

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 2/14/2023**

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**Application:** BRIGHT BEGINNINGS CHILD CARE SITE PLAN

**Address:** 9755 South 4000 West

**File No:** PLSPR202100228

**Applicant:** Alvaro Arias

**Submitted By:** David Mann, Long Range Planning Analyst  
Jared Francis, Senior Engineer

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

I move that the Planning Commission **approve** file no. PLSPR202100228 for the operation of a commercial child care facility located at 9755 South 4000 West.

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<b>ACREAGE:</b>	1.6 acres
<b>CURRENT ZONE:</b>	R-1.8
<b>CURRENT USE:</b>	Residential
<b>FUTURE LAND USE PLAN:</b>	Stable Neighborhood
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North - Stable Neighborhood, (R-1.8) / Single Family Residential South - Stable Neighborhood, (R-1.8) / Single Family Residential East - Stable Neighborhood, (R-1.8) / Single Family Residential West - Stable Neighborhood, (R-3) / Single Family Residential

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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.

## **BACKGROUND & ANALYSIS:**

The subject property is located near the north east corner of Skye Drive and 4000 West. The property is part of a 2-lot residential subdivision with an existing single family house. In 2015, a hearing officer approved a variance for six foot tall front yard fencing on the subject property north of the existing house. The proposed development will have access to the site from 4000 West. The Applicant will install a new parking lot and landscaping to meet the City's requirements based on the layout and use of the property. The City allows daycare uses as a permitted use on residential properties that are a

minimum one acre. As part of the review, a circulation/access plan and operations plan are required to be submitted. Operating the daycare use adjacent to a collector street should not impact the surrounding neighborhood.

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

##### **Findings:**

- The R-1.8 Zone allows daycare uses as a permitted use on properties one acre or larger in size.
- Based on the proposed use, the subject property will require 9 parking stalls. There are 9 parking stalls shown on the civil plans.
- Staff received a complete application on October 14, 2021.

##### **Conclusion:**

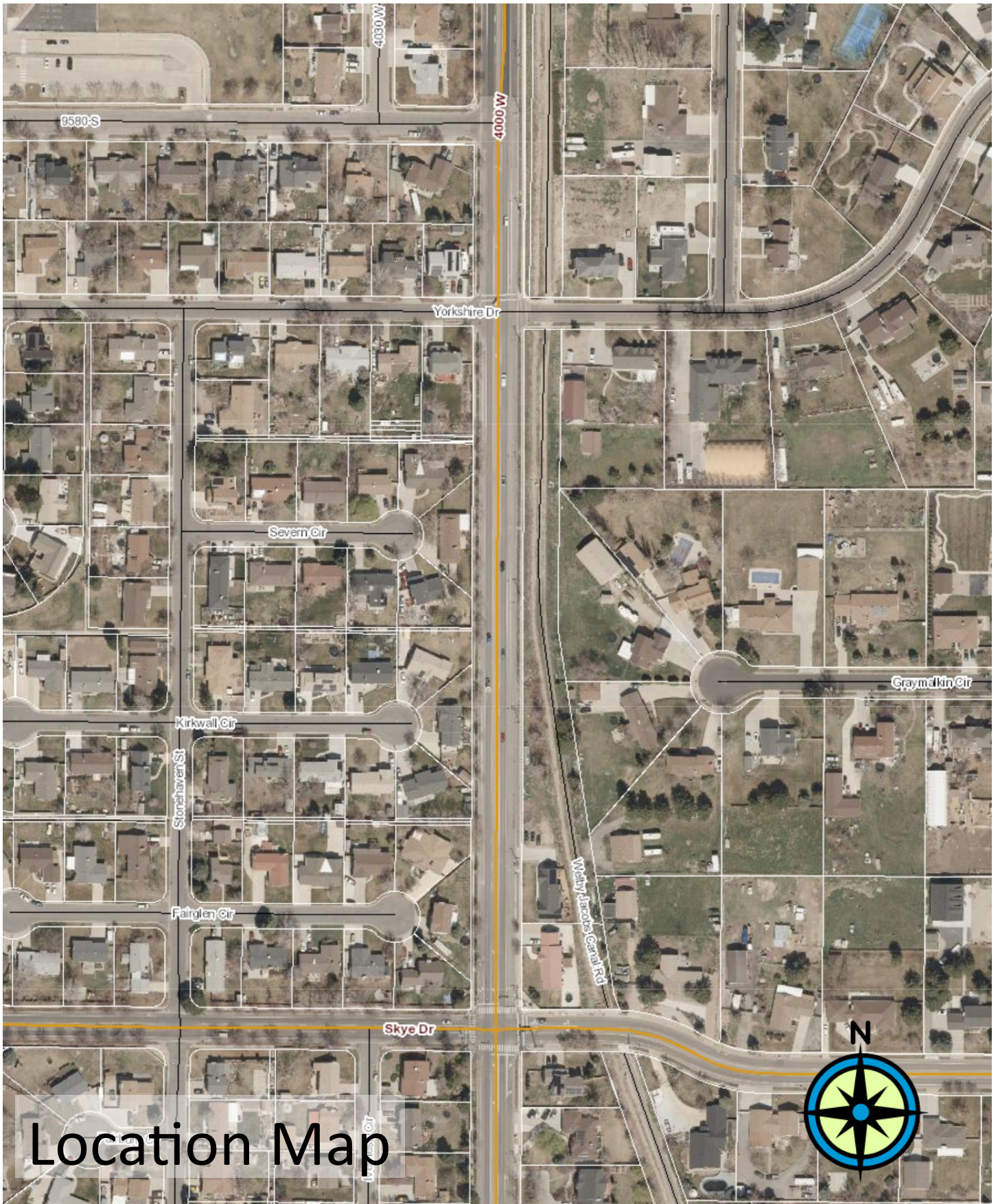
- Based on the application materials submitted by Applicant, staff review of the Application, and the findings listed above, staff concludes that the proposal is consistent with the City's General Plan and the pertinent sections of the City's Planning and Land Use Code (including section 17.60).

