

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: March, 11, 2025

FILE OVERVIEW

Item Name	The Combine on Redwood Preliminary Condominium / Subdivision Plat Application
Address	11196 S. Redwood Rd.
File Number	PLPP202400207
Applicant	Nate Reiner, CIR Engineering
Property Owner	5490 Investments, LLC
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

PROPERTY OVERVIEW

Acreage	Approximately 5 acres		
Current Zone	MU-South (Redwood Rd. Mixed Use – South Center)		
Current Land Use	Commercial Lot under Construction		
General Plan Designation	MU (Mixed Use)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	A-5	Residential / Semi Rural
	<i>East</i>	P-O and R-1.8	Residential and Redwood Rd.
	<i>South</i>	MU-South (PD)	Senior Living Community
	<i>West</i>	R-2.5	Residential

ITEM SUMMARY

The applicant is seeking City approval of a preliminary condominium plat. The plat will create two building units, one lot and will dedicated property for public right-of-way. Staff is recommending approval of the application.

TIMELINE

- On October 18, 2024, the applicant submitted a complete preliminary condominium plat application to Staff for review. The application was revised two times to address all staff comments. The following departments reviewed the application: Planning, Engineering, Fire, Parks, Building, Storm water, Streets and Water. The City staff worked with the applicant to revise the plat to conform to the applicable city regulations.

REPORT ANALYSIS

This commercial project received the Planning Commission site plan approval in March of 2024. The project consists of two buildings, one being approximately 40,000 sq. ft. and the other 25,000 sq. ft. Since then, they have had building permits issued and the two buildings are currently under construction.

This condominium plat seeks to consolidate three existing parcels on the property into one lot, create two building condominium units and dedicate property for right-of-way.

FINDINGS AND RECOMMENDATION

Findings:

- For final plat approval, the applicant will have to submit a declaration of covenants, and a legal opinion of a licensed attorney that those covenants meet the requirements of the Utah State Condominium Act.
- For final plat approval, the applicant will have to record a waterline easement either via a separate document or via the plat map.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code §16.10.

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:

The Planning Commission shall receive public comment at a public hearing regarding the proposed preliminary condominium / subdivision in accordance with of South Jordan Municipal Code §16.10.060. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet South Jordan Municipal Code §16.10, other City ordinances, and/or sanitary sewer and culinary water requirements, deny the preliminary condominium / subdivision plat application.

Motion Ready:

I move that the Planning Commission approves:

1. File PLPP202400207, The Combine on Redwood Condominium


Alternatives:

