

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 5/10/2022**

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**Application:** WALMART FUEL STATION SITE PLAN AND CONDITIONAL USE PERMIT

**Address:** 3590 W South Jordan Parkway

**File No:** PLSR202100290

**Applicant:** Antonio Flores

**Submitted By:** David Mann, Long Range Planning Analyst  
Shane Greenwood, Supervising Senior Engineer

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## **Staff Recommendation (Motion Ready):**

I move that the Planning Commission **approve** file no. PLSR202100290 for the construction of a fuel station located at 3590 W South Jordan Parkway, with the following provision:

- That the Applicant provide a 15 foot wide waterline easement to the city for a water lateral between the meter and the main waterline.
- 

**ACREAGE:** 17.68 acres

**CURRENT ZONE:** C-C

**CURRENT USE:** Retail Center

**FUTURE LAND USE PLAN:** Economic Center

## **NEIGHBORING**

### **LU DESIGNATIONS,**

### **(ZONING)/USES**

North - Economic Center, (C-C) / Retail Center  
South - Economic Center, (C-C) / Commercial  
East - Economic Center, (C-C) / Commercial  
West - Economic Center, (C-C) / Retail Center

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## **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.

## **CONDITIONAL USE REVIEW:**

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.18.050:

1. A conditional use may be commenced and operated only upon:
  - a. Compliance with all conditions of an applicable conditional use permit;
  - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
  - c. Compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

#### **BACKGROUND & ANALYSIS:**

The subject property is located on the north side of South Jordan Parkway and borders Bangerter Highway. The property includes the existing Walmart shopping center and associated parking lot. The proposed development will be located in the south east corner of the property adjacent to South Jordan Parkway. The site plan shows the additional parking stalls that will be constructed to make up for the stalls that will be removed with this development. The required landscaping areas were installed at the time the Walmart store was built.

#### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

##### **Findings:**

- The C-C Zone permits gas stations as a conditional use and require a conditional use permit.
- Staff reviewed the proposed use for potential detrimental effects and found none that would require mitigation.
- Based on the proposed use, the subject property will require adding 57 stalls based on the existing stalls that will be removed with this development and the requirement of the fuel station.
- Staff received a complete application on January 18, 2022.

