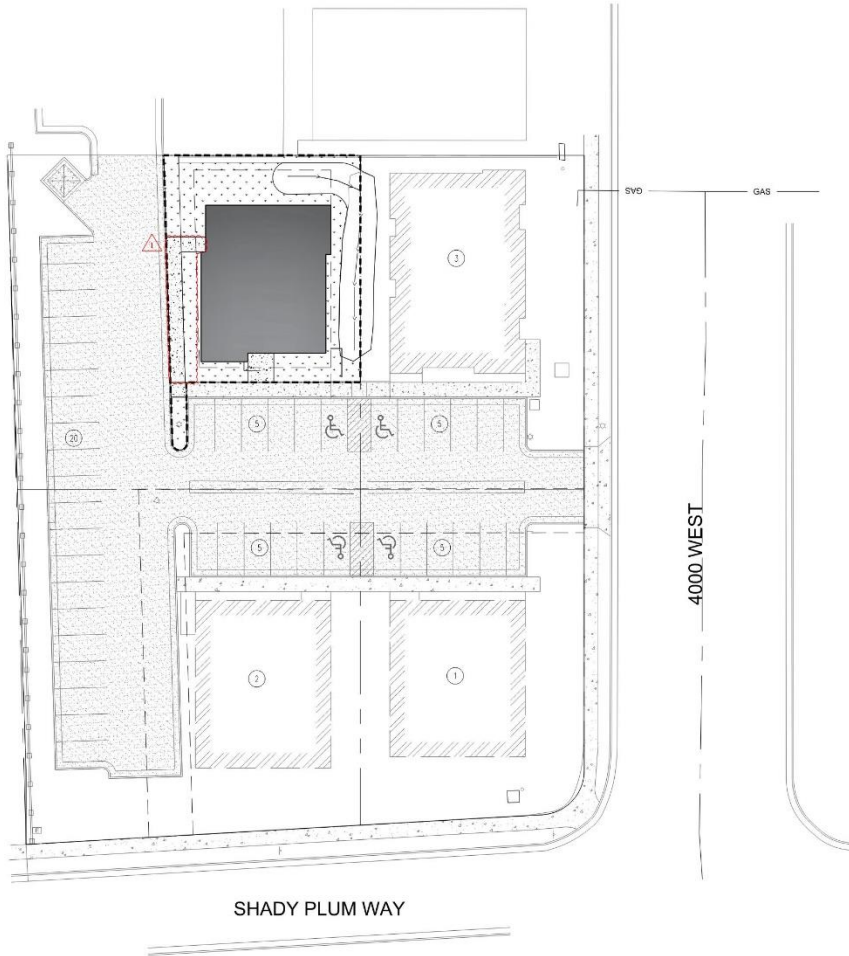
R-M

Project Site

R-M

Zoning Map





PARKING CALCULATION

EXISTING BUILDING 1: 3,051 S.F. - (OFFICE, 1 STALL PER 300 S.F.) = 10 STALLS
 EXISTING BUILDING 2: 2,676 S.F. - (OFFICE, 1 STALL PER 300 S.F.) = 9 STALLS
 EXISTING BUILDING 3: 3,051 S.F. - (OFFICE, 1 STALL PER 300 S.F.) = 10 STALLS
 PROPOSED BUILDING: 2,172 S.F. - (OFFICE, 1 STALL PER 300 S.F.) = 7 STALLS
 PARKING REQUIRED - 36 STALLS
 PARKING PROVIDED
 EXISTING PARKING = 40 STALLS
 EXISTING ADA PARKING = 4 STALLS

LEGEND

- PROPOSED LANDSCAPE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- LIMIT OF DISTURBANCE

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE OWNER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