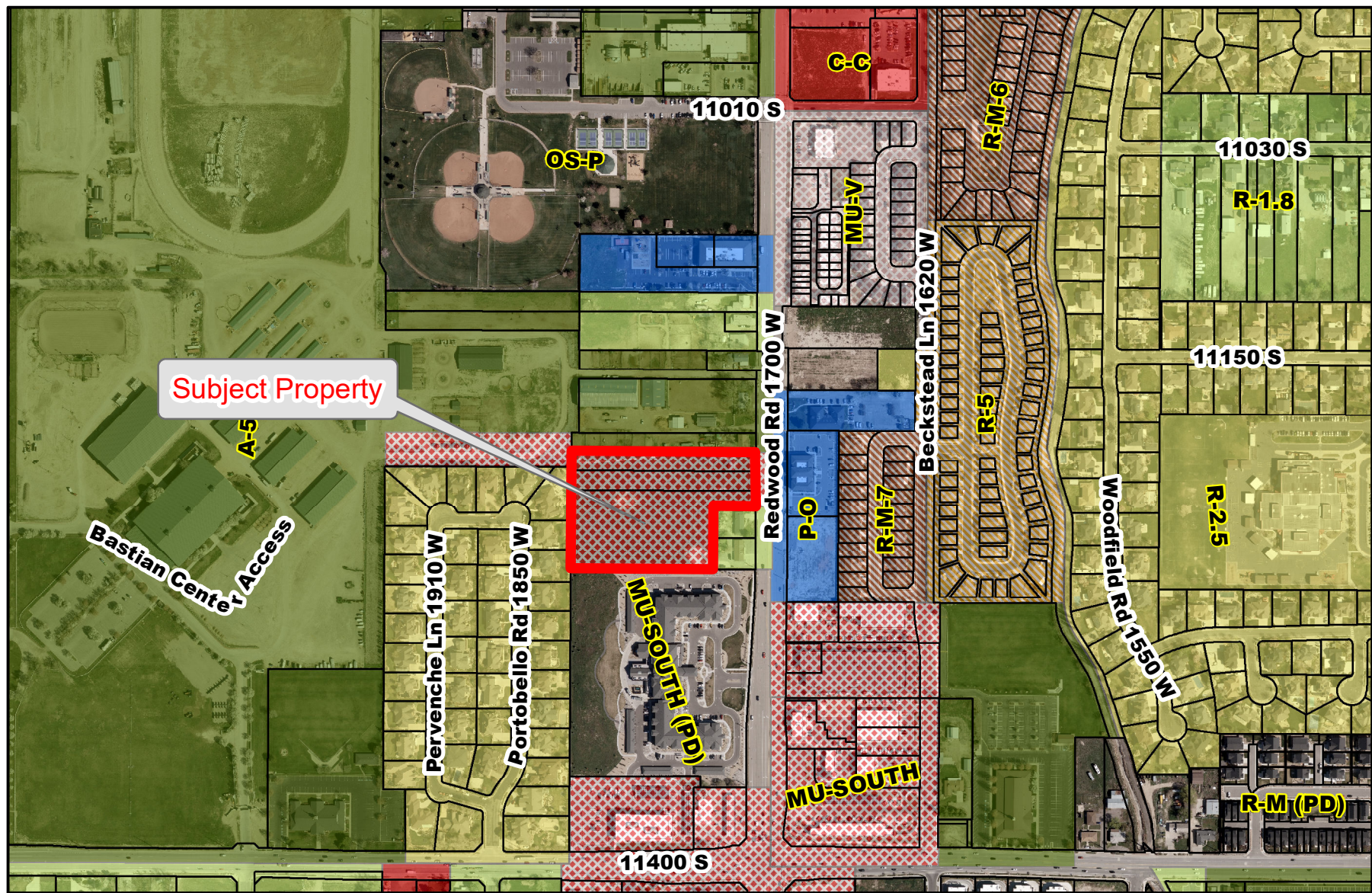
1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.


