

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/22/2022

Issue: RIVERPARK RETAIL 9
SITE PLAN AND CONDITIONAL USE PERMIT
Address: 10620 South River Front Parkway
File No: PLSPR202100265
PLCUP202100289
Applicant: Gina Jensen, RiverPark Corporate Center

Submitted by: Damir Drozdek, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application:

- PLSPR202100265 to allow for construction of a new commercial retail building; and
- PLCUP202100289 to allow for a restaurant and a drive through facility with the new building.

ACREAGE:	Approximately 1.3 acres
CURRENT ZONE:	C-C (Commercial - Community) Zone
CURRENT USE:	Partially developed land
FUTURE LAND USE PLAN:	EO (Economic Opportunity)
NEIGHBORING ZONES/USES:	North – C-C / Storm Water Basin
	South – P-O / Parking areas
	West – P-O / Commercial retail building
	East – C-C and P-O / Commercial retail building

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 on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. *See City Code § 17.84.060:A*

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. *See City Code § 17.84.060:B* Further, City Code § 17.84.090 provides:

I. COMPLIANCE AND REVOCATION:

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.

BACKGROUND:

The proposed development is located at 10620 South River Front Parkway, between the former Brick Oven Pizza building to the west and the Gecko's Mexican restaurant and the Mountain America Credit Union buildings to the east. The property is partially improved as a parking lot. The north end of the property is unimproved and vacant.

The proposed building will be a single-story building that will be divided in two tenant spaces. Both spaces are intended to be used as a restaurant with each having their own drive-up window. The building architecture will be consistent with the surrounding commercial retail buildings. The exterior finishes will include brick, stone and EIFS. The building will top off at 25' in height at the parapet.

The property will be accessed via private drive off River Front Parkway. Existing adjoining parking areas will serve the building patrons. The only new parking to be constructed will be the row next to the building with new ADA parking stalls. There will be two drive-through lanes with each being able to meet or exceed the Code stacking requirements. In addition, the proposed drive through lanes are located approximately 500' from the nearest public street (River Front Parkway).

Public improvements will be minimal since the project is located within a private development, and the surrounding areas are mostly built out. The new public improvements will include water meters for each tenant, and one for the landscape, and a fire water line to the building. No hydrants or City street lights will be required. There are existing fire hydrants to the east and west of the new building. Storm water will be detained on property underground, and then released into the City system.

No fencing will be required with the project. Landscaping will be water wise, with mostly shrubs and other water efficient plants. The ground cover will consist of wood mulch. Sod will be planted in minimal amounts and only to tie in with other existing turf areas. Trees will be planted as per City Code requirements and will include both deciduous and the evergreen trees.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Restaurant uses are listed as “conditional uses” as per City Code §17.18.020:C.
- Drive through facilities are listed as “conditional uses” as per City Code §17.18.030.070:B.2.
- Impact Control Measures §17.18.40 require that all restaurants have a 500' buffer residential protection area. The nearest residential land use is to the northwest of the project, next to the Mulligans golf course. The proposed restaurant is located over 500' away from the existing residential land use.
- The Architectural Review Committee reviewed the proposed building on December 15, 2021 and unanimously recommended approval by a vote of 4-0 (two committee members were absent from voting).

Conclusion:

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes. The proposed use does not appear to violate any health, safety or welfare standards. In addition, staff was not able to identify any detrimental effects to the adjacent properties. Therefore planning staff recommends approval of the application.

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:

- Aerial Map
- Zoning Map
- Site Plan
- Landscape Plan
- Building Elevations
- Property Line Views Study
- Floor Plan



Damir Drozdek, AICP
Planner III, Planning Department



Brad Klavano (Mar 15, 2022 10:51 MDT)

