

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 01/14/2025

Issue: Parkway Plaza
SITE PLAN APPLICATION

Address: 1801 W South Jordan Parkway, South Jordan, UT 84095
File No: PLSPR202400072
Applicant: Max Bordakh

Submitted by: Miguel Aguilera, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Parkway Plaza site plan application, file number **PLSPR202400072**.

ACREAGE:	1.10 acres
CURRENT ZONE:	C-C (Community Commercial) Zone
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	EC (Economic Center)
NEIGHBORING ZONES/USES:	North – MU-TC South – Single-Family Residential (R-2.5) West – Single-Family Residential (R-2.5) East – Community Commercial zone

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:

The applicant is requesting the Planning Commission review and approve the site plan application for a commercial center named Parkway Plaza. The development will have two separate commercial buildings each with approximately 4,000 square feet. Each building will have two suites specifically for retail use. Each building will also have one suite for a restaurant

use including a drive up window. Both buildings meet the setback requirements from the right of way and the nearby residential neighborhood to the west and south.

The property subject to this application does not directly connect to South Jordan Parkway. Three small UDOT parcels are between the right-of-way and the subject property. UDOT provided the applicant with a conditional access permit that allows them to construct the access shown on the site plan.

This application meets the City's parking requirement as a total of 36 parking stalls are provided in the site plan. Parking for the retail suites was calculated based on floor area. The total retail floor area is 5,037 square feet. The parking requirement is one stall per every 200 square feet, therefore requiring 25 stalls. Parking for the restaurant suites was calculated using number of seats rather than floor area. City parking code requires restaurants to provide one parking stall per every four seats. Each restaurant will have 16 seats and the total restaurant parking requirement will be eight stalls. The total parking requirement for this site plan is 33 stalls. The developer was notified during the review process that the City would not allow any future restaurant tenant to expand their number of seats beyond what the parking capacity will allow.

Building elevations show the maximum height for the proposed structures are approximately 23 feet, far below the maximum allowed height of 35 feet in the C-C zone. The C-C zone does not specify other architectural requirements for this development. The exterior composition of the buildings will be a mix of brick, stone veneer, stucco-like EIFS, and metal paneling. The color pallet for the buildings will be a range of gray, black, and brown.

This application complies with commercial landscape requirements. Landscape buffers are 10 feet wide adjacent to the residential neighborhood and 20 feet wide at the front of the property. A mix of trees, shrubs, and plants will cover at least 50% of the landscape ground plane when at full maturity. The UDOT parcels will be covered in decorative stone.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement associated with this application.
- Parking code allows restaurant use requirements to be calculated either by floor area or seating. This explains the much lower parking requirement for restaurant use compared to the retail use.
- The Architectural Review Committee reviewed the proposed buildings on November 13, 2024. The project received a positive recommendation from the committee.

Conclusion: The proposed project will meet the requirements of the Site Plan Review (Title 16) and the Planning and Zoning (Title 17) Codes and thus 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:

- Location Map
- Zoning Map
- Site Plan
- Landscape Plan
- Photometric Plan
- Building Elevations

Miguel Aguilera
Miguel Aguilera (Jan 6, 2025 14:29 MST)

