

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 01/10/2023

Issue: SEGO LILY DAY SPA
SITE PLAN APPLICATION

Address: 10418 S Willow Valley Rd

File No: PLSPR202100204

Applicant: Johan VanZeben, VanZeben Architecture

Submitted by: Greg Schindler, City Planner
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Site Plan application, file number **PLSPR202100204**, to allow for construction of a two-story personal services building in the C-C zone at 10418 S Willow Valley Rd.

ACREAGE:	.81 acres
CURRENT ZONE:	C-C (Commercial - Community) Zone
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	EC (Economic Center)
NEIGHBORING ZONES/USES:	North – South Jordan Pkwy / C-C (Retail) South – R-M-7 (Multi-Family Residential) West – C-C (Financial institution) East – Willow Valley Rd / R-M-7 (Multi-Family Residential)

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 Title 16 & 17 of South Jordan 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:

This application was originally scheduled to come before the Planning Commission on April 12, 2022. However, the business owner paused the review in order to consider a different location. They have determined this location is optimal, and are ready to move forward.

The proposed development is located on a vacant parcel on the southwest corner of South Jordan Pkwy. and Willow Valley Rd. It is bordered by these roads on the north side and east side, respectively, an America First Credit Union branch to the west, and the Harvest Crossing Villas PUD to the south.

The project consists of one personal services building (day spa) with the main façade fronting South Jordan Pkwy., and a shorter, side façade fronting Willow Valley Rd. The main parking area will be behind the building to the south, wrapping around the west side of the building, partially bordering South Jordan Pkwy.

Auto access will be through two routes. The first is a private drive to the west of the parcel that connects to the parking lot of America First Credit Union, which leads to River Heights Dr. The second is an access point to the east which connects to Willow Valley Rd. The sidewalks along both South Jordan Pkwy. and Willow Valley Rd. will maintain the current layouts. There will be two pedestrian connections to the building from South Jordan Pkwy. and one connection from Willow Valley Rd.

The building is two stories. The materials of the building will be a mix of rammed earth, concrete, steel, and glass. The building's colors are a mix of earthen tones, with glass used primarily at the main entrance and on the first story. The height of the building at the tallest point is 34', one foot under the limit for the zone (35'). The building received a positive recommendation from the Architectural Review Committee (ARC).

Landscaping will be a variety of trees, shrubs, groundcovers, and grasses. Rock mulch will be used around the building and parking lot, while a small amount of sod will be used in small areas fronting South Jordan Pkwy. New street trees will be planted in the park strip along Willow Valley Rd. The park strip along South Jordan Pkwy. will be maintained as-is, while the park strip along Willow Valley Rd. will have bushes and be covered in crushed stone as a mulch layer. The landscaping plans meet city requirements.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The business is classified as “personal services” per city code. The use is permitted in the C-C zone.
- An operations plan is required as part of Impact Control Measures, which is stated above.
- The Architectural Review Committee reviewed the proposed building on January 12, 2022. The project received a positive recommendation with no additional concerns.
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

Conclusion:

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes and thus it 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:

