

# Memo

**TO:** City Council  
**CC:** Jared Francis, Senior Engineer  
**DATE:** August 15, 2023  
**SUBJECT:** SJC Townhomes Rezone and Development Agreement  
**FROM:** Damir Drozdek, Planner III

---

The City Council held a public hearing for the SJC Townhomes (aka “The Mix at South Jordan”) rezone and development agreement, application PLZBA201900236, on June 6, 2023. At this meeting, the City Council tabled the application and requested that the applicant make some changes to the concept site plan and building elevations, a decision partially based on the feedback received during public comment. The applicant responded to the City Council’s requests and suggestions, and presented those changes to the City Council at a study meeting on July 18, 2023. Based on the feedback from those two meetings with the Council, the applicant has made additional changes to the project proposal.

The project is located at approximately 11147 S. Redwood Rd. The project area is approximately 2.59 acres and it currently consists of two parcels. The project will have up to 21 residential units and two smaller commercial buildings on Redwood Rd.

This document outlines the changes made since June 6, 2023, including incorporating changes the City Council requested during the July 18 study session meeting. The changes include the following:

- Reduced the size of the commercial buildings on Redwood Road and added parking for those buildings.
- Relocated units next to the north commercial building, eliminated guest parking next to the central open space, and adjusted the private road alignment to consolidate open space and create a larger and more usable central open space. The overall open space calculation on the concept plan has also increased from 23,996 ft<sup>2</sup> to 32,069 ft<sup>2</sup> (28.4% of the overall project acreage).
- Added soft-surface paths in the central open space to create more connectivity throughout the project.
- Added a 9.5 foot wide landscaped parkstrip on the north side of the private road next to the existing single-family residential, and a four-foot-wide landscaped parkstrip between the private road sidewalk and the townhomes.
- Added a sidewalk and crosswalk on the north side of the private road near the commercial building.
- Decreased the number of units along Beckstead Lane from four to three, and moved those units further from the adjacent property on the south. Two guest parking stalls were also added in this area.
- Changed the townhome architecture so that no part of the buildings, including the rooftop

deck stairwells, will be taller than 35 feet. In addition, the one middle townhome unit on Beckstead Lane with a rooftop deck will have a solid wall on the eastside of the building that blocks views from the deck toward Beckstead Lane.

