### SOUTH JORDAN CITY PLANNING COMMISSION REPORT

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

**Meeting Date: 01/14/2025** 

### **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.

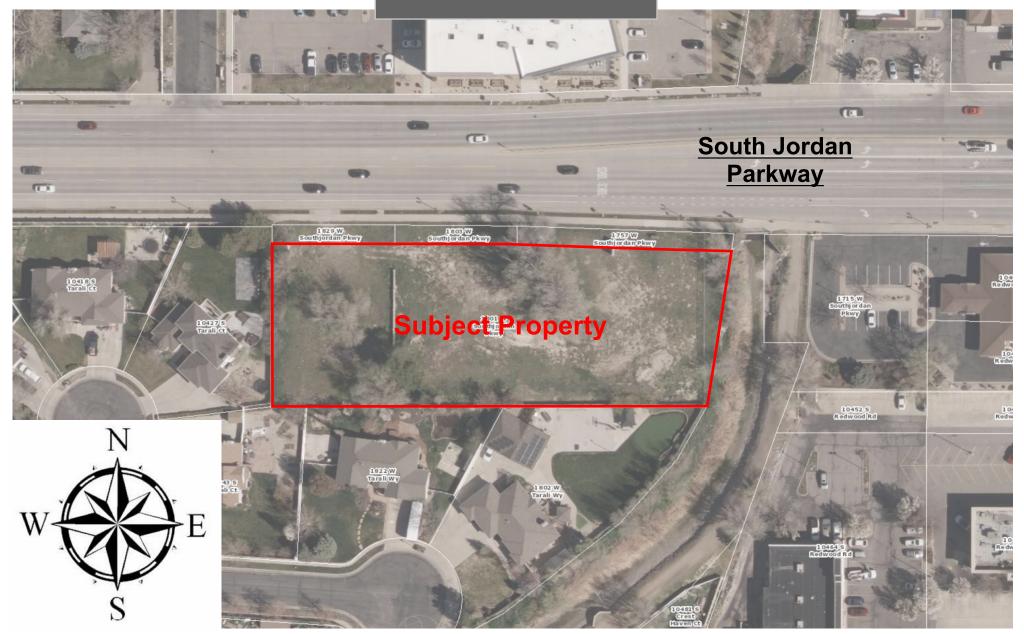
### **SUPPORT MATERIALS:**

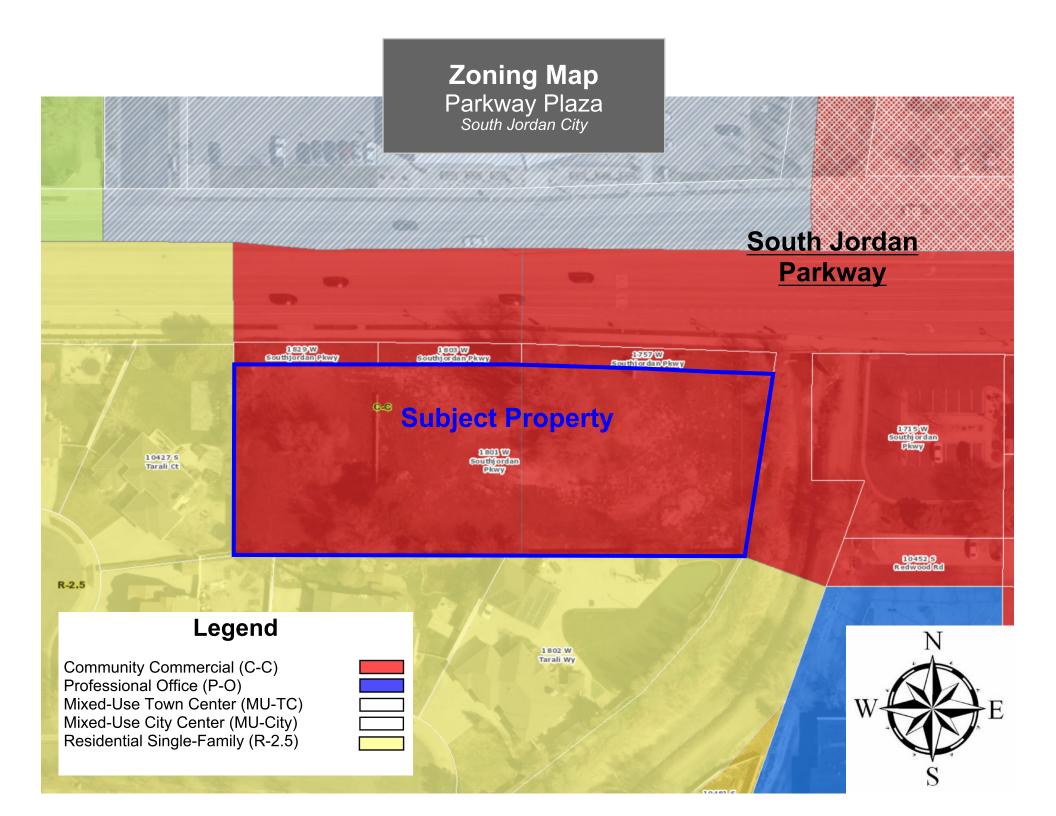
- Location Map
- Zoning Map
- Site Plan
- Landscape Plan
- Photometric Plan
- Building Elevations