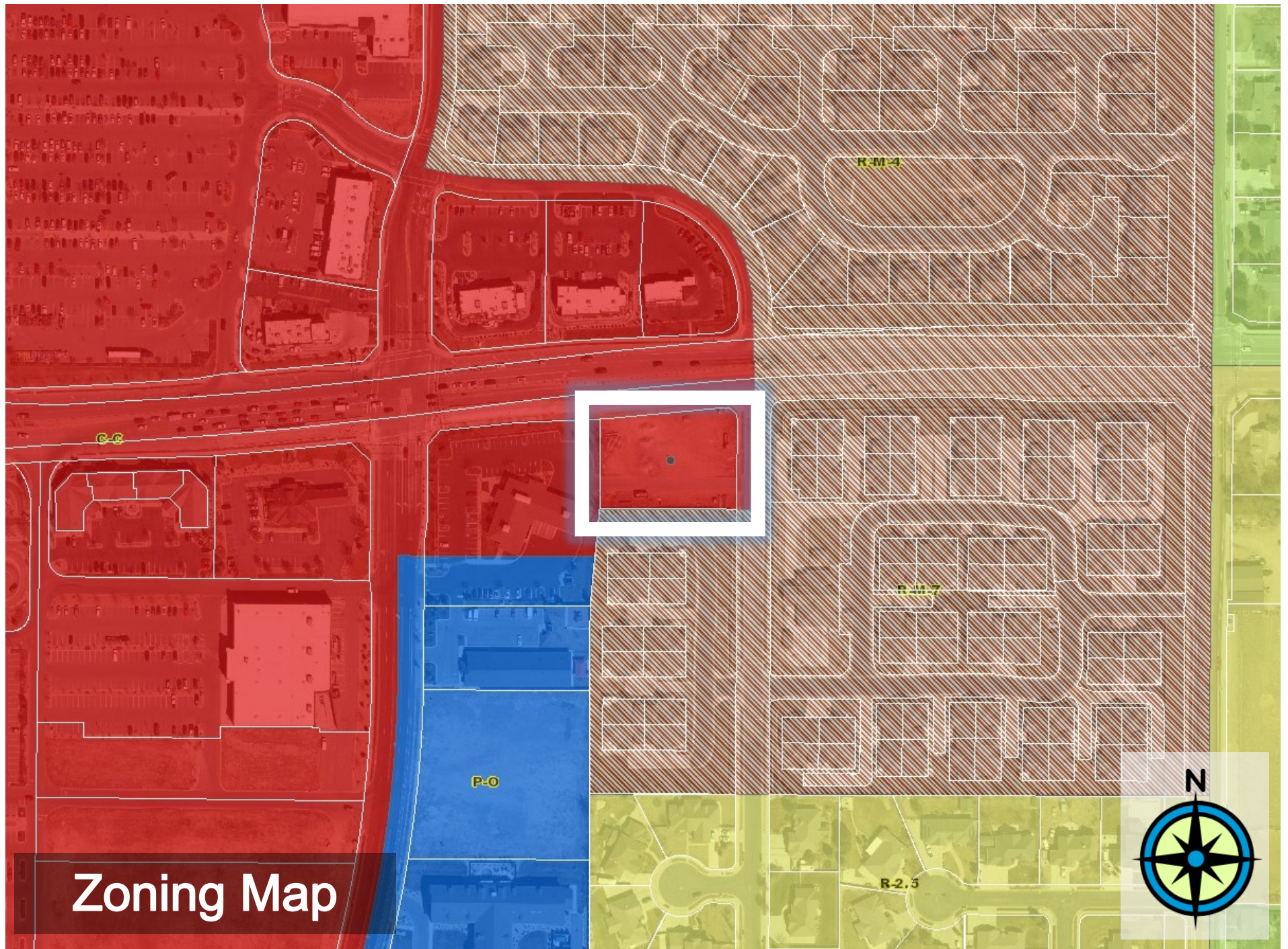
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

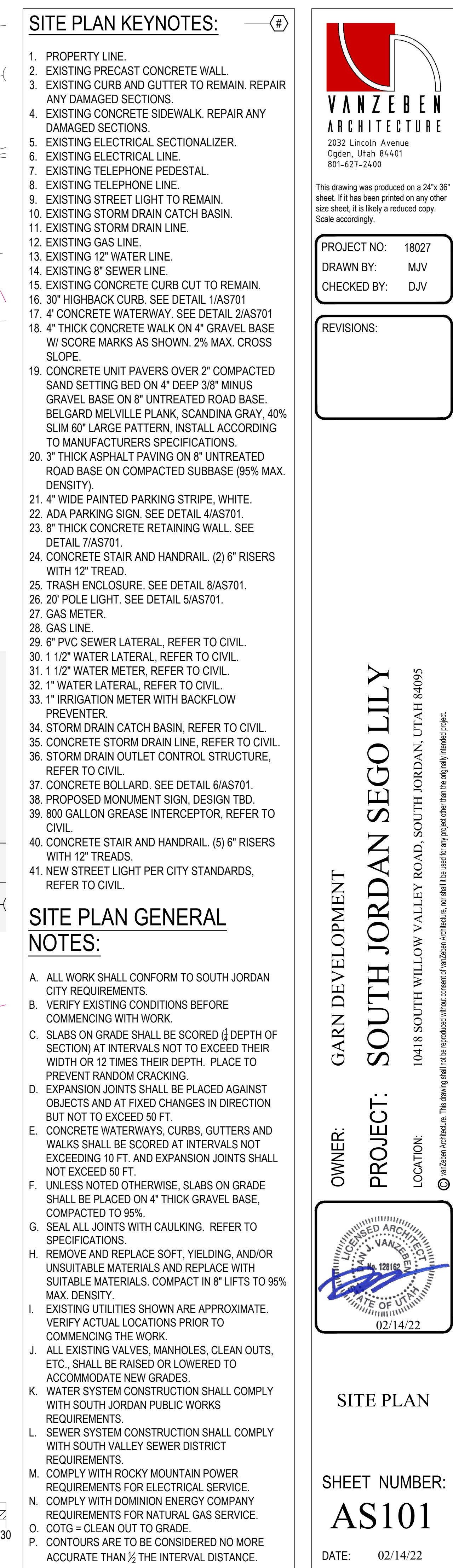
SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Plan
- Landscape Plan
- Building Elevations
- Rendering and Materials



Location Map







PLANTING KEYNOTES:

1. EXISTING SOD TO REMAIN.
2. NEW 6" CONCRETE MOWSTRIP.
3. FLEXIBLE METAL EDGING.



This drawing was produced on a 24"x 36" sheet. If it has been printed on any other size sheet, it is likely a reduced copy. Scale accordingly.