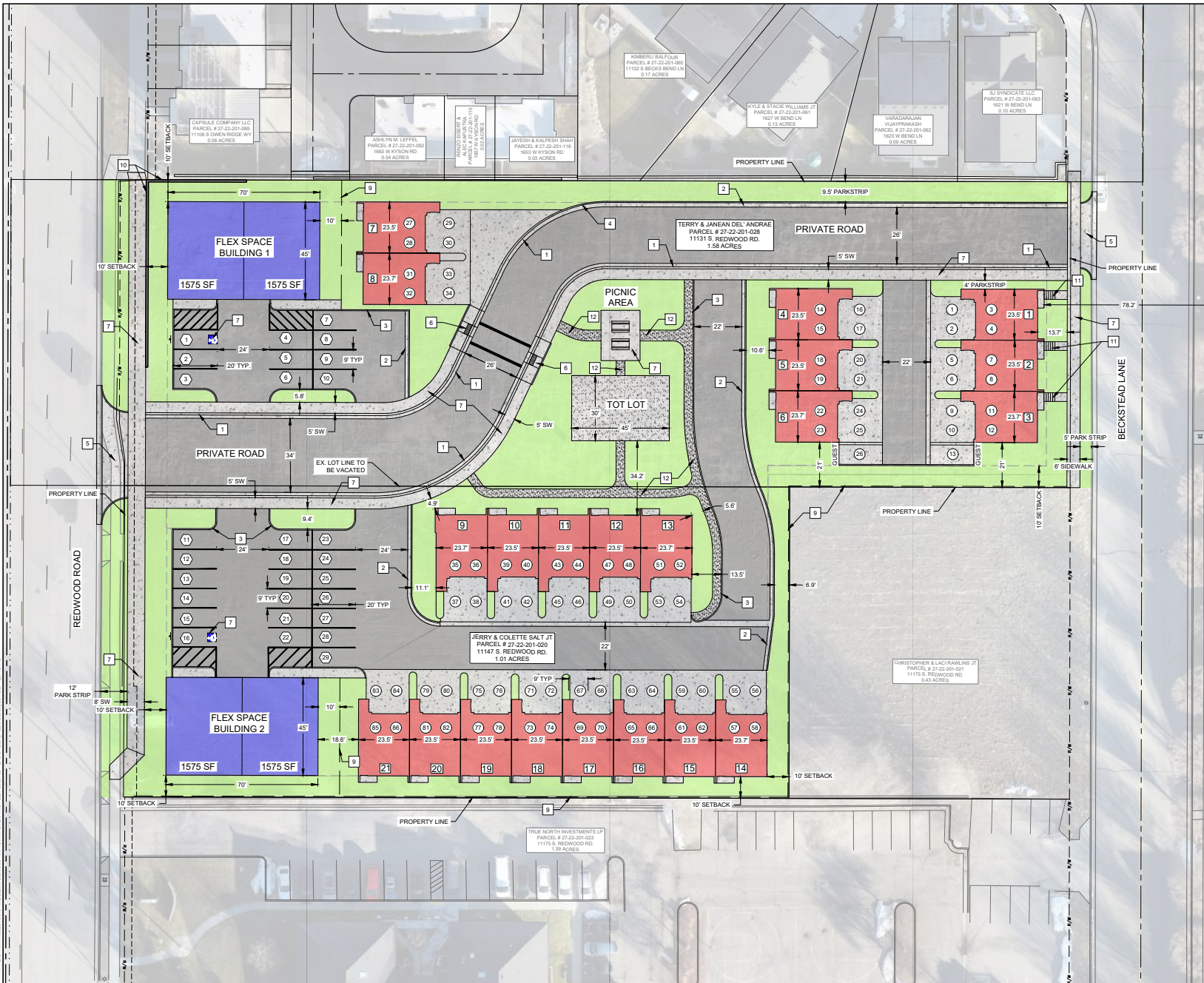
- Added a decorative masonry wall between the townhomes and the commercial buildings.

These changes are in addition to the obligations and other safeguards outlined in the development agreement presented to the City Council on June 6, 2023.

Although the City Council public hearing for this application was opened and closed on June 6, 2023, at City Council's request, City staff mailed notices about this project and this August 15, 2023 City Council meeting to owners of property within 300 feet of the subject property.

Attached to this memo is the most current concept site plan, the building elevations and the conceptual landscape plan along the north project boundary, as well as the latest draft development agreement. The staff report from the previous meeting is also included for your reference. The previous version of the draft development agreement is omitted for clarity purposes. With these clarifications and additional changes, City staff recommends that the City Council approve the application.

Staff Recommendation (Motion Ready): I move that the City Council **approve** application PLZBA201900236 to allow for the proposed mixed-use project at this location.



0 20 40  
10  
SCALE: 1" = 20'  
(SCALE ONLY VALID FOR 24" x 36" PAPER)

**LEGEND:**

- ASPHALT PAVEMENT  
AREA: 33,784 SF (29.9% OF OVERALL ACREAGE)
- CONCRETE SIDEWALK, CURB & GUTTER, APRON, OR DRIVEWAY APPROACH  
AREA: 22,447 SF (19.9% OF OVERALL ACREAGE)
- OPEN SPACE (LANDSCAPED PER SJ CITY ORDINANCE)  
AREA: 32,069 SF (28.4% OF OVERALL ACREAGE)
- TOWNHOME PARKING STALL NUMBER
- FLEX USE BUILDINGS PARKING STALL NUMBER
- TOWNHOME UNIT NUMBER

