# SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: Modern & Chic

SITE PLAN APPLICATION

**Address:** 1780 W Shields Lane, South Jordan, UT 84095

**File No: PLSPR202400187** 

**Applicant:** John Davis

Submitted by: Miguel Aguilera, Planner I

Shane Greenwood, Supervising Senior Engineer

**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** the Modern & Chic site plan application, file number **PLSPR202400187**.

**ACREAGE:** 0.91 acres

**CURRENT ZONE:** C-N (Commercial Neighborhood) Zone

CURRENT USE: Vacant Land

FUTURE LAND USE PLAN: EC (Economic Center)

**NEIGHBORING ZONES/USES:** North – Santorini Village (MU-V)

South – Vacant (MU-R-D) West – Daycare (C-N)

East – Maverik Adventure's First Stop (C-N)

**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 proposed development will be a small retail business named Modern & Chic. The retail business includes the company's headquarters and a warehouse accessory use. The lot it will occupy is currently vacant and is zoned Neighborhood Commercial (C-N). The proposed retail use with the warehouse accessory use is a permitted use in the zone. The building on the

proposed site plan meets the required setbacks from the adjacent right of way and the neighboring residences to the north.

The site plan proposes a two-story, 12,051 square foot building located on the western half of the 1780 W Shields Lane property. The building's maximum height is 35 feet. Modern & Chic's floor space will have three distinct uses: the principle retail use, office use for staff, and the warehouse and storage use for the company's merchandise. The project's 31 total parking stalls will be located to the east of the building and will be accessed from Shields Lane via a shared entrance with the neighboring gas station.

Parking requirements for each use mentioned above is broken down into four required stalls for the retail use, 18 required stalls for office use, and seven required stalls for the warehouse accessory use. The total parking requirement is 29 stalls. Modern & Chic's site plan proposes 31 total parking stalls.

Modern & Chic's architectural elements feature a mix of brick, stucco-like EIFS, wood panels, and glass. As required by the C-N code, the building's walls will have at least 50% brick and roof pitches will be 6:12. The west and south elevations will have architectural projections and relief features that will extend flat outward from the roof.

This application complies with the City Code's commercial landscape requirements. The landscape plan shows at least 50% of the landscape area to be covered by live plants, shrubs, and trees. The north landscape buffer between the building and the neighboring residential will be 10.5 feet wide at its narrowest while the buffer along Shields lane will be approximately 20 feet at its narrowest. Ground cover will be decorative rock mulch across all landscape sections.

# STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

## **Findings:**

- There is no development agreement as part of this site plan application.
- Modern & Chic has stated to the City that they do not expect heavy trucks or traffic on their property.
- Their receiving and distribution system will see some carrier vehicles a few times a month and they do not expect heavy noise or nuisance to nearby properties.
- The Architectural Review Committee reviewed the proposed building on December 11, 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