PROJECT NO: 18027
DRAWN BY: MJV
CHECKED BY: MJV

REVISIONS:

PLANTING GENERAL NOTES:

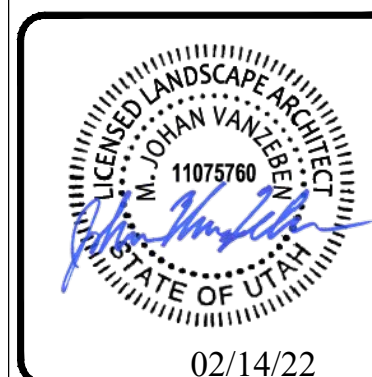
- A. EXAMINE SITE TO VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT OF INCONSISTENCIES.
- B. COORDINATE PLANTING OPERATION WITH OTHER TRADES TO AVOID CONFLICT.
- C. COORDINATE PLACEMENT OF TREES WITH PLACEMENT OF IRRIGATION LINES, VALVES, SPRINKLER HEADS, ETC.
- D. MAKE FINAL GRADE ELEVATIONS WITH TOPSOIL, CONSTRUCT BERMS, AND GRADE TO CONTOURS.
MINIMUM TOPSOIL DEPTHS:
TURF AREAS: 4"
SHRUBS AREAS: 8"
- E. ALLOW FOR 3" DEEP MULCHING IN SHRUB AREAS, 2" DEEP @ TURF AREAS.
- F. PROVIDE 4" DEEP MULCHING IN PLANTING AREAS AND AT TREE WELLS.
- G. AREAS OF VEGETATIVE GROUND COVER SHALL BE PROVIDED WITH 3" DEEP MULCHING OF 1/2" DIA. MAX., WOOD OR STONE ACCEPTABLE.
- H. IF USED, WEED BARRIER SHALL ONLY BE USED IN AREAS WITH STONE GROUND COVER.
- I. LANDSCAPER SHALL SUBMIT STONE GROUND COVERS FOR LANDSCAPE ARCHITECT'S APPROVAL.
- J. IF VARIETY IS NOT SPECIFIED CONTRACTOR MAY SELECT A VARIETY BASED ON AVAILABILITY AND ADAPTIVITY TO LOCAL CONDITIONS. SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL.

OWNER: GARN DEVELOPMENT

PROJECT: SOUTH JORDAN SEGO LILY

LOCATION: 10418 SOUTH WILLOW VALLEY ROAD, SOUTH JORDAN, UTAH 84095

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PLANTING PLAN

SHEET NUMBER:

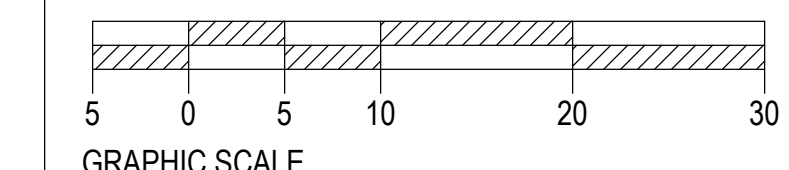
L101

DATE: 02/14/22

PLOT DATE: 2/18/2022



PLANTING PLAN
SCALE: 1" = 10'-0"





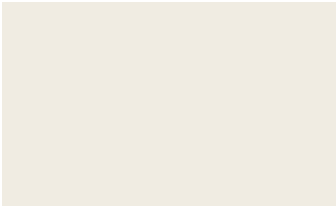
**South Jordan City
Planning Division**
Reviewed for Code Compliance
Date: 04/01/2022 By: J. Harris



EF1 - RAMMED EARTH
INSULATED 16" STRUCTURAL
RAMMED EARTH



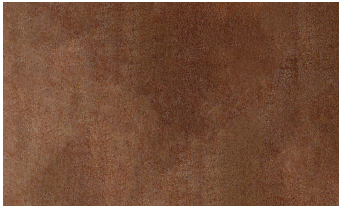
EF2 - C.I.P. FORMLINER
3/4" VERTICAL
CHANNELED FORMLINER
PATTERN



EF3 - EIFS
SW 7551 GREEK VILLA
SMOOTH FINISH



EF4 - 3 FORM CHROMA XT
Y15 TIGER; 1/2" GAUGE
48" x 120" PANEL



EF5 - CORTEN STEEL PANEL
CHEMICALLY TREATED AND
SEALED - NATURAL PATINA



SEGO LILY

SOUTH JORDAN, UT