**SITE WORK KEYNOTES:**

- 1 MOUNTABLE 30 INCH CONCRETE CURB & GUTTER
- 2 30 INCH CONCRETE CURB & GUTTER
- 3 6-INCH BARRIER CURB
- 4 10' CURB TRANSITION
- 5 OPEN DRIVEWAY APPROACH
- 6 ACCESSIBLE SIDEWALK RAMP
- 7 6-INCH THICK CONCRETE SIDEWALK / FLATWORK
- 8 ACCESSIBLE PARKING STALL
- 9 DECORATIVE MASONRY WALL
- 10 RETAINING WALL
- 11 CONCRETE STAIRS
- 12 SOFT SURFACE WALKPATH


**PARKING SUMMARY:**

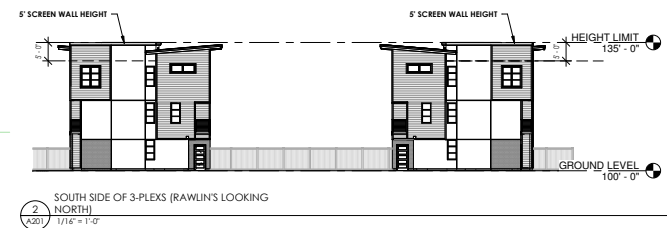
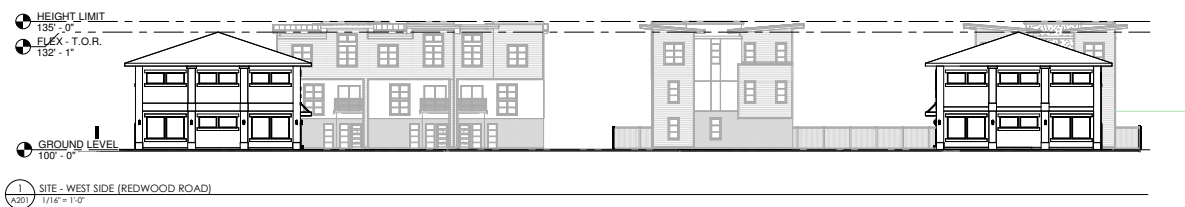
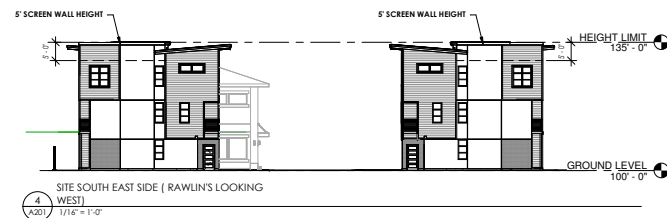
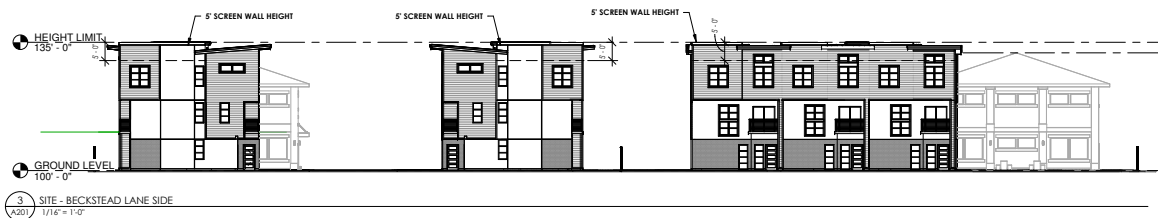
**TOWNHOMES:**  
UNIT TYPES: (21) 3 BEDROOM UNITS  
PARKING REQUIRED FOR A 3 BEDROOM UNIT = 2.5  
TOWNHOME TOTAL STALLS REQUIRED = 21 x 2.5 = 53 STALLS REQUIRED  
STALLS PROVIDED = 2 CARS IN GARAGE AND 2 ON DRIVEWAY = 4 PER UNIT  
= 21 x 4 = 84 STALLS  
**TOWNHOME STALLS PROVIDED = 84**  
2 ADDITIONAL GUEST STALLS ARE PROVIDED (STALLS #13 AND #28)  
**TOTAL TOWNHOME STALLS PROVIDED = 86**