OVERALL SITE PLAN
 OQUIRRE MOUNTAIN BUSINESS OFFICE
 10428 S 4000 W, LOT 5
 SOUTH JORDAN, UTAH

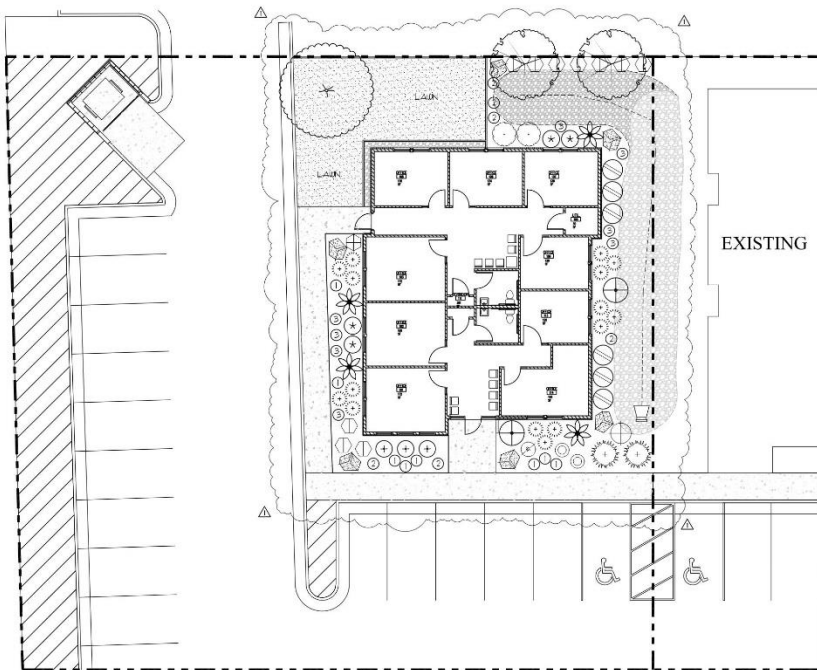
DESIGNER: **A**

PROJECT: **STA.012**

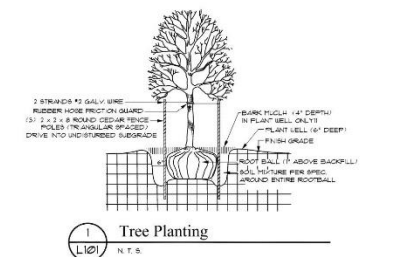
C.101

DATE: NOVEMBER 22	BY: [Signature]	FOR: [Signature]
SCALE: 1" = 40'	SCALE: 1" = 40'	SCALE: 1" = 40'
APPROVED: [Signature]	APPROVED: [Signature]	APPROVED: [Signature]





Legend	
Symbol	Description
	4" x 6" Extruded Housitup Natural Concrete Color
	Decorative Landscape Boulder - 3'-4" Minimum Size
	New Sodded Lawn Area / Drought Tolerant Mixture
	Decorative Stone - Cobble 1/2" Minimum Size / Un-labeled / Match Stone Previously Used



Sub-Grade Requirements

- LAWN AREAS:** Six (6) inches below finish grade. This will allow for the installation of a 4 inch depth of import topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.
- SHRUB AREAS:** Twelve (12) inches below finish grade. This will allow for the installation of an 8 inch depth of import topsoil along with a four inch depth of bark mulch of decorative stone mulch, leaving it slightly below finish grade and concrete areas.
- DETENTION AREAS:** Seven (7) inches below finish grade. This will allow for the installation of a 6 inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.

Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments, & import topsoil in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Drought Tolerant Plant Calculations

TREES PROVIDED	3 EA.	(100%)	SHRUBS-GRASSES PROVIDED	75 EA.	(100%)
Drought Tolerant Required	3 EA.	(60%)	Drought Tolerant Required	60 EA.	(80%)
Drought Tolerant Provided	3 EA.	(100%)	Drought Tolerant Provided	75 EA.	(97%)

Landscape Area Calculations

TOTAL LANDSCAPE AREA	3,585 SF.	(100%)
Lawn Area	690 SF.	(17.3%)
New Planting Area	1,760 SF.	(44.6%)
Existing Planting Area	1,535 SF.	(38.1%)

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1		<i>Gleditsia triacanthos</i>	Skyline -oneyoucut	2" Caliper 8'-10' Ht.	Matched Heaps Straight Trunks
2		<i>Syringa reticulata</i>	Japanese Tree Lilac	2" Caliper 8'-10' Ht.	Matched Heaps Straight Trunks

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1		<i>Berberis t. Crimson Pigeon</i>	Crimson Pigeon Barberry	5" Container 15'-18" Height	
5		<i>Pinus mugo nuga 'Boumound'</i>	Boumound Mugo Pine	5" Container 15'-18" Height	
4		<i>Caryopteris clancostensis</i>	Blue Mist Spirea	5" Container 18'-24" Height	
2		<i>Cornus alba 'Vivry Hail'</i>	Vivry Hail Dogwood	5" Container 18'-24" Height	
4		<i>Eucyrtus alatus 'Compacta'</i>	Dwarf Burning Bush	5" Container 18'-24" Height	
2		<i>Physocarpus o. 'Summer Wine'</i>	Summer Wine Ninebark	5" Container 24'-30" Height	
4		<i>Rhus aromatic 'Low Grow'</i>	Grow Low Sumac	5" Container 18'-24" Spread	
3		<i>Spiraea bux. 'Anthony Waterer'</i>	Anthony Waterer Spirea	5" Container 15'-18" Height	
			Ivory Tower Yucca	5" Container 15'-18" Height	