##### **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.

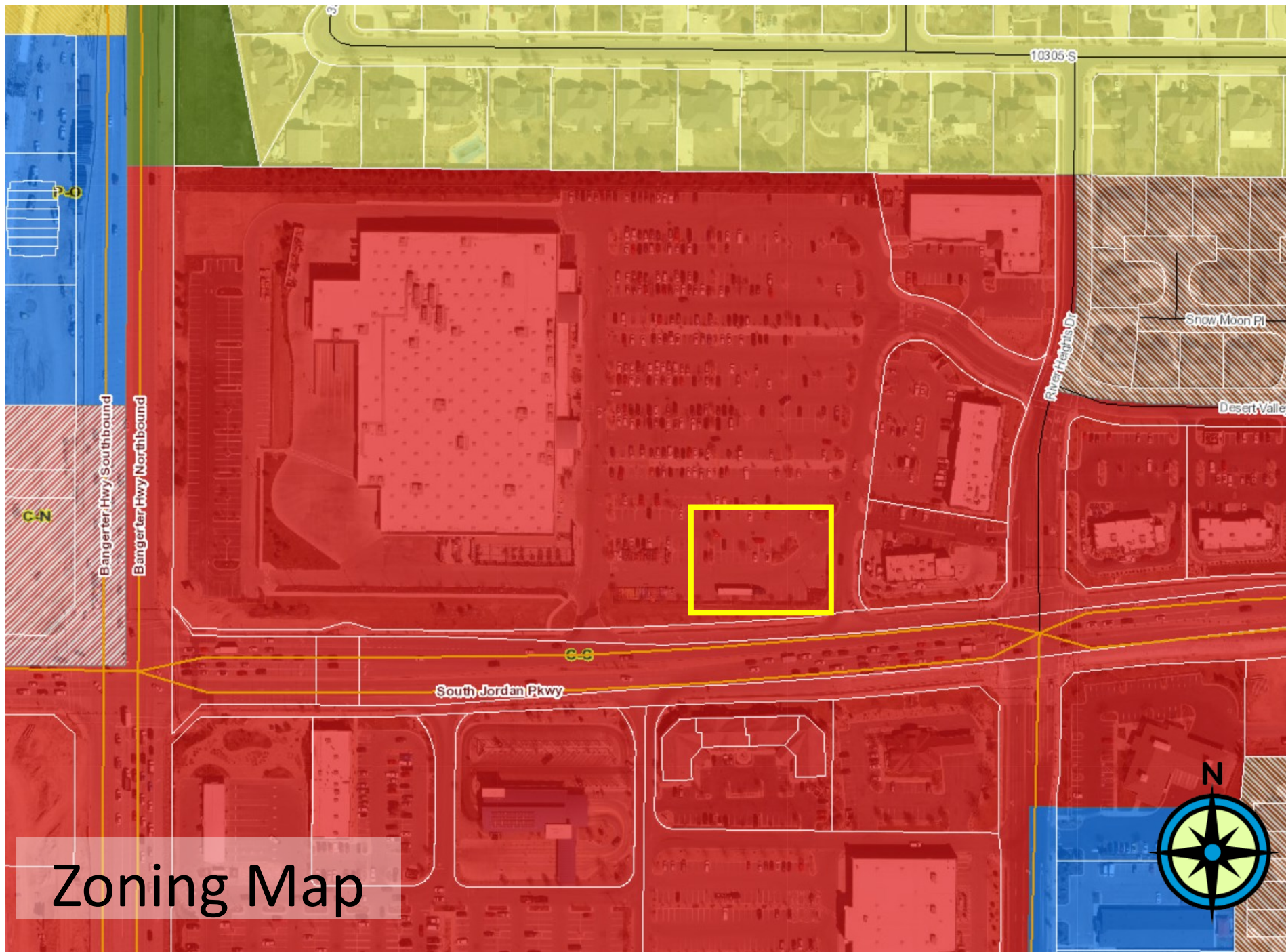
**SUPPORT MATERIALS:**

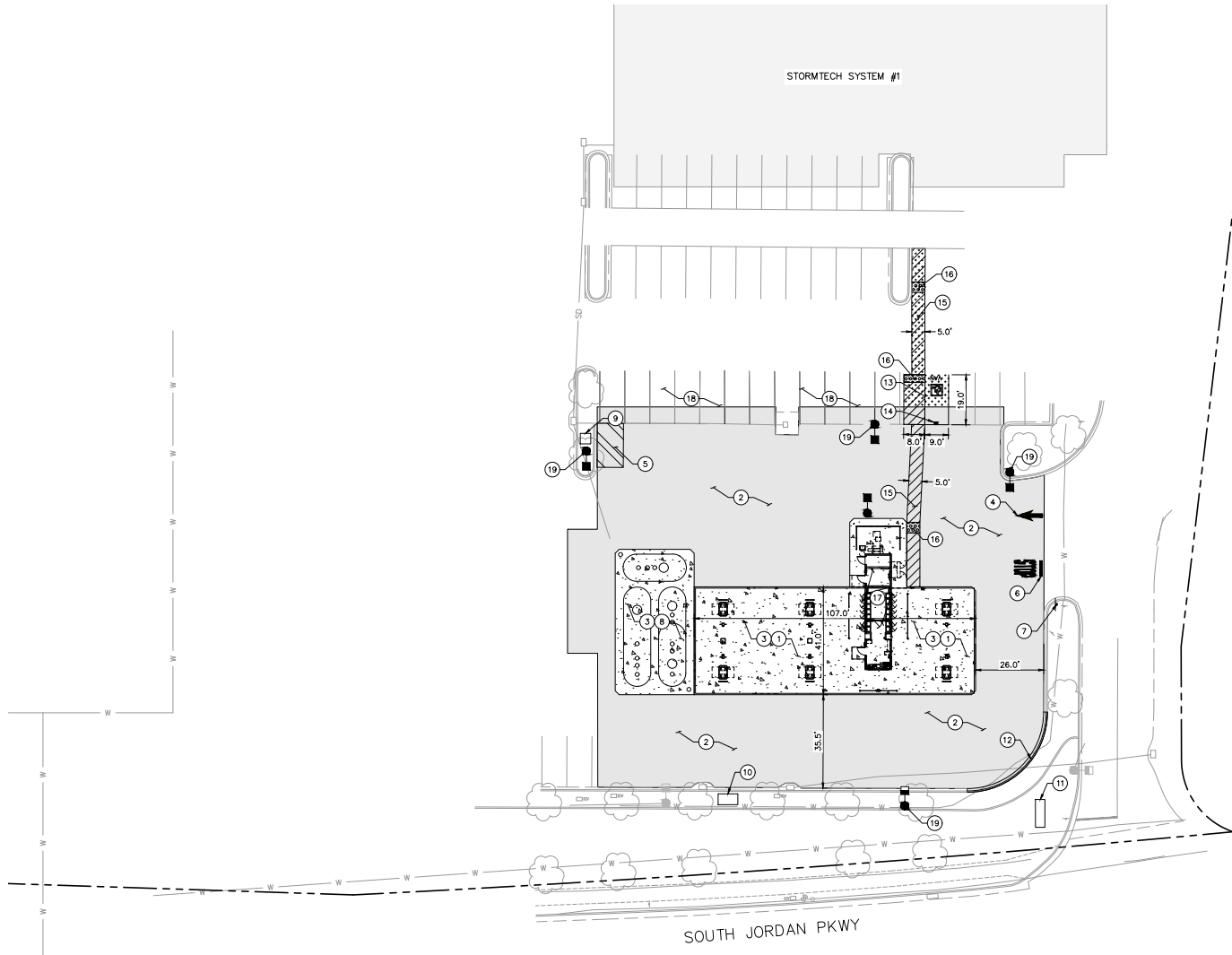
- Location Map
- Zoning Map
- Site Plan
- Elevations