**FLEX USE BUILDINGS:**  
EACH FLEX BUILDING HAS 2 INTERNAL UNITS  
TOTAL SF PER UNIT = 1,575 SF  
= 575 SF OFFICE AND 1000 SF WAREHOUSE  
REQUIRED OFFICE PARKING = 1 STALL PER 300 SF = 1.9 STALLS  
REQUIRED WAREHOUSE PARKING = 1 STALL PER 800 SF = 1.3 STALLS  
TOTAL REQUIRED = 3.2 STALLS PER UNIT  
FLEX USE TOTAL REQUIRED = 3.2 STALLS x 4 UNITS = 13 STALLS REQUIRED  
**TOTAL FLEX USE STALLS PROVIDED = 29**  
**TOTAL PROJECT PARKING STALLS REQUIRED = 53 + 13 = 66 STALLS REQUIRED**  
**TOTAL PROJECT PARKING STALLS PROVIDED = 86 + 29 = 115 STALLS PROVIDED**

**SITE INFORMATION:**  
TOTAL ACREAGE = 2.59  
DENSITY = 21 DWELLING UNITS / 2.59 ACRES = 8.11 DWELLING UNITS PER ACRE

**CONCEPT PLAN**  
THE MIX AT SOUTH JORDAN  
SUBDIVISION  
SOUTH JORDAN, UTAH

  
3160 W. Clubhouse Drive, Ste. A  
Lehi, UT 84043  
801.768.7200



PROPOSED

PRINTED DATE

7/10/2023 5:20:40 PM

LAYTON DAVIS

ARCHITECTS

2025 East 2700 | South Salt Lake 202 Salt Lake City, Utah 84109

ph: 801.487.0715 | fx: 801.487.0716

SOUTH JORDAN FLEX AND TOWNHOMES SITE

SOUTH JORDAN, UTAH

#	ISSUE DESCRIPTION	ISS. DATE	BY	CHK	DATE
1	ISSUE DESCRIPTION	ISS. DATE	BY	CHK	DATE
2	ISSUE DESCRIPTION	ISS. DATE	BY	CHK	DATE
3	ISSUE DESCRIPTION	ISS. DATE	BY	CHK	DATE
4	ISSUE DESCRIPTION	ISS. DATE	BY	CHK	DATE

PROJECT NO.

23.036

DWN BY / CHK BY

AR/CL

TITLE

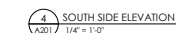
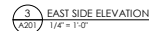
ELEVATIONS

24X36 SHEET #

A201

This drawing is the property of Layton Davis Architects and is not to be reproduced, copied, or used in any way without the written consent of Layton Davis Architects. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Layton Davis Architects is not responsible for any errors or omissions in this drawing.



[illegible]





EXTERIOR FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
HS-1	HARDE FIBER Siding	IBD			
EPS-1	STUCCO	IBD			
MTL-1	METAL STANDING SEAM ROOF	IBD			
BV-1	BRICK VENEER	IBD			
FINISH NOTES:				FINISH DESCRIPTION:	
1. ALL EXTERIOR FINISHES TO BE APPROVED BY OWNER.				35-1	
2. ALL FINISHES TO BE FREE OF DEFECTS AND DAMAGE.				FINISH TAG	
3. PERCENTAGE OF MATERIAL SHOWN IS PART OF MASTER DEVELOPMENT AGREEMENT.					