Miguel Aguilera
Planner I, Planning Department

Location Map

Parkway Plaza

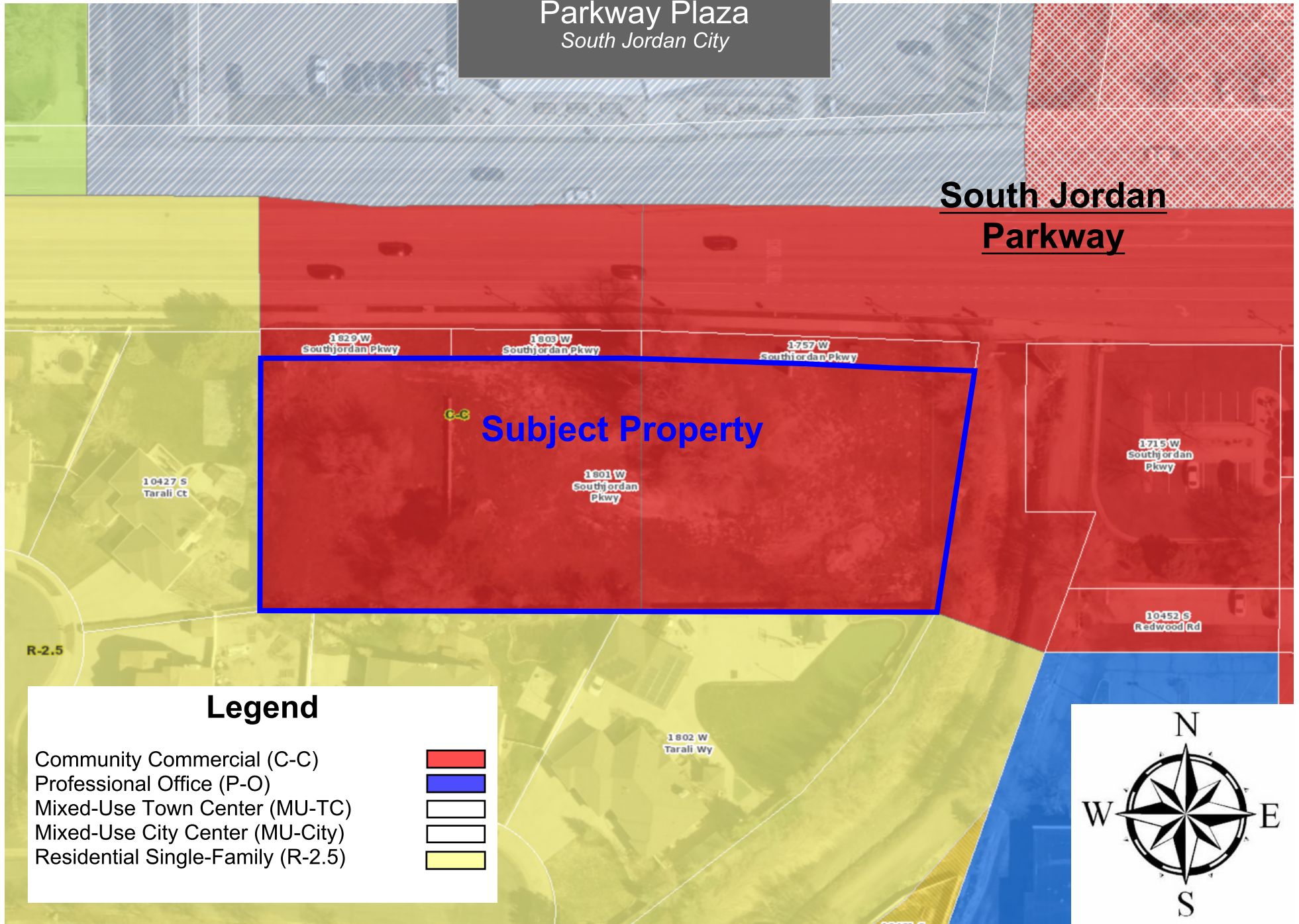
South Jordan City

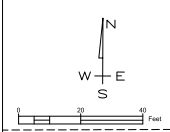
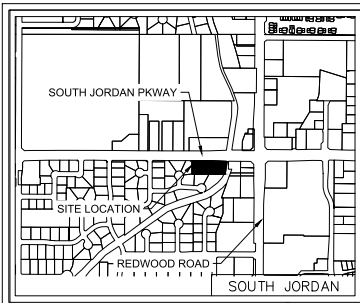


Zoning Map

Parkway Plaza

South Jordan City





PARKWAY PLAZA RETAIL CENTER

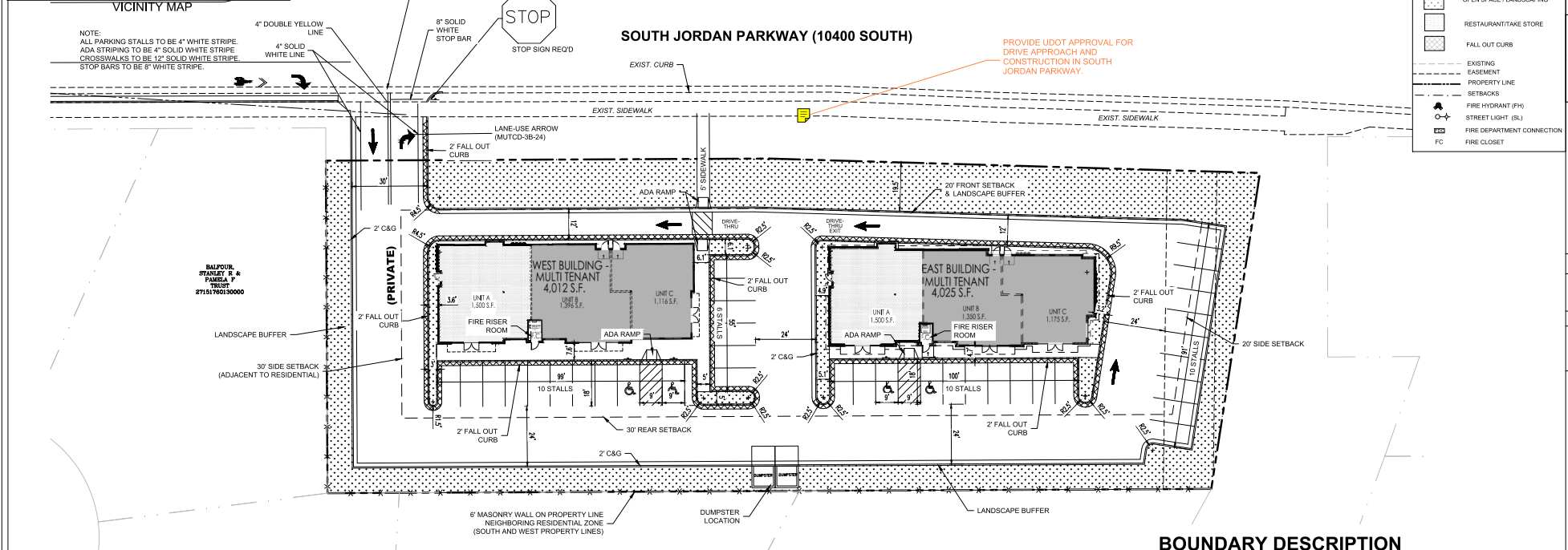
1801 WEST 10400 SOUTH
SOUTH JORDAN, UTAH