##### **ALTERNATIVES:**

- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

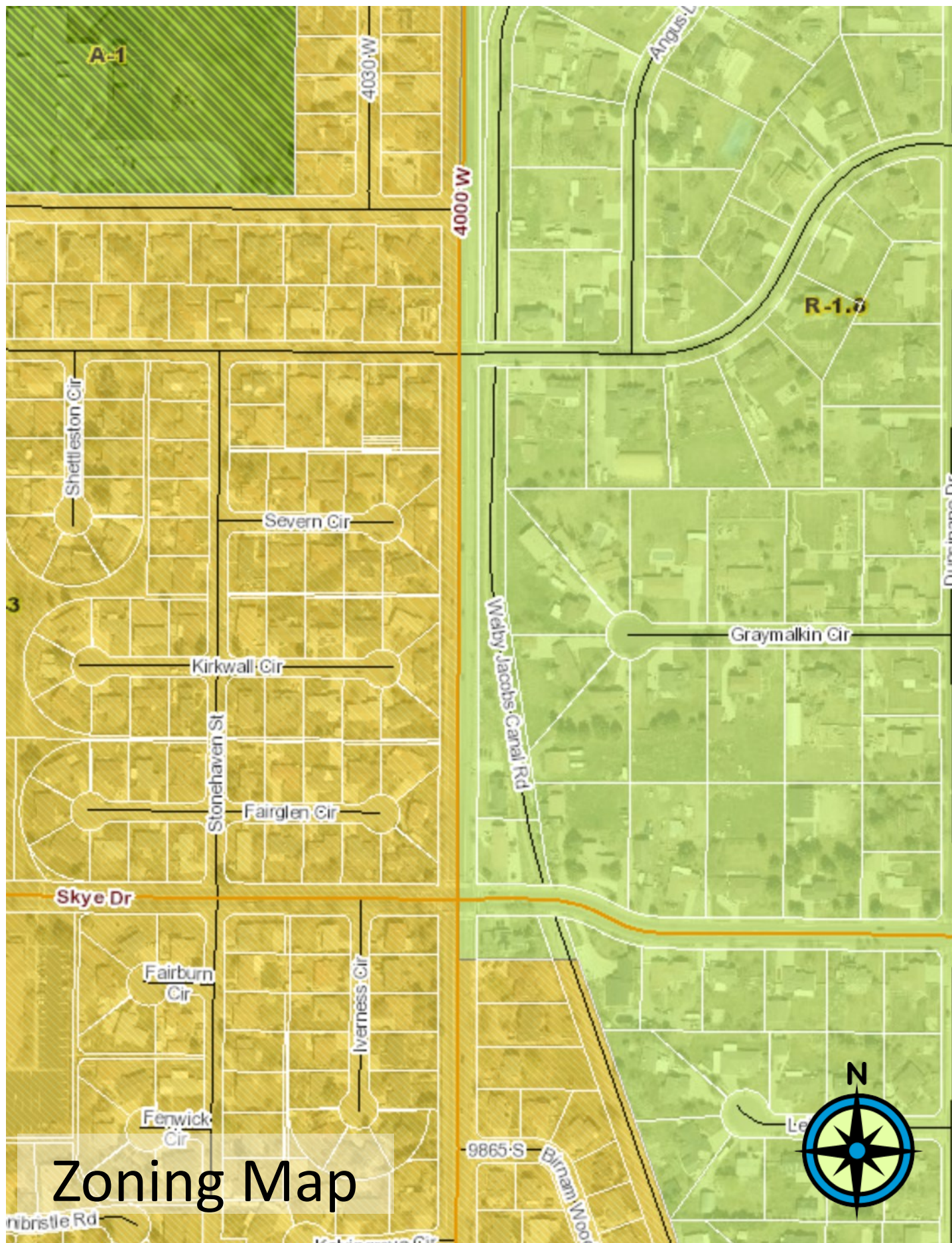