2 NORTH SIDE ELEVATION  
A201 1/4" = 1'-0"



1 EAST SIDE ELEVATION  
A201 1/4" = 1'-0"

PROPOSED

PRINTED DATE

7/10/2023 4:28:59 PM

LAYTON DAVIS

ARCHITECTS

2025 East 2700 S, South Salt Lake, UT 84115-4409

801.487.0715 | 801.487.0716

SOUTH JORDAN TOWNHOMES

4 PLEX

SOUTH JORDAN, UTAH

PROJECT NO.	23.077
DWN BY / CHK BY	Author
TITLE	ELEVATIONS
24036 SHEET #	A201



EXTERIOR FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
HS-1	HARDE FIBER SIDING	BD			
EPS-1	STUCCO	BD			
MTL-1	METAL STANDING SEAM ROOF	BD			
BV-1	BRICK VENEER	BD			
FINISH NOTES:				FINISH DESCRIPTION:	
1. ALL EXTERIOR FINISHES TO BE APPROVED BY OWNER.				35-1	
2. ALL FINISHES TO BE FREE OF DEFECTS AND DAMAGE.				FINISH TAG	
3. PERCENTAGE OF MATERIAL SHOWN IS PART OF MASTER DEVELOPMENT AGREEMENT.					



PROPOSED

PRINTED DATE

7/10/2023 4:28:59 PM

LAYTON DAVIS

ARCHITECTS

2025 East 7700 S, South Salt Lake, UT 84141, USA  
P: 801.487.0715 | F: 801.487.0716

SOUTH JORDAN TOWNHOMES

4 PLEX

SOUTH JORDAN, UTAH

DATE	REV	DESCRIPTION
	1	ISSUE

PROJECT NO.

23.077

DWN BY / CHK BY

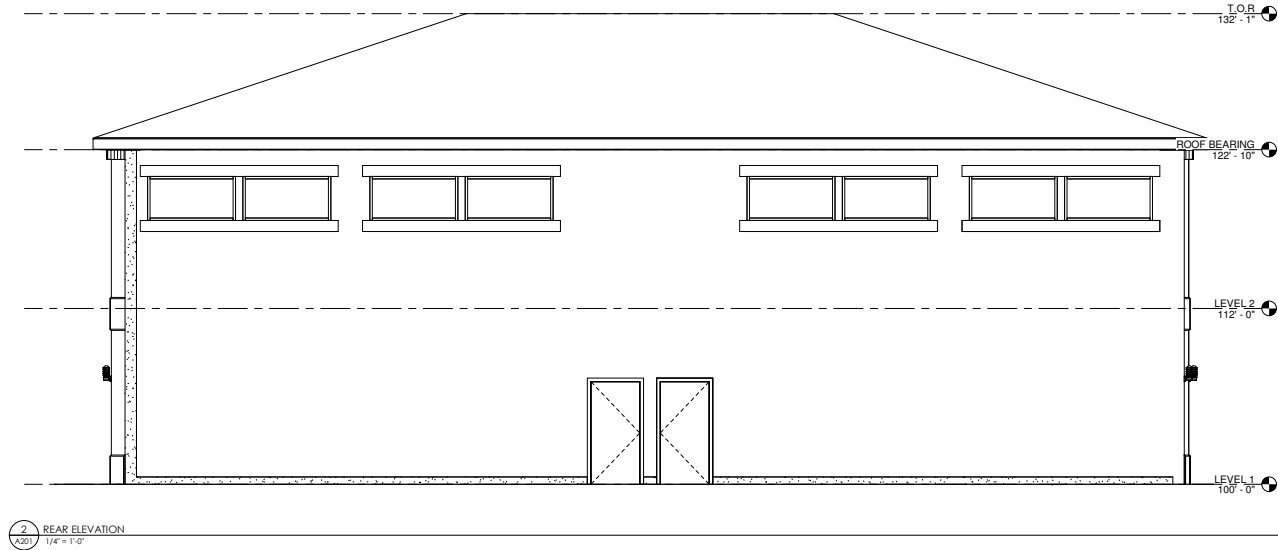
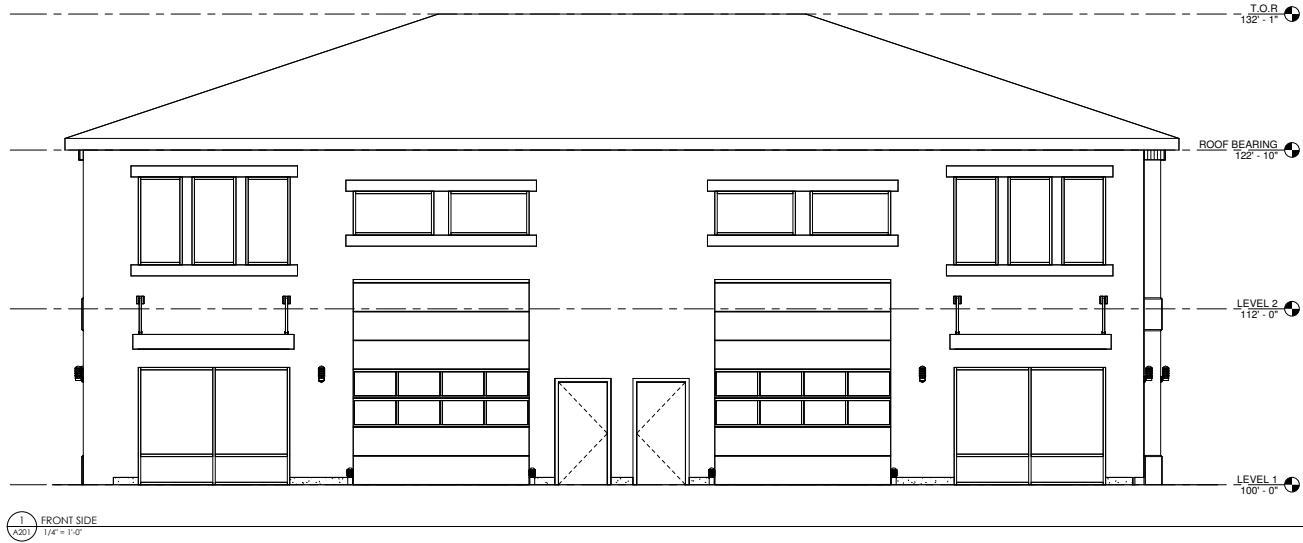
Author