SUPPORTING MATERIALS

1. Attachment A, Aerial Map
2. Attachment B, Zoning Map
3. Attachment C, Proposed Preliminary Condominium Plan

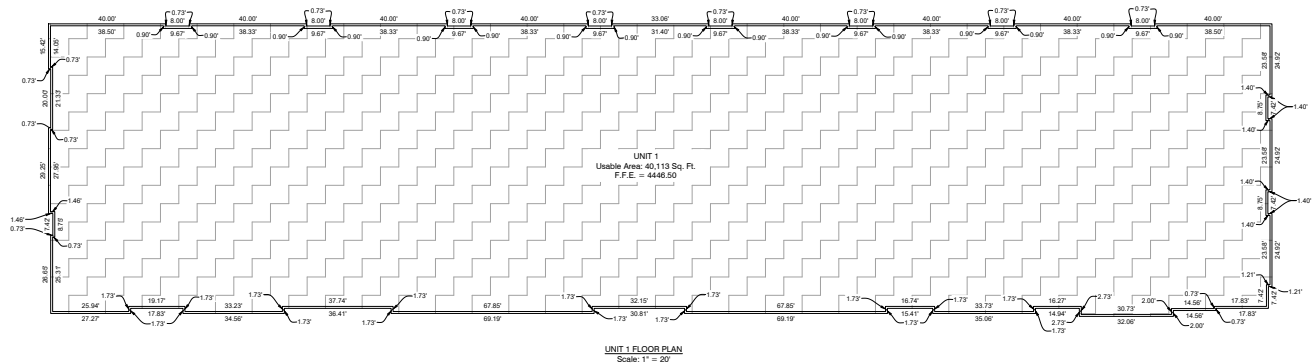


<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 160 320 640 960 1,280 Feet</p> <p>Aerial Imagery 2024</p> 
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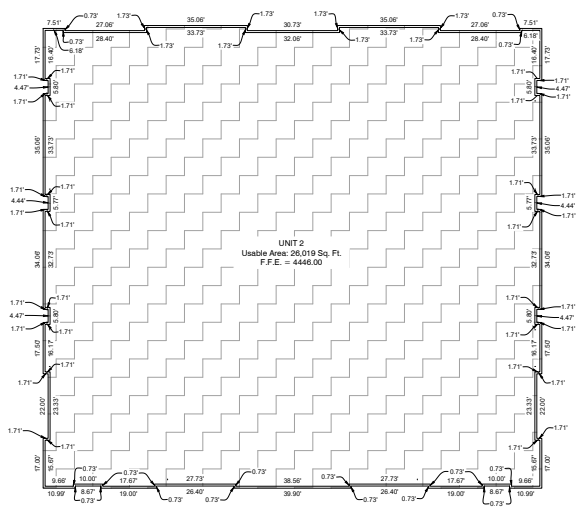


<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 160 320 640 960 1,280 Feet</p> <p>Aerial Imagery 2024</p> 
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THE COMBINE ON REDWOOD CONDOMINIUM
LOCATED IN THE NORTHEAST QUARTER SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M.
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



UNIT 1 FLOOR PLAN
Scale: 1" = 20'



UNIT 2 FLOOR PLAN
Scale: 1" = 20'



Legend of Symbols
& Abbreviations

- Boundary Line
- Section Line
- Tie
- Adjacent Parcel
- 10' PUE Easement Line
- Access Easement Existing
- Sewer Easement Existing
- Area Hereby Dedicated to South Jordan City
4,443 Sq. Ft., 0.102 Ac.
- Private Ownership
- Set Rebar and Cap stamped "CR"
- Found rebar/cap stamped "McNeil"
- Found monument X scribe PC
- Found rebar with flagging

SHEET
2
4

PREPARED BY:
CIR CIVIL ENGINEERING
+ SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

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CITY RECORDER

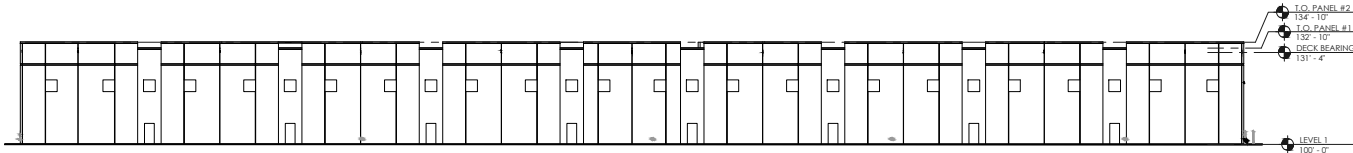
SALT LAKE COUNTY RECORDER

Recorded # _____
State of Utah, County of Salt Lake, Recorded and filed at the request of _____
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____ Deputy, Salt Lake County Recorder

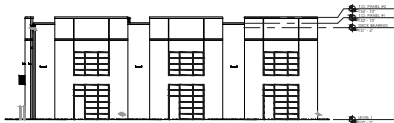
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South Elevation



North Elevation



East Elevation



West Elevation

0 20 40
1"=20'
Scale in Feet

SHEET

3

4

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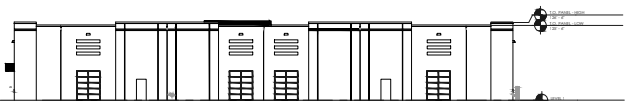
West Elevation



South Elevation

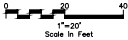


East Elevation



North Elevation

UNIT 2



SHEET

4

4

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