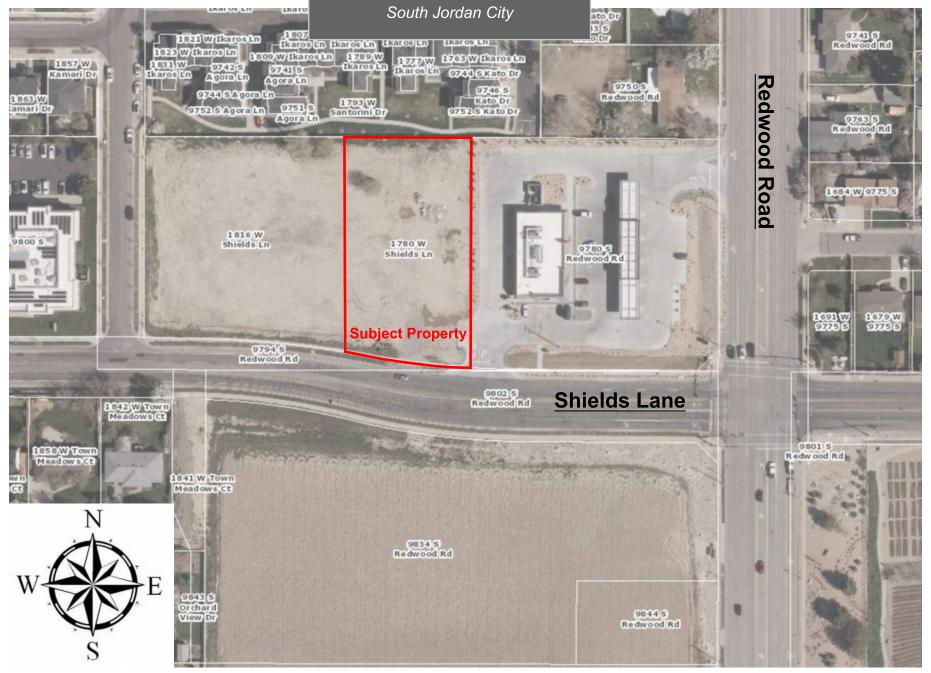
Miguel Aguilera

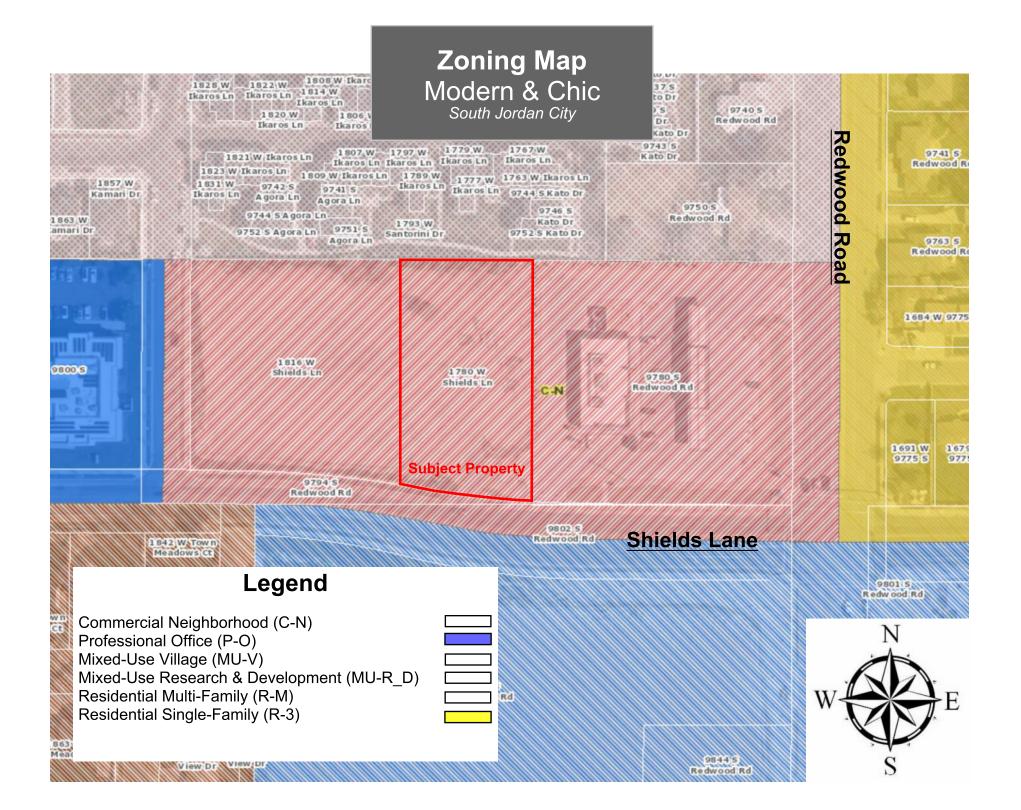
Miguel Aguilera (Jan 8, 2025 12:09 MS

Miguel Aguilera Planner I, Planning Department Brad Klavano
Brad Klavano (Jan 8, 2025 13:46 MST)