Brad Klavano, P.E.
Director of Engineering Services



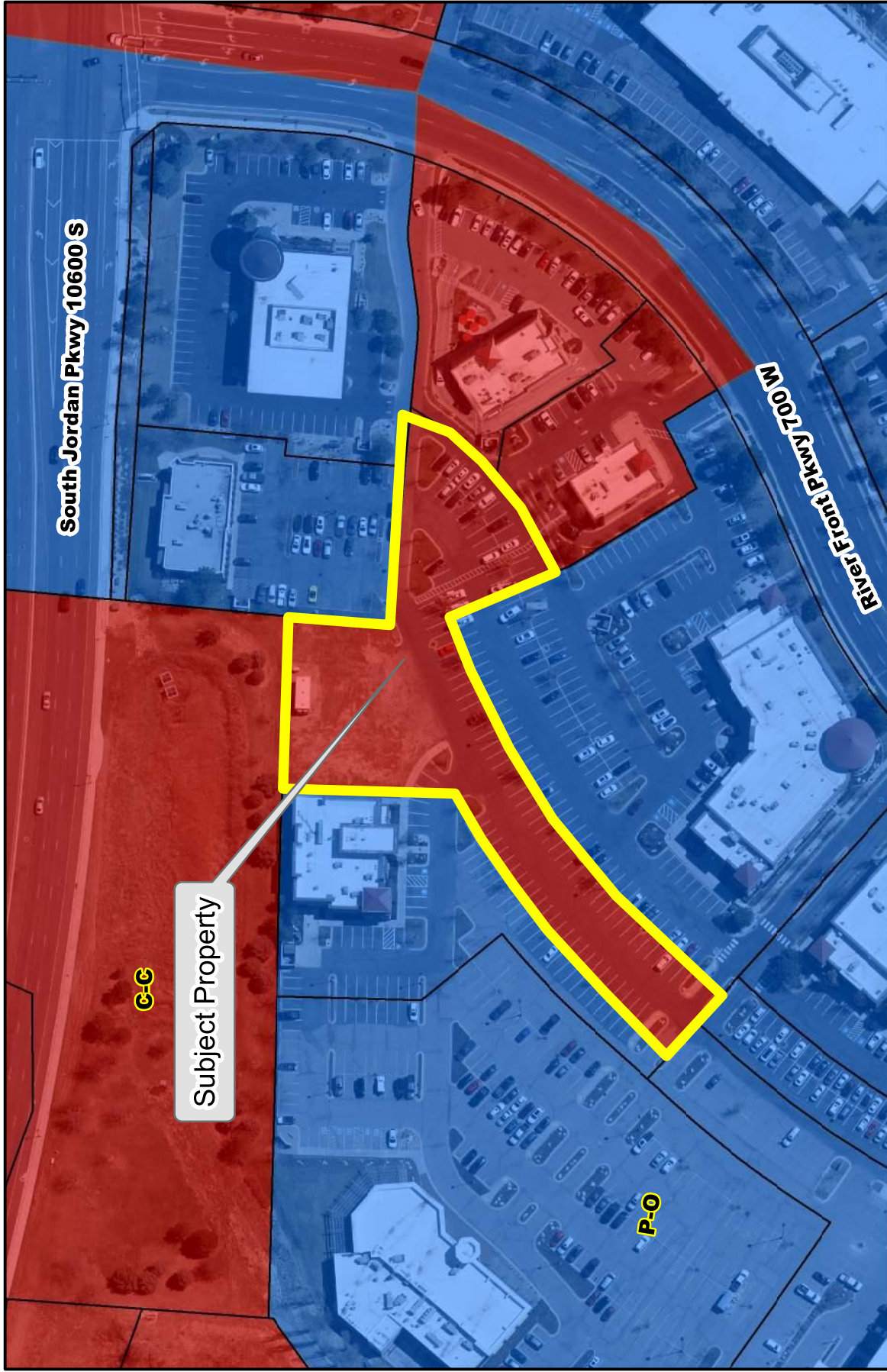
Legend

- STREETS
- PARCELS

**Aerial Map
City of South Jordan**

Aerial Imagery
2021





Legend

- STREETS
- PARCELS

Zoning Map

City of South Jordan

Aerial Imagery
2021



LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "As Built" drawings by the Contractor.
5. Pre-emergent herbicides shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
9. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
10. Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
11. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
12. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sieve No. 10 (2.0 mm) 100%
Sieve No. 20 (0.85 mm) 100%
Sieve No. 40 (0.425 mm) 95%
Sieve No. 60 (0.25 mm) 85%
Sieve No. 100 (0.15 mm) 70%
The max. retained on a #10 sieve will be 15 percent. The topsoil shall meet the following analysis criteria:
pH Range: 5.5 to 8.2; nitric acid (N) and max. of 800 organic matter content; salt free of sodium $\frac{1}{2}$ or higher. Soluble salts < 2.0 dm ammonium and sodium absorption ratio (AR) < 5.
13. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