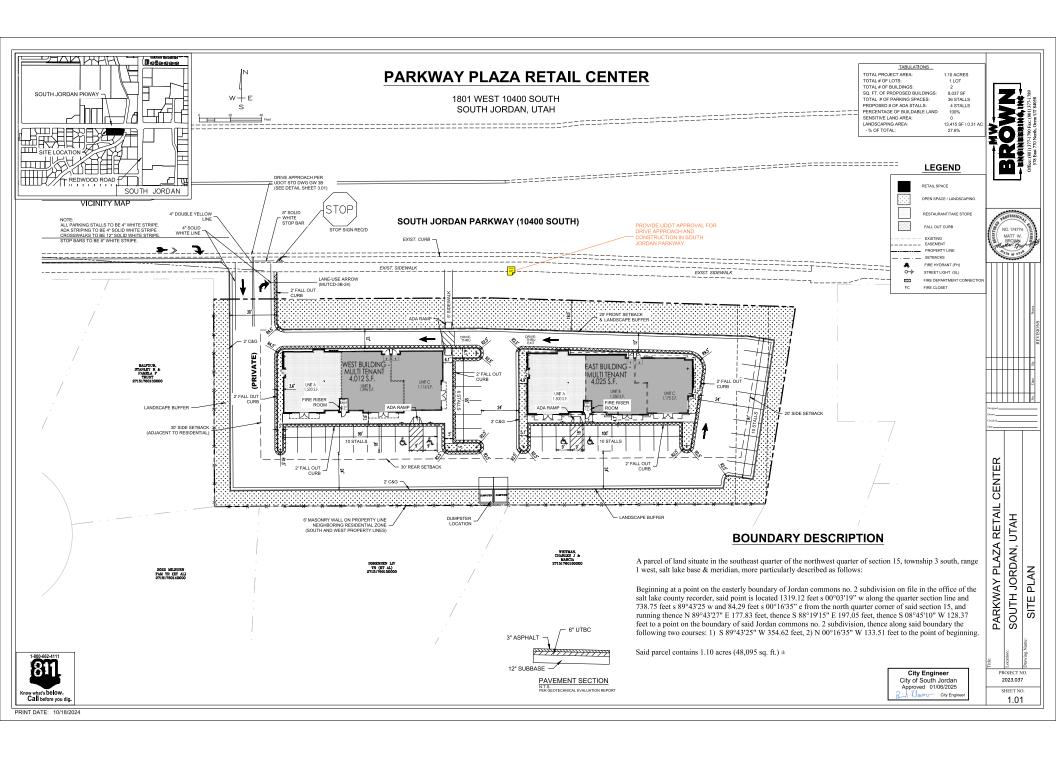
Miguel Aguilera
Miguel Aguilera (Jan 8, 2025 14:29 MST)