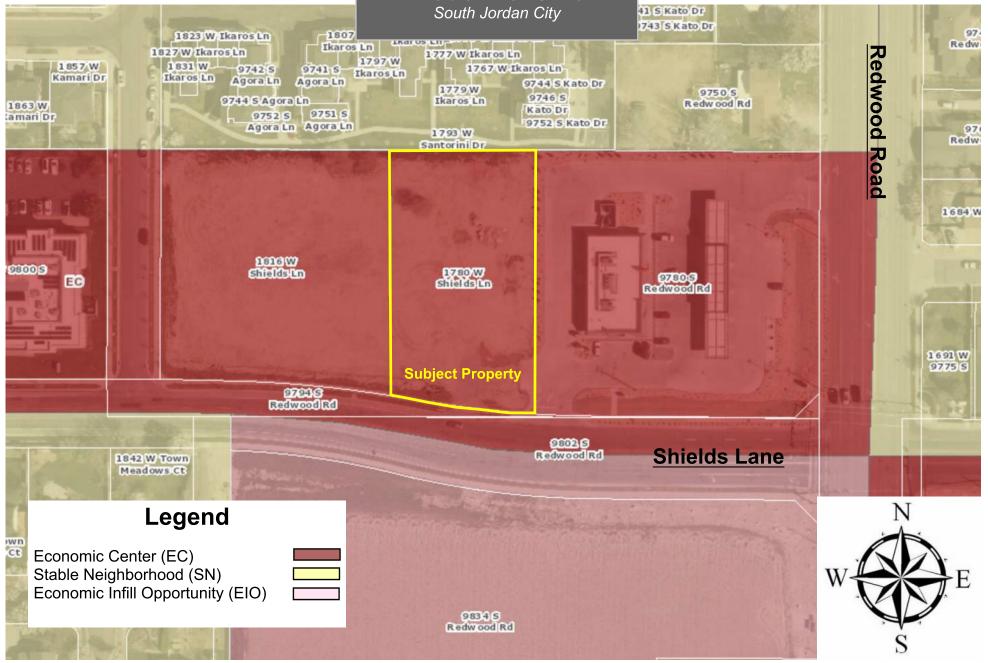
Brad Klavano, P.E. City Engineer

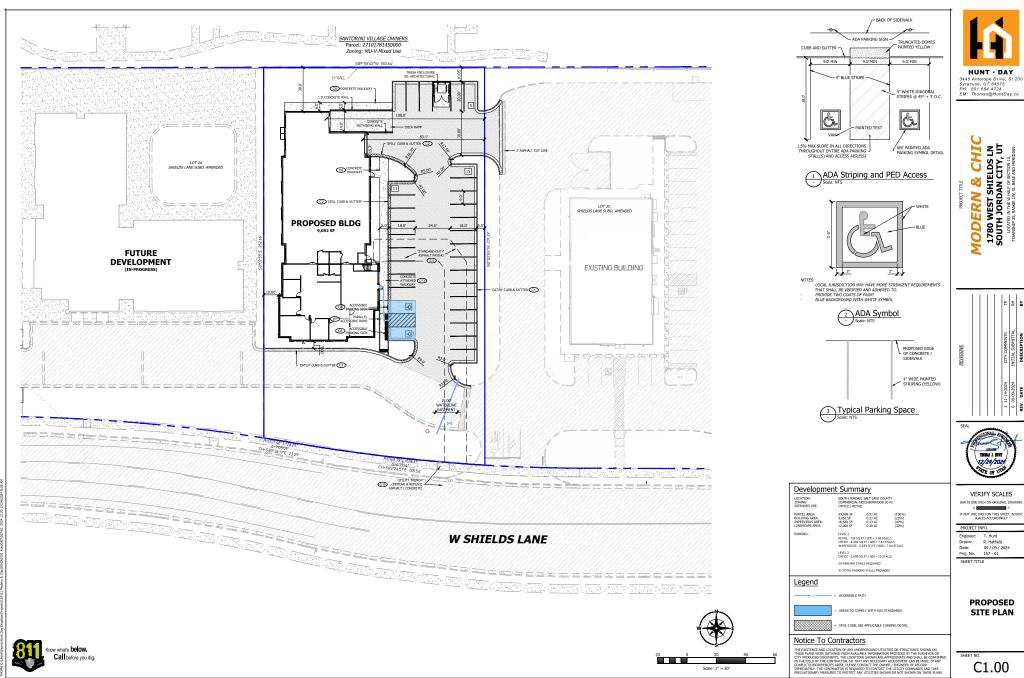
**Location Map**Modern & Chic





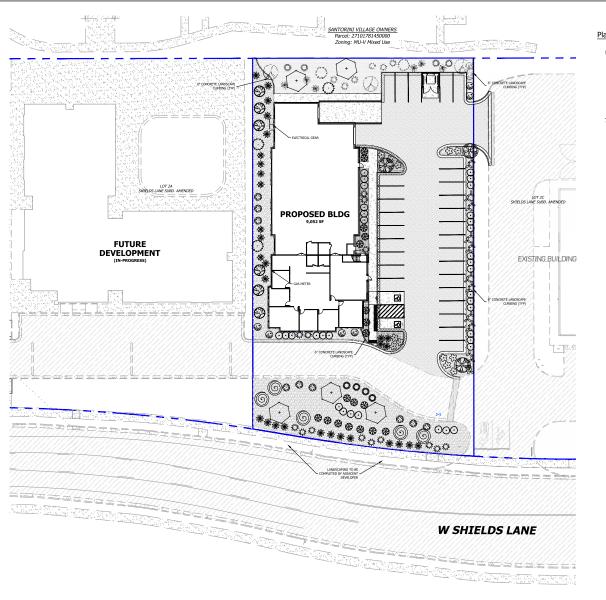
# Land Use Map Modern & Chic







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### Plant Coverage



riant Cover	age
6	AFRC = 180' AREA × 5 EVE. = 900 SF
9	HLWD = 100' AREA $\times$ 6 EVE. = 600 SF
$\bigcirc$	PALO = 276' AREA x 4 DEC. = 1104 SF
	HONY = 246' AREA × 4 DEC. = 984 SF
<u>()</u>	PURP = 162' AREA × 4 DEC. = 648 SF
₩	RED = 120' AREA × 3 DEC. = 360 SF
<b>⇔</b>	BTTR = 18' AREA × 8 SHRUBS = 144 SI YUCC = 14' AREA × 27 SHRUBS = 378
<b>(3</b> )	BLUE = 12' AREA × 9 SHRUBS = 108 SI

CRCH = 5' AREA x 13 PERR = 65 SF FIRE = 4' AREA x 22 PERR = 88 SF

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TOTAL COVERAGE =6,012 SF / 12,008 SF = 50%

### Planting Schedule

### EVERGREEN TREES

	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
0	AFRC	5	SEARSIA LANCEA	AFRICAN SUMAC	6 TALL
63	HLWD	6	JUNIPERUS CHINENSIS TORULOSA'	HOLLYWOOD JUNIPER	6' TALL

### DECIDUOUS TREES

	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
0	PALO	4	ACER TRUNCATUM	NORWEGIAN SUNSET MAPLE	2.5" CA
$\bigcirc$	HONY	4	GLEDITSIA TRIACANTHOS 'SUNCOLE'	SUNBURST HONEYLOCUST	2.5° CA
$\odot$	PURP	4	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	2.5° CA
₩	RED	3	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2.5° CA

HRUBS					
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZ
<b></b>	BTTR	8	PURSHIA TRIDENTATA	ANTELOPE BETTERBRUSH	18" T
*	YUCC	27	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	18" T
	BLUE	9	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	18" T
€	GULF	15	NANDINA DOMESTICA 'GULF STREAM'	NANDINA GULF STREAM	18" T
0	RSSN	8	SALVIA YANGII	RUSSIAN SAGE	18" T
*	RBBT	6	ERICAMERIA NAUSEOSA	RUBBER RABBITBRUSH	18" T

