

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JULY, 22, 2025

FILE OVERVIEW

Item Name	Atwell Suites Site Plan
Address	10526 S. Jordan Gateway
File Number	PLSPR202400220
Applicant	Zach Gundry, The Richardson Design Partnership, LLC
Property Owner	Shree Veer Hospitality LLC
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

PROPERTY OVERVIEW

Acreage	1.94		
Recorded Subdivision	Ovation Village North		
Current Zone	C-F (Commercial – Freeway)		
Current Land Use	Vacant and Unimproved Land		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	MU-TOD	Jordan Station Apartments
	<i>East</i>	C-F	Jordan Gateway
	<i>South</i>	C-F	Office Buildings
	<i>West</i>	MU-TOD and C-F	Jordan Station Apartments and Office Building

ITEM SUMMARY

The applicant is proposing to construct a 4-story hotel on property located at 10526 S. Jordan Gateway. Staff is recommending approval of the application.

TIMELINE

- On November 5, 2024, the applicant submitted a complete site plan application to Staff for review. The City staff reviewed the application for a total of 5 times. The following departments were included in the reviews: Building, Engineering, Fire, Parks, Planning, Storm Water, Streets and Water.
- On November 11, 2024, the Architectural Review Committee (ARC) reviewed the proposed structure. The Committee recommended the approval of the application but recommended that the applicant add more masonry (stone or brick) to the building to better align with the architecture style of the nearby buildings.

REPORT ANALYSIS

Application Summary:

The applicant is seeking **site plan approval** to construct a four-story, 50-foot tall hotel on a currently vacant two-acre parcel. The property is located at 10526 S. Jordan Gateway.

Building Design and Materials

The hotel's exterior will primarily feature an **EIFS finish**. While there was discussion about incorporating more masonry (stone or brick) into the design, the applicant has opted against it due to design and practical considerations.

Site Access and Parking

The hotel will primarily be accessed from **Jordan Gateway** via a shared southern entrance with an existing adjacent office development. A secondary, shared access point to the north will provide connection to the nearby Jordan Station Apartments, primarily serving as a supplemental entry.

Parking facilities, totaling 88 stalls (one for each room), will be predominantly located to the south and west of the hotel building.

Landscaping Plan

The landscaping design will incorporate a variety of **plants, shrubs, and trees**. The dominant ground cover will be **crushed rock**, with bark mulch used in select areas. Upon maturity, the live vegetation is projected to cover at least 50% of the landscaped zones. Trees are planned for the park strip along Jordan Gateway and other landscaped areas, including parking islands. **No sod** will be installed as part of this development.

Infrastructure and Utilities

Jordan Gateway is fully improved at this location, meaning no public improvements are required along the roadway. The only public improvements associated with this project will be **water infrastructure**, such as hydrants and meters. The drainage system will be private, utilizing

underground storage chambers to ensure all runoff is contained on-site. No fencing is planned for installation.

FINDINGS AND RECOMMENDATION

Findings:

- Lodging services, such as bed and breakfast, motel, hotel and inn, are a permitted use in the C-F zone.

Conclusions:

- The application is in conformance with the minimum requirements of the [Site Plan Review \(Title 16\)](#) and the [Planning and Zoning \(Title 17\)](#) Codes

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements of South Jordan Municipal Code §[16.24](#) and the requirements of the individual zone in which a development is proposed. All provisions of Title [16](#) & [17](#) of South Jordan Municipal 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.

Motion Ready:

I move that the Planning Commission approve:

1. File PLSR202400220, Atwell Suites Site Plan


Alternatives:

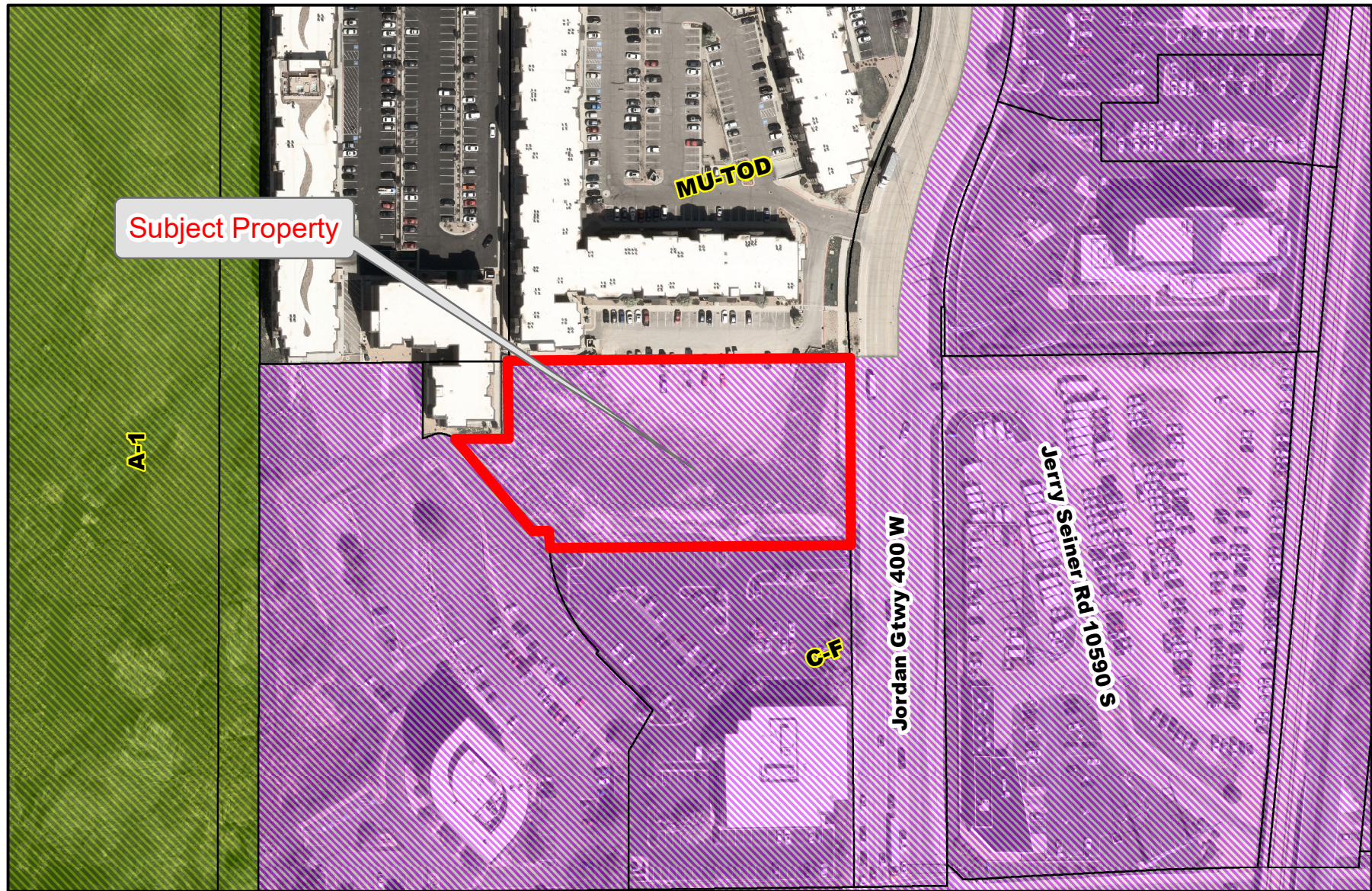
1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.


SUPPORTING MATERIALS

- Attachment A, Aerial Map
- Attachment B, Zoning Map
- Attachment C, Site Plan
- Attachment D, Landscape Plan
- Attachment E, Grading and Drainage Plan
- Attachment F, Utility Plan
- Attachment G, Building Elevations
- Attachment H, ARC Minutes