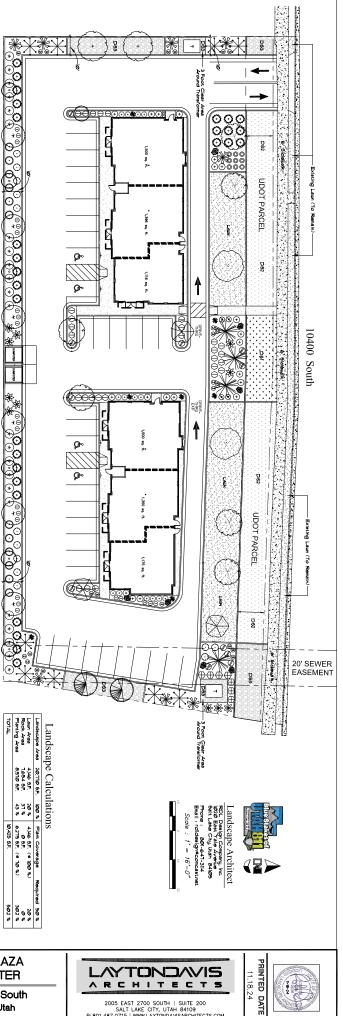
Miguel Aguilera Planner I, Planning Department

### Location Map Parkway Plaza South Jordan City









## Plant List (TREES)

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Quan.	Symbol	Botanicai Name	Common Name	Size	Remarks
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w	) <sup>(2</sup>	Cercle canadensis "Merlot"	Merlot Eastern Redoud	0 - 0 I 0 I 1 I 1 I	Matched Head Straight Trunk
ы	)(	Crataegus crus-galli 'Crusader'	Cockspur Hauthorn	0 - 0 ± 5 1 15 1 ± 5	Matched Head Straight Trunk
N	<b>A</b>	Malus x. 'Spring Snow'	Spring Snow Crab	6 5 Call 1 an	Matched Head Straight Trunk
ø	**	Pinus flexilis 'Yanderwolf'	Vanderwolf Limber Pine	B 4 B	Full Throughout Specimen
4	*	Pinus heldreichii	Bosnian Pine	n Height	Full Throughout Specimen
_	٠,	Quercus robur a. 'Skinny Genes'	Skirny Genes Columnar Oak	를 있는 건물 기가 기가 기	Matched Head Straight Trunk
0	)(	8yringa reticulata 'Ivory 81K'	Japanese Tree Lilac	는 전 전 6 년	Matched Head Straight Trunk
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•	$\in$	Zelcova serrata "husashino"	Musashino Zelcova	6.0 년 보 보	Matched Head Straight Trunk
	Plant	Plant List (SHRUBS)			

## Plant List (PERENNIALS)

Quan.	Symbol	Symbol Botanical Name	Common Name	Size	Remarks
25	Θ	Hemerocallis sp. 'Stella d'Oro'	Stella d'Oro Day Lily	¶ Container	¶ Container 12" Ht. Full Can
6	⊚	Lavandula sp. Munstead'	Munetead Lavender	¶ Container	¶ Container 12" Ht. Full Can
4	Θ	Saivia May Night'	May Night Garden Sage	*I Container	¶ Container 12" Ht. Full Can
Pid:	nt material	erPlant material quantities are provided for convenience only! The contractor shall provide all materials sitted should be to called the called the contractor shall provide all materials	venience only!! The contractor	shall provide	all materials

# Plant Material Quality Note:

All plant intereità shall ber of nuiber one quality and aize for the containe specified. All intereità or each variety shall be furnished by the same supplier and come from the same stock or goopu. The Course and Landscape Architect have the right to reject any and all plant intereità not meeting specification or in a healthy contribin for the project. The contractor shall searce all plant installed for the project, a minimum of 30 days prior to the architectured mealatition date. No plant installed in Substitutions will be considered for a format of the Course of the project. The contractor shall searce all plant approved to approved prior to enhance the same shall searce all plant approved and plant anceits a searce and and approved prior to enhance the same shall searce all plant approved to the project. The same shall be a searce and Sub-Grade Requirements

Remarks

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Remarks

Plant List (ORNAMENTAL GRASSES)

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### General Notes

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**PROJECT NO** 23.112

## Submittal Requirements

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Landscape TITLE

L101

SHEET

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### PARKWAY PLAZA RETAIL CENTER

1801 West 10400 South South Jordan, Utah



2005 EAST 2700 SOUTH | SUITE 200 SALT LAKE CITY, UTAH 84109 P: 801.487.0715 | WWW.LAYTONDAVISARCHITECTS.COI