Location Map







## LEGEND

---	PROPERTY LINE
[Solid Grey]	HEAVY DUTY ASPHALT PAVING
[Dotted Pattern]	CONCRETE PAVEMENT
[Cross-hatched Pattern]	1-4" MILL AND OVERLAY
[Diagonal Line Pattern]	TRUNCATED DOMES

## CONSTRUCTION NOTES

- (1) PROPOSED CANOPY.
- (2) PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- (3) PROPOSED CONCRETE PAVEMENT.
- (4) STRIPE DIRECTIONAL ARROW PAVEMENT MARKING.
- (5) STRIPE WHITE 4" STRIPE, 60 DEGREES, SPACED AT 36" O.C.
- (6) STRIPE STOP BAR PAVEMENT MARKING.
- (7) PROPOSED STOP SIGN ON POST.
- (8) PROPOSED UNDERGROUND GAS TANKS, ONE 20,000 GAL UNL, ONE 20,000 GAL SPUT (12,000 UNL/8,000 PRM), AND ONE 10,000 GAL DSL. (TANK PAD IS SMALLER IN SIZE THAN WHAT IS SHOWN)
- (9) PROPOSED AIR PEDESTAL.
- (10) PROPOSED VAPOR RECOVERY LOCATION/PAD.
- (11) PROPOSED MONUMENT SIGN. Pylon sign not allowed.
- (12) PROPOSED CONCRETE CURB AND GUTTER.
- (13) PROPOSED VAN ACCESSIBLE PARKING.
- (14) PROPOSED VAN ACCESSIBLE PARKING SIGN ON POST AND BOLLARD.
- (15) PROPOSED ACCESSIBLE PATH OF TRAVEL.
- (16) PROPOSED TRUNCATED DOMES.
- (17) PROPOSED 440 KIOSK.
- (18) PROPOSED REGULAR PARKING.
- (19) PROPOSED SITE LIGHTING. REFER TO PHOTOMETRIC PLANS FOR CONTINUATION.

**WALMART FUEL STATION - STORE #5763**  
**3590 W SOUTH JORDAN PKWY, SOUTH JORDAN, UT 84095**  
**CIVIL SITE PLAN**

**City Engineer**  
 City of South Jordan  
 Approved 05/03/2022  
*Ben Kline* City Engineer



GRAPHIC SCALE IN FEET  
 0 10 20 40  
 SCALE: 1" = 20'  
 WHEN PRINTED AT FULL  
 SIZE 24"x36"