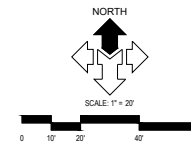
<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2025</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2025</p> 
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THE EXCEPTIONS, RESERVATIONS AND COMMENTS OF THAT CERTAIN GATEWAY RETAIL PARTNERS, LLC & SUTAIL, LLC SHARED PARKING AGREEMENT FOR THE JORDAN STATION APARTMENTS BY AND BETWEEN GATEWAY RETAIL PARTNERS, LLC AND SUTAIL, LLC
RECORDED: JULY 11, 2014
ENTRY NO. 1188201
BOOK 1048
PAGE 1048
PAGE 202 OF THE OFFICIAL RECORDS

THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS OF THAT CERTAIN GATEWAY RETAIL PARTNERS, LLC & SUTAIL, LLC SHARED PARKING AGREEMENT FOR THE JORDAN STATION APARTMENTS AGREEMENT BY AND BETWEEN GATEWAY RETAIL PARTNERS, LLC AND SUTAIL, LLC
RECORDED: JULY 11, 2014
ENTRY NO. 1188201
BOOK 1048
PAGE 202 OF THE OFFICIAL RECORDS
SURVEY FINDINGS, AGREEMENT BETWEEN ADJUTOR TO THE NORTH AND THE PARCEL ABOVE THEM, NOTHING TO PLOT



DESCRIPTION	AREA	%
HARDSCAPE	48,837 SQFT	58%
LANDSCAPE	22,888 SQFT	27%
BUILDINGS	14,773 SQFT	17%
TOTAL	86,498 SQFT	100%

GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLAN FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:
- REMOVE EXISTING AND/OR CONFLICT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCES AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET CS-01.
 - CONCRETE 1' PATCH PER APWA PLAN NO. 235, SEE SHEET CS-05.
 - CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET CS-01.
 - CONCRETE SIDEWALK PER APWA PLAN NO. 231.
 - CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET CS-01.
 - 2" CONCRETE CURB AND GUTTER, SEE DETAIL 'C2', SHEET CS-01.
 - ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.1 FOR RAMP DETAIL AND APWA PLAN NO. 236 FOR DETECTABLE WARNING SURFACE DETAIL.
 - CONCRETE RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAIL, SEE SHEET CS-01 FOR TOP AND BOTTOM OF WALL ELEVATIONS.
 - ADA PARKING SIGN, SEE DETAIL 'C4', SHEET CS-01.
 - VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'C4', SHEET CS-01.
 - 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - PAINTED ARROW SYMBOL.
 - BOLLARD, SEE DETAIL 'C4', SHEET CS-01.
 - DUMPTER ENCLOSURE WITH LOCKING GATES, COLOR AND MATERIAL TO MATCH BUILDING, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PAINTED ADA SYMBOL, SEE DETAIL 'C3', SHEET CS-01.
 - ADA ACCESSIBLE RAMP WITH HAND RAIL CONNECTING SITE TO PUBLIC SIDEWALK, SEE ARCHITECT PLANS FOR DETAILS.
 - DO NOT ENTER ONE WAY TRAFFIC SIGN.
 - ASPHALT PAVEMENT SEE IN PER APWA PLAN 231.
 - NEW CURB DUTY AND SIDEWALK PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - ACCESSIBLE ROUTE WITH MAXIMUM 1:4 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING SLOPE.
 - PUBLIC ACCESS SIDEWALK EASEMENT.
 - WATER LINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY.

SOUTH JORDAN CITY NOTES:
CONTRACTOR/DEVELOPER MUST OBTAIN A RETAINING WALL PERMIT FROM SOUTH JORDAN CITY BUILDING DEPARTMENT FOR THE RETAINING WALLS PRIOR TO ANY WORK EXISTING AND PRIOR TO THE CITY'S PRE-CONSTRUCTION MEETING.