TABULATIONS	
TOTAL PROJECT AREA:	1.10 ACRES
TOTAL # OF LOTS:	1 LOT
TOTAL # OF BUILDINGS:	2
SQ. FT. OF PROPOSED BUILDINGS:	8,037 SF
TOTAL # OF PARKING SPACES:	36 STALLS
PROPOSED # OF ADA STALLS:	4 STALLS
PERCENTAGE OF BUILDABLE LAND:	100%
SENSITIVE LAND AREA:	0
LANDSCAPING AREA:	13,415 SF / 0.31 AC
- % OF TOTAL:	27.6%

LEGEND

- RETAIL SPACE
- OPEN SPACE / LANDSCAPING
- RESTAURANT/TAKE STORE
- FALL OUT CURB
- EXISTING EASEMENT
- PROPERTY LINE
- SETBACKS
- FIRE HYDRANT (FH)
- STREET LIGHT (SL)
- FIRE DEPARTMENT CONNECTION
- FC
- FIRE CLOSET

SOUTH JORDAN PARKWAY (10400 SOUTH)

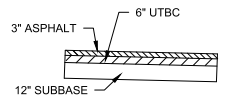


BOUNDARY DESCRIPTION

A parcel of land situate in the southeast quarter of the northwest quarter of section 15, township 3 south, range 1 west, salt lake base & meridian, more particularly described as follows:

Beginning at a point on the easterly boundary of Jordan commons no. 2 subdivision on file in the office of the salt lake county recorder, said point is located 1319.12 feet s 00°03'19" w along the quarter section line and 738.75 feet s 89°43'25" w and 84.29 feet s 00°16'35" e from the north quarter corner of said section 15, and running thence N 89°43'27" E 177.83 feet, thence S 88°19'15" E 197.05 feet, thence S 08°45'10" W 128.37 feet to a point on the boundary of said Jordan commons no. 2 subdivision, thence along said boundary the following two courses: 1) S 89°43'25" W 354.62 feet, 2) N 00°16'35" W 133.51 feet to the point of beginning.