**Kimley»Horn**

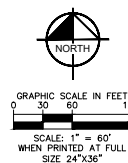
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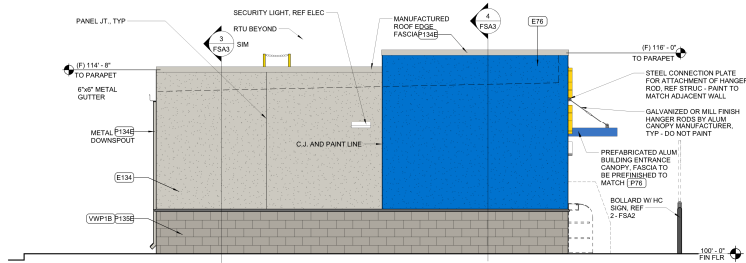




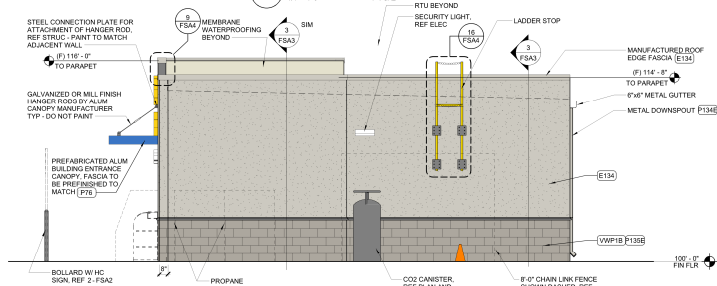
PARKING DATA	
EXISTING TOTAL PARKING	760
TOTAL PARKING WITH FUEL STATION	701
REQUIRED TOTAL PARKING	758
DEFICIENCY WITH FUEL STATION	57
PROPOSED ADDITIONAL PARKING	57

WALMART FUEL STATION - STORE #5763  
3590 W SOUTH JORDAN PKWY, SOUTH JORDAN, UT 84095  
CIVIL PARKING EXHIBIT

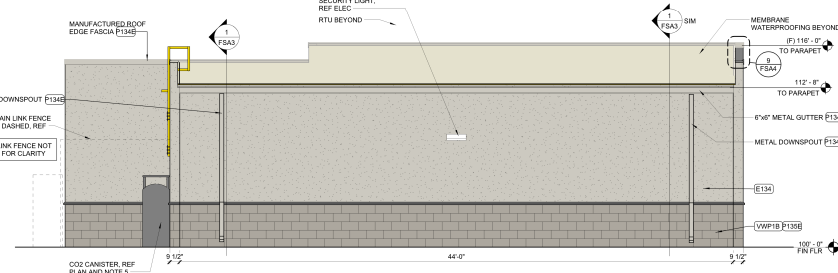




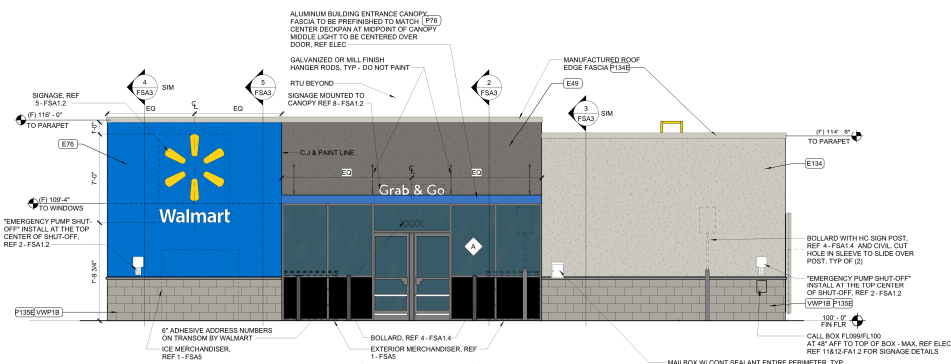
5 SIDE ELEVATION  
1/4" = 1'-0"  
1 FSA2