# GRASSES

$\odot$	MXCN	34	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS

***	MINT	20	AGASTACHE SPP.	HUMMINGBIRD MINT	1 €
€3	CROH	13	SEDUM SPURIUM 'XOHN CREECH'	CAUCASIAN STONECROP	1 €
S	FIRE	22	ZAUSCHNERIA SPP.	FIRE CHALICE	10

### Material Schedule

'RED CEDAR ROCK LANDSCAPE SUPPLY'
BLUE MOUNTAIN DECORATIVE ROCK MULCH, 1" - 2" MIX
(OR APPROVED EQUAL) INSTALL 3" DEEP MIN OVER TOP WEED BARRIER FABRIC.



## Key Notes

## Planting Notes

- ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE

- PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES AND PLANTING BEDS PRIOR TO PLANTING.

- PLANTING.

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LOCATION:	SOUTH JORDAN, SALT LAKE COUNTY			
ZONING:	COMMERCIAL-NEIGHBORHOOD (C-N)			
INTENDED USE:	OFFICE / RETAIL			
PARCEL AREA:	39,698 SF	0.91 AC	(100%	
BUILDING AREA:	9,052 SF	0.21 AC	(23%)	
IMPERVIOUS AREA:	18,638 SF	0.43 AC	(47%)	
LANDSCAPE AREA:	12,008 SF	0.28 AC	(30%)	
PARKING:	LEVEL 1			

LEVEL 2 OFFICE - 2,999 SQ FT / 300 = 10 STALLS 31 TOTAL PARKING STALLS PROVIDED

HUNT - DAY

3445 Antelope Drive, St 200 Syracuse, UT 84075 PH: 801.664.4724 EM: Thomas@HuntDay.co

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SOUTH JORDAN CITY, UT
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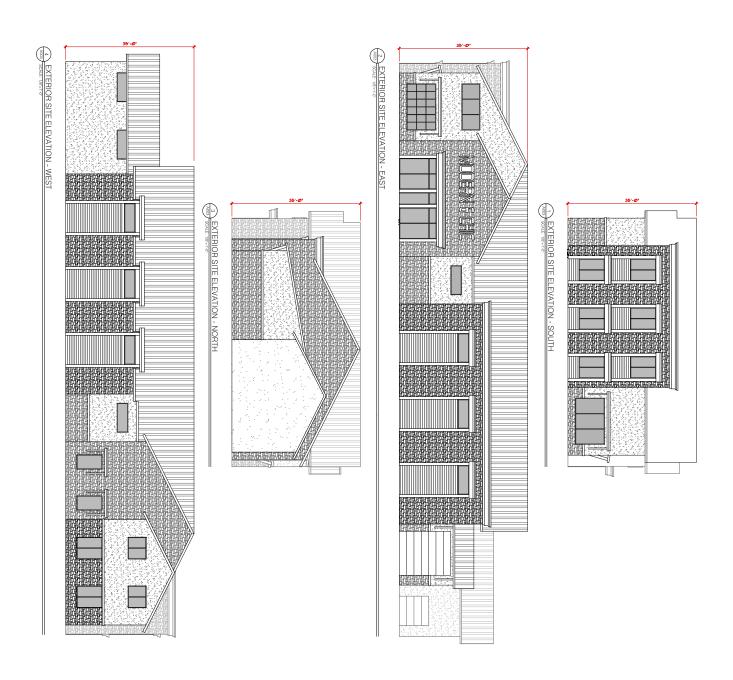
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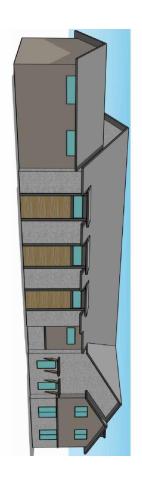
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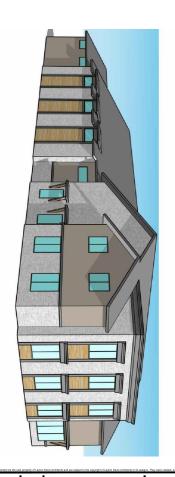
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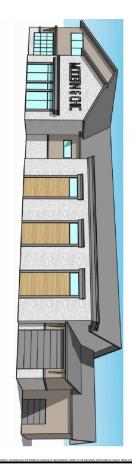