SITE INFORMATION

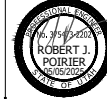
PROPERTY AREA: 140 ACRES
ZONING: CF

STREET LINES: 4 STORY (8 ROOMS)
BUILDING HEIGHT ALLOWED:
ACTUAL BUILDING HEIGHT:
PARKING REQUIRED IS 1 STALL PER ROOM + 84
PARKING STALLS PROVIDED = 88
STANDARD STALLS: 44
ADA STALLS PROVIDED = 4 (1 VAN STALL)



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING



ATWELL HOTEL
10526 S JORDAN GATEWAY
SOUTH JORDAN, UT 84095

REV	DATE	DESCRIPTION
1	05-05-2025	REVISED PER CITY COMMENTS

PROJECT NO: 2407
DRAWN BY: RJP
CHECKED BY: RJP
DATE: 05-05-2025


CIVIL SITE PLAN
C1.01

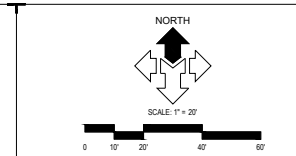
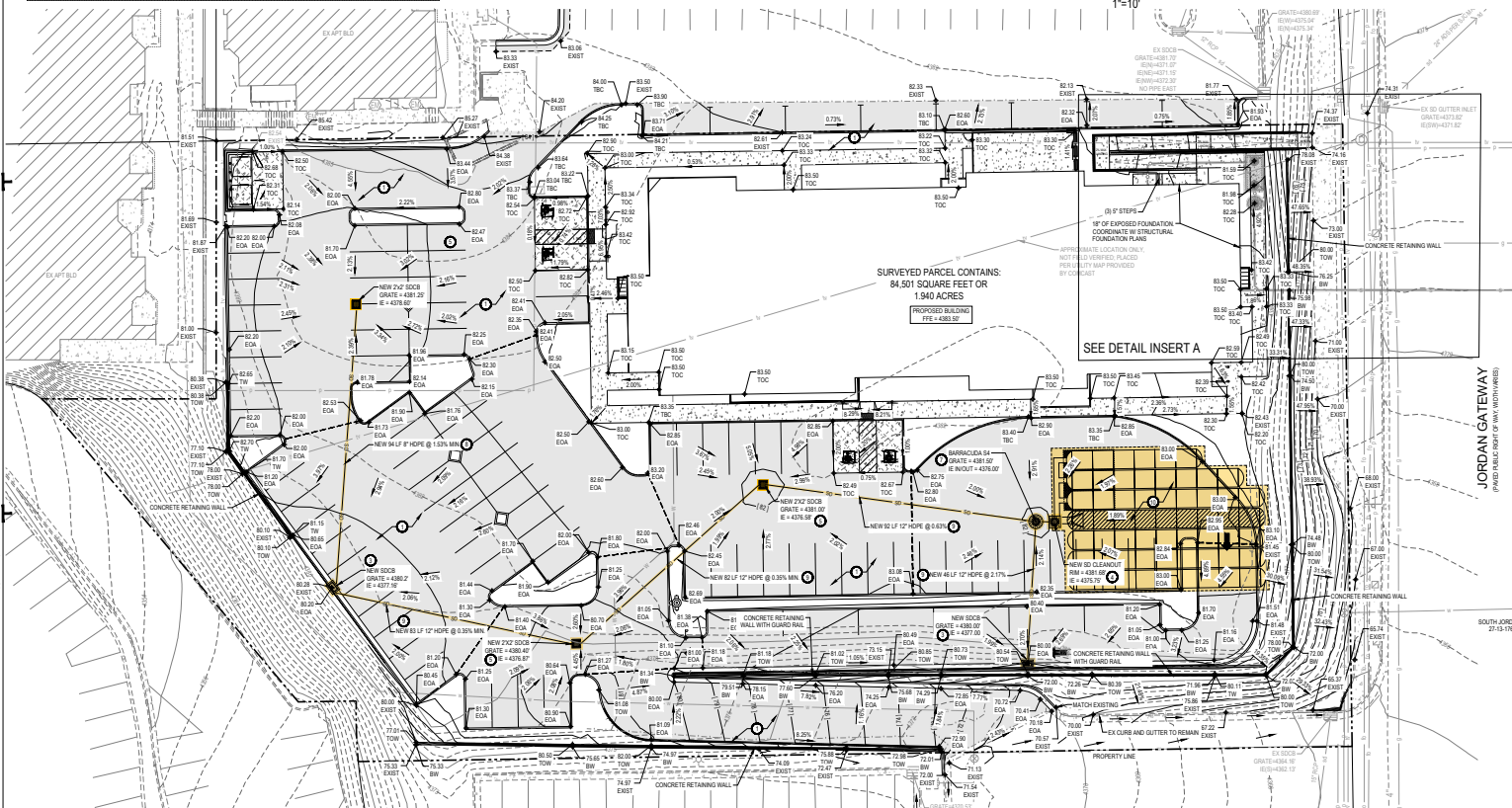