TITLE

ELEVATIONS

24036 SHEET #

A202



PROPOSED

PRINTED DATE

7/10/2023 5:24:59 PM

LAYTON DAVIS

ARCHITECTS

2035 East 2700, South Salt Lake, UT 84109

ph: 801.487.0715 | 1801.487.0716

SOUTH JORDAN FLEX SPACE

SOUTH JORDAN, UT

ISS. DATE	REV. DESCRIPTION	DATE

PROJECT NO.

23.036

DWN BY / CHK BY

AR/CL

TITLE

ELEVATIONS

24X36 SHEET #

A201



1 EAST SIDE ELEVATION  
A200 1/4" = 1'-0"



2 WEST SIDE ELEVATION  
A200 1/4" = 1'-0"

PROPOSED  
PRINTED DATE  
7/10/2023 5:24:59 PM

LAYTON DAVIS  
ARCHITECTS

2035 East 2700, South Salt Lake 203 Salt Lake City, Utah 84109  
p801.487.0715 | f801.487.0716

# SOUTH JORDAN FLEX SPACE

SOUTH JORDAN, UT

#	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	DATE

PROJECT NO.  
23.036

DWN BY / CHK BY  
AR/CL

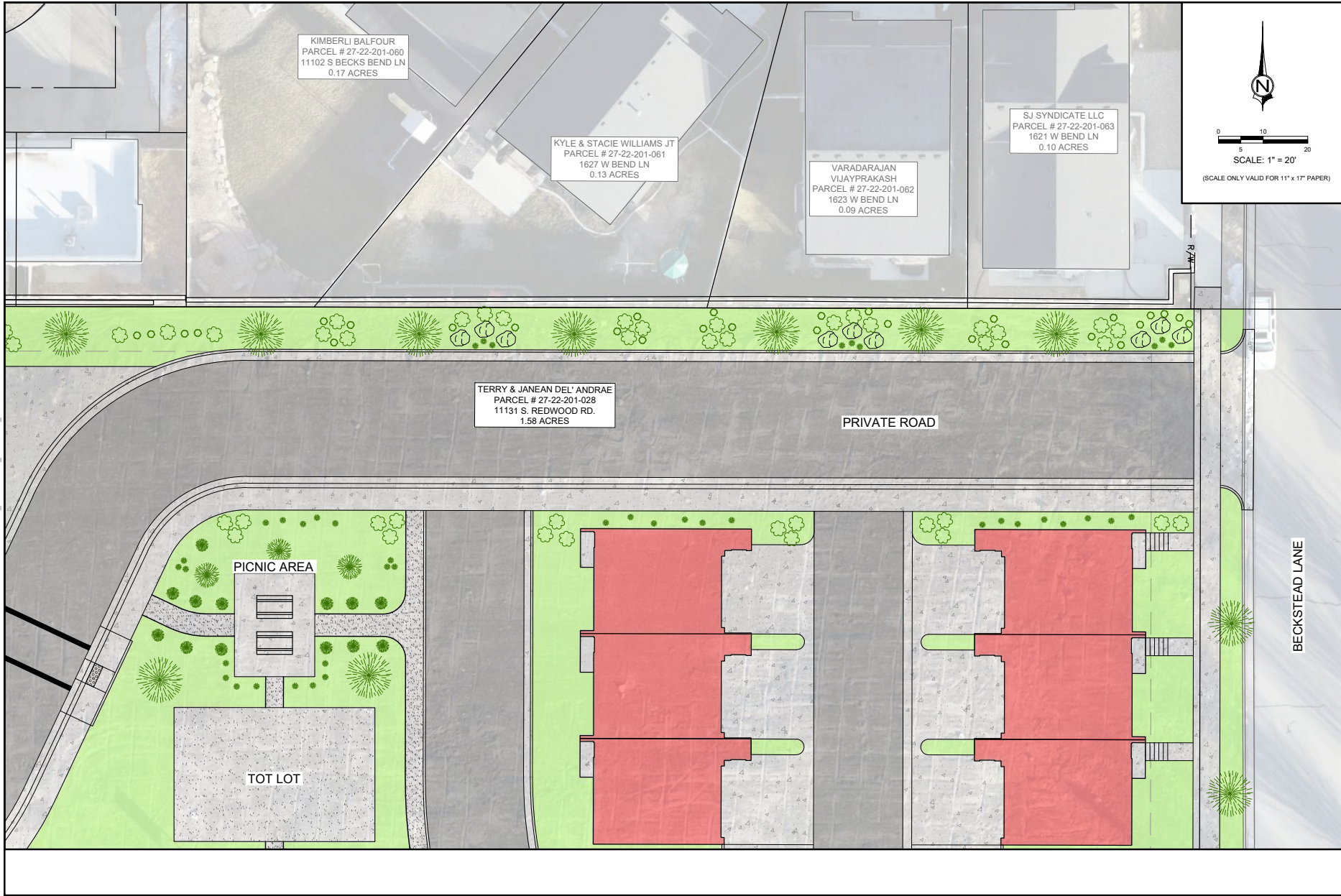
TITLE  
ELEVATIONS

24X36 SHEET #

A202

The Architect's design is based on the information provided by the client. The Architect is not responsible for the accuracy of the information provided by the client. The Architect is not responsible for the accuracy of the information provided by the client. The Architect is not responsible for the accuracy of the information provided by the client.

PATH: L:\UTAH\PROJECTS\ACTIVE 2023\122005-00- SJ TOWNHOMES AND FLEX USE\700- CAD\SHEET FILES\2005- CONCEPT\_SP.DWG



 <b>CivilScience</b> 3160 W. Clubhouse Drive, Ste. A Lehi, UT 84043 801.768.2200	<b>LANDSCAPE CONCEPT EXHIBIT</b>	
	THE MIX AT SOUTH JORDAN SUBDIVISION SOUTH JORDAN, UTAH	
<b>SHEET</b> 1 OF 1		