4 SIDE ELEVATION  
1/4" = 1'-0"  
1 FSA2



3 REAR ELEVATION  
1/4" = 1'-0"  
1 FSA2



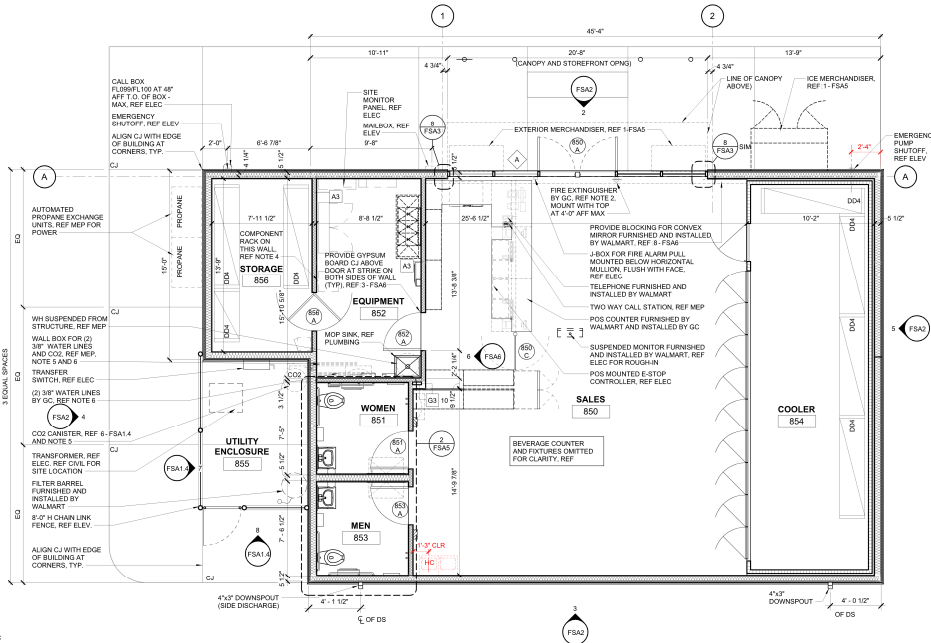
2 FRONT ELEVATION  
1/4" = 1'-0"  
1 FSA2

COLOR LEGEND		SHEET NOTES	
E49	IPS TO MATCH DARK GRAY	1	REFER TO MEP FOR MORE INFORMATION. REF SHEET FST6 FOR EQUIPMENT ITEMS. (FUSO) NOT SCHEDULED HERE.
E76	IPS TO MATCH MEDIUM WALMART BLUE #070	2	24-406C, 13 LB MINIMUM RATED FIRE EXTINGUISHERS SHALL BE PROVIDED BY GC. IN ACCORDANCE W/ NFPA 10, FIRE EXTINGUISHER LOCATIONS AND SIZE SHALL BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL PRIOR TO OCCUPANCY.
E134	IPS TO MATCH LIGHT GRAY	3	INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUD UNO.
P76	MEDIUM WALMART BLUE #070	4	RETAIL COMPONENT BACK SUPPLIED WITH DATA DISCONNECT (FUSO) AND UPS (FUSO). REF ELEC FOR LOCATION. ZON WILL BE INSTALLED IN PLACE BY WALMART.
P134E	LIGHT GRAY	5	CO2 CANISTER BY VENDOR. GC TO PROVIDE STRAPS PER 5-FSA1.4 AND 2" PVC THRU WALL AT 2'-4" TO WALL BOX AT BEVERAGE COUNTER FOR CANISTER INSTALL BY VENDOR (WITH SEALANT AFTER INSTALL).
P135E	MEDIUM GRAY	6	PROVIDE (2) 3/8" ID BRAIDED FOD GRADE VINYL TUBING RUNS FROM FILTERS IN EQUIPMENT ROOM TO WALL BOX AT BEVERAGE COUNTER (W/ 5' EXTRA BEYOND WALL BOX). REF MEP.
VENEER WALL LEGEND		7	REFERENCE SHEET FSA4 FOR PARTITION TYPE INFORMATION.
VW1B	SPLIT FACE BEEB CEMENT WALL PANEL	8	ALL WOOD BLOCKING BELOW ROOF DECK BY GC UND.

FLOOR FINISH LEGEND	
REF SHEET AS FOR ADDITIONAL FINISH INFORMATION	
CT46	TAUPE PORCELAIN FLOOR TILE
EC2	NATURAL COLORED CONCRETE
LYT3	CREAM TERRAZO LVT



6 FLOOR FINISH PLAN  
3/16" = 1'-0"  
2 FSA2



1 FLOOR PLAN  
1/4" = 1'-0"  
2 FSA2

STIPULATIONS FOR REVIEW  
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Walmart  
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JOB NUMBER: 00000000  
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