3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

CITY PERMIT SET

LP-100

	<h2 style="margin: 0;">CALCULATION SHEET</h2>	<h3 style="margin: 0;">STORM RUNOFF</h3>																																																																		
<p>Model Generated 06/10 S. Gandy Pkwy, Sandy UT</p>	<p>Project No.: 24477</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Date: _____</td> <td style="width: 33%;">Amount Paid: _____</td> <td style="width: 33%;"></td> </tr> <tr> <td>Scope: _____</td> <td colspan="2">Site: Drainage Design</td> </tr> <tr> <td colspan="3" style="text-align: center;"> <div style="display: flex; justify-content: space-around; font-weight: bold;"> Assessment Period: Design: </div> </td> </tr> <tr> <td>Engineer: CJC</td> <td>Scale: _____</td> <td>Client: RJL</td> </tr> <tr> <td>Authority: SDC</td> <td>City: _____</td> <td>Rev. No.: _____</td> </tr> </table>	Date: _____	Amount Paid: _____		Scope: _____	Site: Drainage Design		<div style="display: flex; justify-content: space-around; font-weight: bold;"> Assessment Period: Design: </div>			Engineer: CJC	Scale: _____	Client: RJL	Authority: SDC	City: _____	Rev. No.: _____																																																			
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<p>Design Philosophy</p> <p>The storm water runoff from the project site will be retained on-site via subsurface storage with no discharge included in the calculations. Stormwater shall infiltrate within 72 hours.</p>																																																																				
<table border="0" style="width: 100%;"> <tr> <td style="width: 33%; text-align: center;">Area Identification (A)</td> <td style="width: 33%; text-align: center;">Runoff Coefficient (C)</td> <td style="width: 33%;"></td> </tr> </table>			Area Identification (A)	Runoff Coefficient (C)																																																																
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<p>Storm Structure Detention Provided:</p> <p>Underground Stormtech Chambers</p> <p>MC-3000 Storage: 11,555 sf</p> <p>Total Storm Structure 11,555 sf</p>																																																																				
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[illegible]

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR
 REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ③ BRACE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN
- ④ HOT LAGO
- ⑤ STORM DRAIN GUTTER INLET WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE APWA PLAN 315, SHEET C-5.1
- ⑥ STORM DRAIN CLEANOUT BOX. SEE DETAIL C-5, SHEET C-5.1
- ⑦ STORM DRAIN ALE INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL C-5, SHEET C-5.1
- ⑧ not used
- ⑨ MANHOLE CO. SIDE WATER REPAIRER. SEE DETAIL C-5.6
- ⑩ 24" DIAMETER HOPE STORM DRAIN INLET. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DET. C-5.1
- ⑪ 24" DIAMETER HOPE STORM DRAIN INLET. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DET. C-5.1
- ⑫ 18" DIAMETER HOPE UNDERGROUND STORMWATER STORAGE TRENCH TO DETAIL C-5.1 FOR 24-HOUR STORM EVENT. INSTALL WITH AN AISL RECOMMENDED TYPE. SEE DETAIL C-5.1 FOR DETAILS
- ⑬ TOP OF GRAVEL INVERT
- ⑭ TOP OF CHAMBERS
- ⑮ TOP OF CHAMBERS
- ⑯ BOTTOM OF GRAVEL
- ⑰ BOTTOM OF GRAVEL

SOUTH JORDAN CITY NOTES:

CONTRACTOR/DEVELOPER MUST OBTAIN A RETAINING WALL PERMIT FROM SOUTH JORDAN CITY BUILDING DEPARTMENT FOR THE RETAINING WALLS PRIOR TO ANY WORK STARTING NON SITE AND PRIOR TO CITY'S PRE-CONSTRUCTION MEETING!