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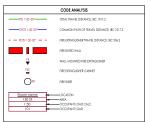
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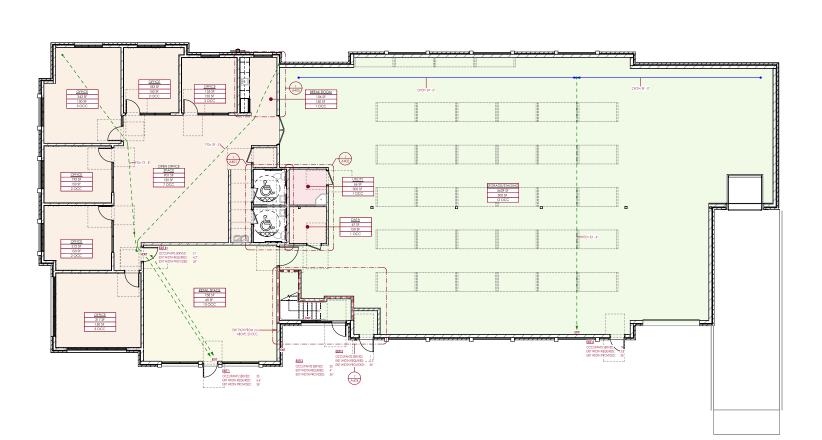
MODERN & CHIC OFFICE / RETAIL

1780 SHEILDS LANE SOUTH JORDAN, UT LAYTONDAVIS

2005 EAST 2700 SOUTH | SUITE 200 SALT LAKE CITY, UTAH 84109 8801.487.0715 | WWW.LAYTONDAVISARCHITECTS.COM PROGRESS SET SET PRINTED DATE 09.10.2024







OCCUPANDY LEGEND

Accessory storage areas, mechanical equipment room

Business areas
Mercantile
Warehouses

LEVEL 1 LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

1780 SHEILDS LANE SOUTH JORDAN, UT MODERN & CHIC OFFICE/RETAIL Author LEVEL 1 LIFE SAFETY PLAN

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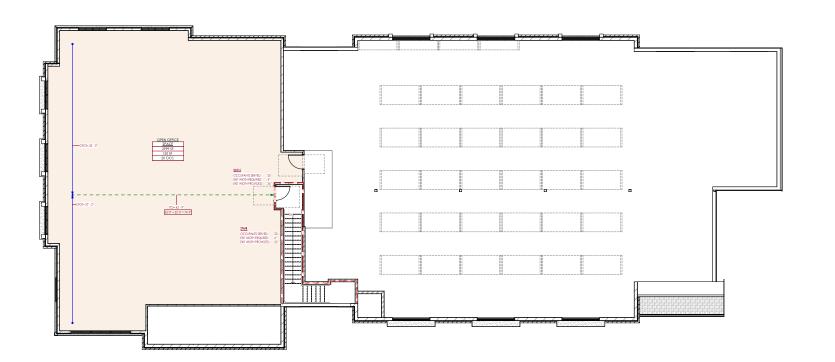
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LEVEL 1						
FIRE RISER ROOM	LEVEL 1	Not Placed	U	300 SF		Accessory storage areas, mechanical equipment room
UNLIY	LEVEL I	66 SF	U	300 SF	1	Accessory storage areas, mechanical equipment room
DATA	LEVELT	67.59	8	150 SF	1	Business creas
BREAK ROOM	LEVEL I	106 SF	8	150 SF	1	Business creas
OFRICE	LEVELT	155 SF	8	150 SF	2	fusiness creas
OFFICE	LEVEL 1	183 SF	8	150 SF	2	Business creas
OFRICE	LEVEL I	192 SF	8	150 SF	2	Business creas
OFFICE	LEVELT	212 SF	8	150 SF	2	Nuines creas
OFFICE	LEVEL 1	317 SF	8	150 SF	3	Business creas
OFRICE	LEVEL I	343 SF	8	150 SF	3	Business creas
RETAIL SPACE	LEVEL 1	738 SF	M	60 SF	13	Mercantile
OPEN OFFICE SPACE	LEVEL I	901 SF	8	150 SF	7	Business creas
STORAGE/STAGING	LEVELT	5639 SF	5-2	500 SF	12	Morehouses
LEVEL 2		8918 SF				
OPEN OFFICE SPACE	LEVEL 2	2999 SF	8	150 SF	20	Business creas
		2999 SF	•			•