##### **SUPPORT MATERIALS:**

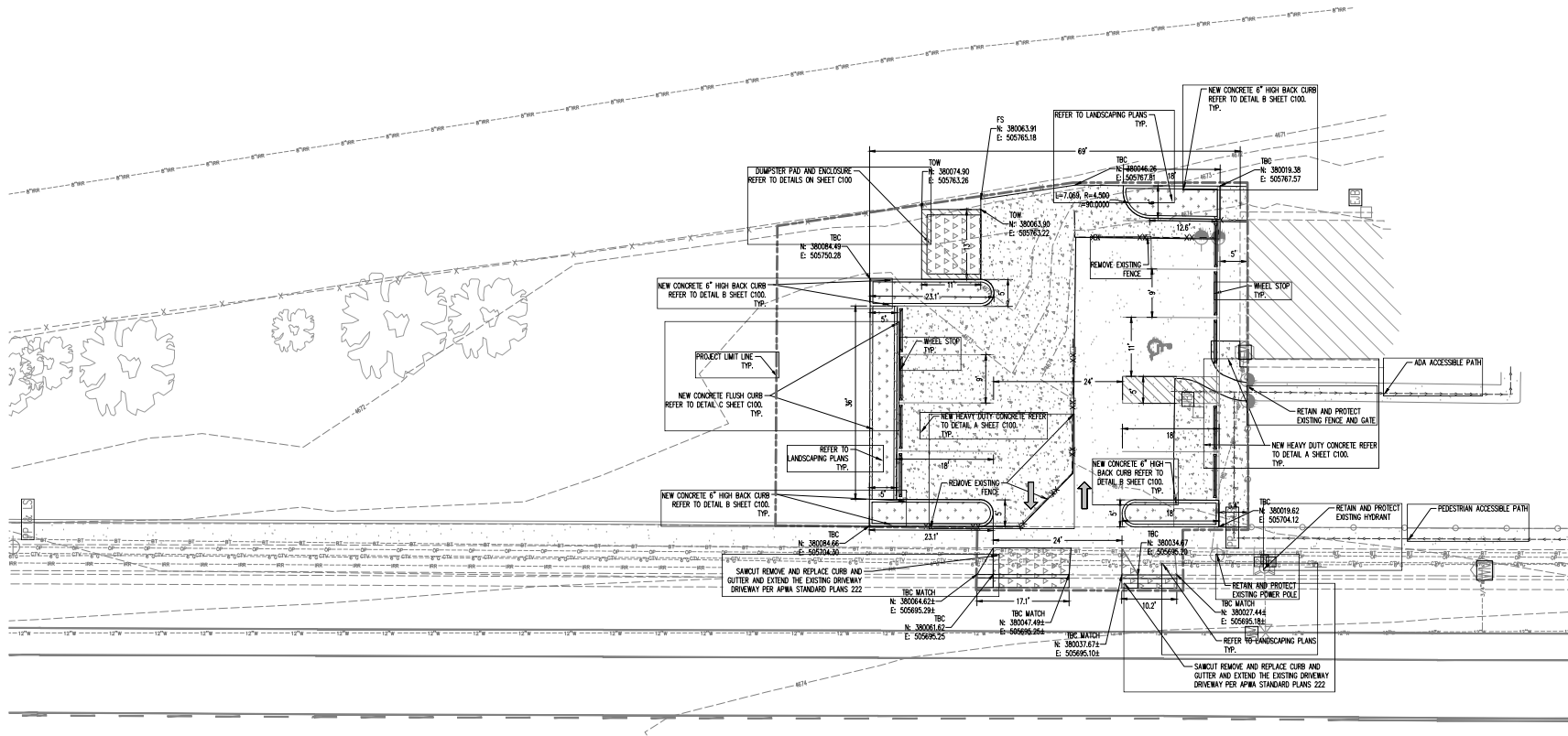
- Location Map
- Zoning Map
- Site Plan
- Landscape Plan