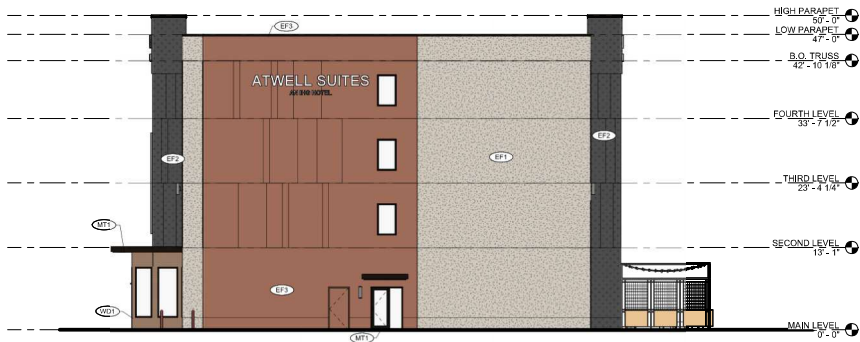
COMMON GRADING ABBREVIATIONS:
SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- | | |
|------|--------------------------------|
| BFE | BASEMENT FLOOR ELEVATION |
| BFW | FINISH GRADE AT BOTTOM OF WALL |
| CW | CURB |
| EW | EXISTING |
| EOP | EDGE OF ASPHALT |
| EODC | EDGE OF CONCRETE |
| FPE | FINISH FLOOR ELEVATION |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| LP | LOW POINT |
| NG | NATURAL GROUND |
| SCB | STORM CATCH CATCH BASIN |
| SDCO | STORM DRAIN CLEANOUT BOX |
| SCB | STORM DRAIN CATCH BASIN |
| SDM | STORM DRAIN MANHOLE |
| TBC | TOP BACK OF CURB |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOG | TOP OF GRADE |
| TOI | TOP OF WALL |
| TW | FINISH GRADE AT TOP OF WALL |
| WW | WATERWAY |

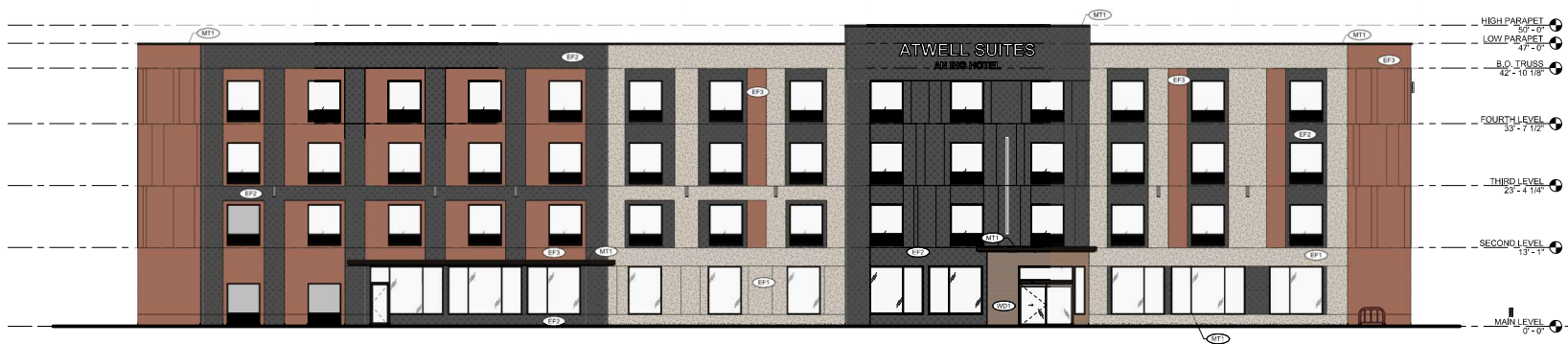
MCNEIL ENGINEERING™ Environmental Remediation Design, Remediation, and Construction																															
6160 South Valley Parkway, Suite 200, Salt Lake City, UT 84109 (407) 373-7070 Civil Engineering • Consulting & Landscape Architects Structural Engineering • Land Surveying & GIS																															
<h2 style="margin: 0;">ATWELL HOTEL</h2> <h1 style="margin: 0;">10526 S JORDAN GATEWAY</h1> <h2 style="margin: 0;">SOUTH JORDAN, UT 84095</h2>																															
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DRAWN BY: TJO																															
CHECKED BY: RJP																															
DATE: 05-05-2025																															
GRADING AND DRAINAGE PLAN																															
<h1 style="margin: 0;">C2.01</h1>																															