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		<i>Calamagrostis a. 'Avalanche'</i>	Avalanche Feather Grass	5" Container 24'-30" Height	
1		<i>Karl Foerster</i>	Karl Foerster Feather Grass	5" Container 24'-30" Height	
2		<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	5" Container 15'-18" Height	
1		<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	5" Container 24'-30" Height	
2		<i>Pennisetum a. 'Hansin'</i>	Dwarf Fountain Grass	5" Container 12'-15" Height	

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
8		<i>Hemerocallis sp. 'Stella d'Oro'</i>	Stella d'Oro Day Lily	5" Container 12" Ht. Full Can	
8		<i>Lavandula sp. 'Hustead'</i>	Hustead Lavender	5" Container 12" Ht. Full Can	
8		<i>Salvia 'May Night'</i>	May Night Garden Sage	5" Container 12" Ht. Full Can	

*Plant material quantities are provided for convenience only. The contractor shall provide all materials either shown or noted, and of the caliper, height, container, and plant sizes as specified in the plant list.

Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier, and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 30 days prior to the anticipated installation date. No plant material substitutions will be considered following the 30 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

Planting Notes

- All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive an 8 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part mulch additive, and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be Agribon brand 21 gram tablets used as per manufacturers recommendations.
- All trees shall receive an "Arbor Guard" trunk protector, or equal, and have a 36 inch diameter bark mulch ring. All trees shall be staked for wind protection unless otherwise indicated.
- Upon completion of planting operations, all shrub pits and trees up to 4 inch depth of the ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over Delcort Pro-B weed barrier fabric. Stone to be used shall be "Calico", 1/2" minimum size for non-detection areas, and "Nephi Grey", 1/2" minimum size for detection areas.
- In decorative stone beds, cut the fabric from around the outer wall of each plant, then apply fine ground bark inside outer wall. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period of 30 days minimum following the date of project acceptance, and shall include weeding, pruning, and one herbicide and plant fertilizer application.
- The contractor shall comply with all utilities and easements set forth by the Owner, and no case shall that period be less than one year following the date of final completion and acceptance.

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any rumps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently, 1/2" below the top of all surrounding walks, curbs, etc.
- The plant material shall be provided as a condition of the specific requirements of the plants specified, unreviewer in conflict with the planting plan, the planting plan shall govern.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision shall be final.
- The contractor shall plant all plants per the planting details, stakeguying as shown. The top of root balls shall be planted flush with finish grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building walls, etc.
- The contractor shall maintain all work until all work is complete and accepted by the Owner. Maintenance shall include weeding, pruning, training, fertilizing, cleaning, insecticides, herbicides, and all other items necessary for a complete service of the project.



PRINTED DATE
11.10.22

LAYTON DAVIS
ARCHITECTS

2005 East 2700 South, #4079, Salt Lake City, UT 84106
P: 801.487.0715 | www.laytondavisarchitects.com

OQUIRH BUSINESS OFFICE

10426 SOUTH 4000 WEST
SOUTH JORDAN, Utah 84009

CHRONOLOGY
△ City Comments
11.10.22

SHEET SIZE
24x36

PROJECT NO
22.020

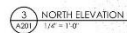
DWNNB / CHKBV
RDL / RDL

TITLE
Landscape
Plan

SHEET
L101



KEYNOTE LEGEND	
401	STAINED & WEATHER SEALED TIMBER CORNER
802	WINDOCK AS SCHEDULED



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LAYTON DAVIS
ARCHITECTS

2005 East 2700 | South Side 200 Salt Lake City, Utah 84109
ps801.487.2715 | fs901.487.0716

4000 W 10428 S - LOT 5
SOUTH JORDAN UTAH

#	ISSUE DESCRIPTION	ISSUE DATE	#	RESOLUTION DATE	DATE
1	CTC8883141				

PROJECT NO.	22.020
DWN BY / CHK BY	CS/JD
TITLE	ELEVATIONS

24X36 SHEET #
A201

[illegible]

A202