Location Map







PARKING STALL COUNT	
TOTAL STALLS:	9
STALLS:	8
H.C. STALLS:	1

## DEMO LEGEND

REMOVE STRUCTURES, LIGHTS ETC.	
REMOVE UTILITY	--- XX --- XX ---
ABANDON UTILITY IN PLACE	~~~~~
PLUG AND CAP	J
PROJECT LIMIT LINE	-----
TEMPORARY PROJECT LIMIT LINE	- - - - -

## HATCH LEGEND

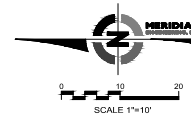
	REMOVE CONCRETE OR SIDEWALK PER DETAIL A ON C100
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### UTILITY DEMO NOTES

1. ALL EXISTING UTILITIES OR SURFACE IMPROVEMENTS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE. ANY DAMAGE TO THE UTILITIES OR SURFACE IMPROVEMENTS SHALL BE REPAIRED WITH NEW MATERIALS AT NO ADDITIONAL COST TO THE OWNER. ALL INTERRUPTIONS OF UTILITIES SERVICE WILL BE COORDINATED WITH THE OWNER AT LEAST ONE WEEK IN ADVANCE. NIGHTTIME INTERRUPTIONS OF A SERVICE MAY BE NECESSARY TO SUCCESSFULLY COMPLETE NEW UTILITY CONNECTIONS.
2. MAINTAIN UTILITY SERVICE TO THE EXISTING BUILDING AT ALL TIMES UNLESS OTHERWISE COORDINATED.
3. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SUBGRADE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN SPEC SECTION WITH UP TO 2" OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OVER EXCAVATED SUBGRADE.
4. POT-HOLE AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITY OR CONNECTION TO EXISTING UTILITIES.
5. RAISE/LOWER EXISTING VALVES, M.H., ELECTRICAL AND MECHANICAL VAULT HATCHES, AND UTILITY STRUCTURES WITHIN THE WORK AREA LIMITS TO NEW GRADES SHOWN ON GRADING PLAN.

### GENERAL SITE LAYOUT NOTES

1. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
2. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6" MINIMUM AT ALL LOCATIONS.
3. SIDEWALK THICKNESS TO BE 8" (MINIMUM) AT ALL DRIVEWAYS AND 6" (MINIMUM) ELSEWHERE.
4. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.



## SITE LAYOUT PLAN

PROJECT ADDRESS: 9755 S 4000 W,  
SOUTH JORDAN, UTAH 84099

COMP. FILE  
X-SITE  
PROJECT NO.  
21073  
SHEET NO.  
CS210

SEBASTIAN ARIAS  
9755 SOUTH 4000 WEST  
SOUTH JORDAN, UTAH 84099



DATE	BY	DATE	BY
21-01-2022	NO.		
CHECKED	DATE	CHECKED	DATE
DESIGNED	DATE	DESIGNED	DATE
DRAWN	DATE	DRAWN	DATE
REVISIONS			