EXTERIOR MATERIALS	
SYMBOL	DESCRIPTION
	EP1: EXTERIOR CLADDING SYSTEM - WHITE CONCRETE
	EP2: EXTERIOR CLADDING SYSTEM - 10 MATCH "SANDY"
	EP3: EXTERIOR CLADDING SYSTEM - CRYSTAL BROWN
	WD1: WOOD LOOK PANELS - NORTON VENEER WOOD
	MT1: ANODIZED ALUMINUM - "DARK BRONZE"



2 EAST ELEVATION COLORED
A202 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION COLORED
A202 SCALE: 1/8" = 1'-0"



THE
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SHREE VEER HOSPITALITY, LLC
1718 S 1820 W, WOODS CROSS, UTAH 84007

OWNER

CONSULTANT

PROJECT

ATWELL SUITES
AN IHG HOTEL
SOUTH JORDAN, UTAH

DATE DESCRIPTION
01/13/24 DESIGN DEVELOPMENT

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**THE
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OWNER:
CONSULTANT:

ATWELL SUITES
AN IHG HOTEL
ATWELL SUITES
SOUTH JORDAN, UTAH
PROJECT

[illegible]

**BUILDING
ELEVATIONS
COLORED**

A203

PROJECT #: 21-112
DRAWN BY: Aubrey
CHECKED BY: Decker

SHEET #

DESIGN DEVELOPMENT

**CITY OF SOUTH JORDAN
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
SOUTH JORDAN CITY HALL – MAPLE CONFERENCE ROOM
WEDNESDAY, NOVEMBER 11, 2024**



Attendance City Staff: *Cory Day, Miguel Aguilera, Russ Naylor, Kathie L. Johnson*

Attendance Applicant(s): *Taggart Harris, Vishnu Chaudhari, Gopal Chaudhari, Auil Chaudhari, Ben Smith*

Minutes Prepared by: *Katelynn White*

ARCHITECTURAL REVIEW COMMITTEE MEETING

THE MEETING STARTED AT 8:30 A.M. AND THE MEETING WENT AS FOLLOWS:

A. GENERAL BUSINESS ITEMS

A.1. ATWELL SUITES

Location: 10526 S. Jordan Gateway

Project No: PLSPR202400220

Applicant: Zachary Gundry, THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.

Planner: Damir Drozdek

What are the required steps to move forward with the project?

The applicants began the meeting with an overview of the project. The applicants stated they are working with a hotel development group to develop a new product called IHG Atwell Suites hotel. The applicants stated IHG has specific architectural design requirements. There was an emphasis to comply with city design requirements while also following the design property of the IHG product. The proposed design has a modern aesthetic.

The conversation then began to focus on the grading of the lot. The applicant's team discussed the need for retaining walls due to the slope of the site and confirmed the location of the new hotel was chosen to be located on the flattest area on site. It was noted the site has already been graded.

The applicants confirmed there is an agreement with the neighboring property owner regarding shared access and the relocation of the existing trash compactor. It was also noted that the fire access requirements have been met.

The Architectural Review Committee raised a concern regarding the lack of masonry on the exterior of the building. Although the city does not have a specific material requirement for the current zone, there is a city preference for continuity throughout the surrounding buildings. The applicants stated that they are willing to explore options for incorporating masonry elements into the exterior design.

Applicants informed the Architectural Review Committee on their plan to incorporate a Zero-Scape drought-resistant landscape design.

The applicants agreed to adjust the materials used for the outside of the building to better integrate with the surrounding buildings. Applicants will submit new drawings to the city planner for review. The Architectural Review Committee stated there does not need to be an additional meeting for review.

ADJOURNMENT