Said parcel contains 1.10 acres (48,095 sq. ft.) ±



PAVEMENT SECTION
N.T.S.
PER GEOTECHNICAL EVALUATION REPORT

City Engineer
City of South Jordan
Approved 01/06/2025
City Engineer



PRINT DATE: 10/18/2024



REVISIONS	
NO.	DESCRIPTION

Designed: _____
Drawn: _____
Checked: _____
Date: _____

PARKWAY PLAZA RETAIL CENTER
SOUTH JORDAN, UTAH
SITE PLAN

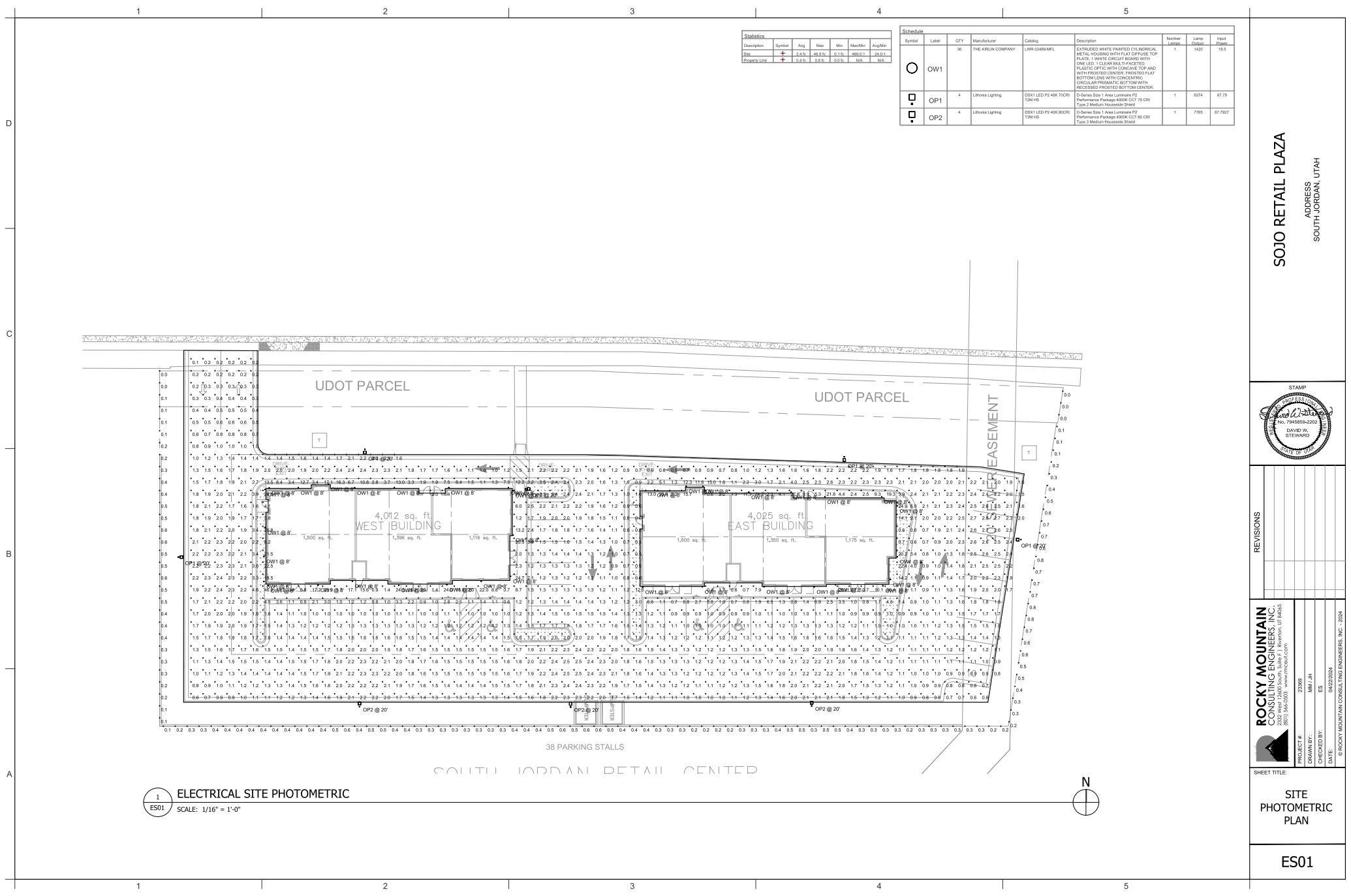
PROJECT NO.	2023.037
SHEET NO.	1.01











Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.4%	49.8%	0.1%	498.0%	24.0%
Property Line	+	1.9%	39.5%	0.0%	N/A	N/A

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps
○	OW1	1	THE KRLIN COMPANY	LWR-04884FL	EXTRUDED WHITE PAINTED CYLINDRICAL METAL HOUSING WITH FLAT OPTIC TOP PLATE, 1 WHITE CIRCUIT BOARD WITH ONE LED 1 C2PAR MULTIPUNCT PLASTIC OPTIC WITH CONCAVE TOP AND BENT FRINGE CENTER, FROSTED PLAT BOTTOM LENS WITH CONCENTRIC CIRCULAR PRISMATIC BOTTOM WITH RECESSED FROSTED BOTTOM CENTER	1
□	OP1	4	Lithonia Lighting	DSX1 LED P2 40K RCR/ TSM HS	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 3 Medium Mountable Street	1
□	OP2	4	Lithonia Lighting	DSX1 LED P2 40K RCR/ TSM HS	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 3 Medium Mountable Street	1

SOJO RETAIL PLAZA
ADDRESS
SOUTH JORDAN, UTAH

REVISIONS

ROCKY MOUNTAIN
ENGINEERING, INC.
2425 West Jordan Parkway, Suite 100
(801) 864-0003 www.rockymtn.com

PROJECT # 23080
DRAWN BY: MM/JH
CHECKED BY: ES
DATE: 04/22/2024
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SHEET TITLE:
**SITE
PHOTOMETRIC
PLAN**

ES01