## OCCUPANDY LEGEND

Business areas



LEVEL 2 LIFE SAFETY PLAN

SCALE: 3/16' = 1'-0'

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LAYTONDAVIS 1780 SHEILDS LANE SOUTH JORDAN, UT MODERN & CHIC OFFICE/RETAIL

Author

LEVEL 2 LIFE SAFETY PLAN

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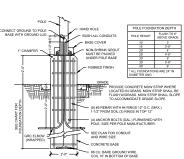
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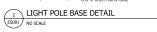
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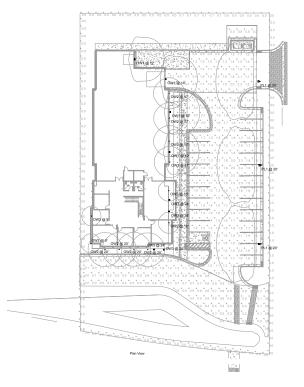
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Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage
	OW1	4	Lithonia Lighting	WST LED P2 40K VF HVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, HVOLT	-1	3469	31
0	OW2	12	v2 Lighting Group, Inc. www.v2LightingGroup.co m		AGUA 300, 60 degree reflector	1	2000	19
ē	PL1	3	Lithonia Lighting	DSX1 LED P1 40K 70CRI BLC4	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	1	5705	50.9
0	OW3	4	Spectrum Lighting	EB1214GV-15L-35K-EX- TF1-MWI	Nom. 12" diam x 12.1" H, Angled Emblem Sign Light	1	1251	10

Statistics						
Description	Symbol	Avg	Max	Min	MassMin	AvgWin
LOAD AREA	+	2.3 fo	11,310	0.3 fo	37.7:1	7.7:1
PARKING AREA	+	1.7 fc	6.6 fc	0.8 fc	8.3:1	2.1:1
PROPERTY LINE	+	0.0%	0.1 fo	0.0 fo	NA	N/A
WALKWAY	+	5.9 fc	17.7 fc	0.7 fc	25.3:1	8.4:1
ORNE	+	1.0 %	6.5 fo	0.0 to	N/A	N/A







SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

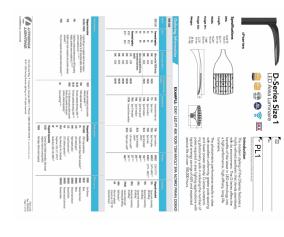


PRINTED DATE 10/2/2024 MODERN & CHIC OFFICE / RETAIL 1780 SHIELDS LANE SOUTH JORDAN, UT DWN BY / CHK BY NF-MS / ES

> SITE PHOTOMETRIC

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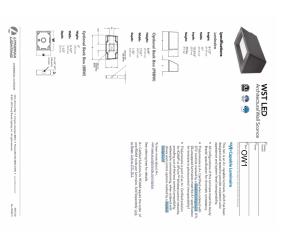






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