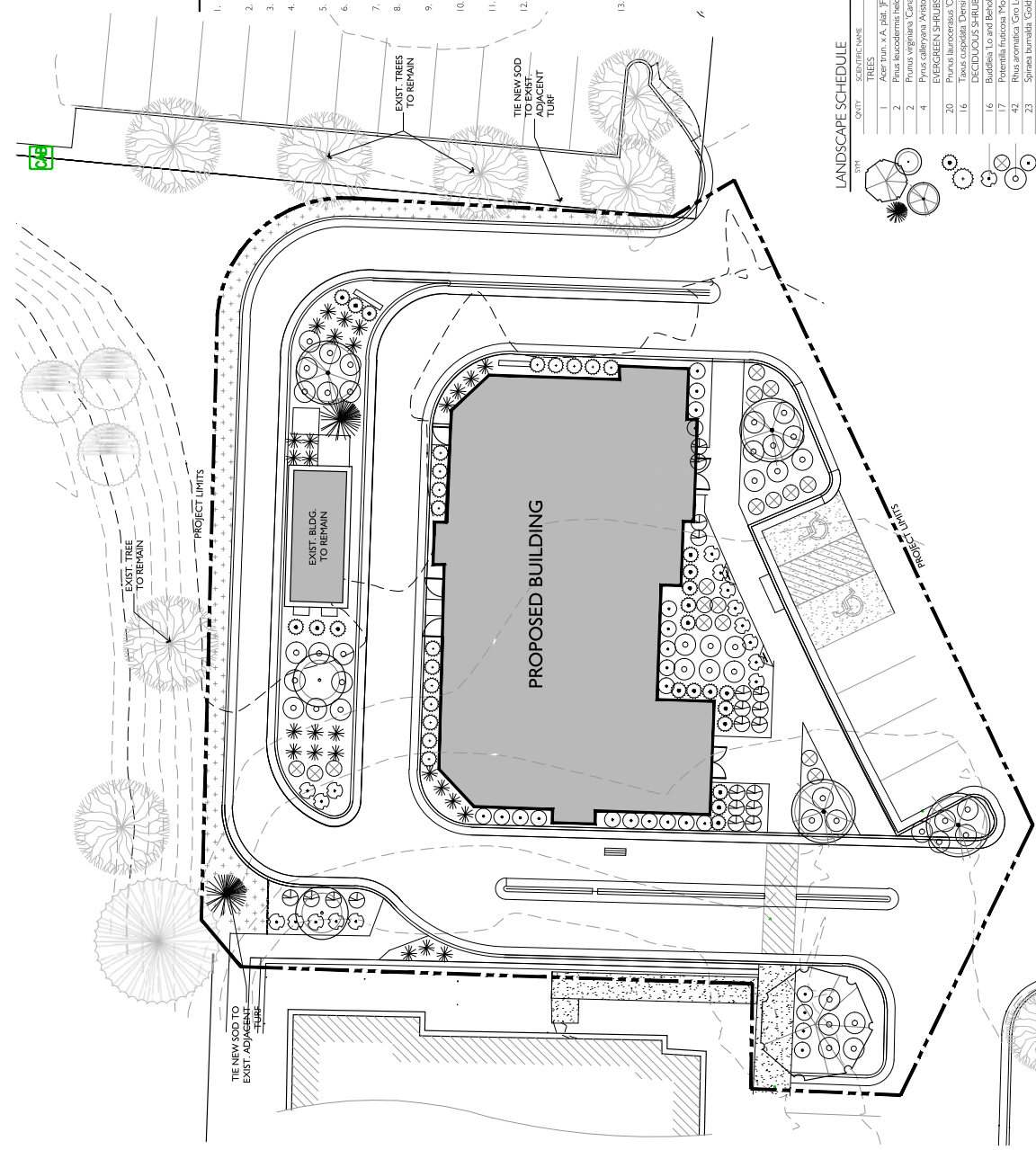
LANDSCAPE TABULATIONS

LANDSCAPE AREA 4,332 S.F.
TURF AREA 845 S.F.
PLANTER AREA 3,507 S.F.
TREE REQUIRED - 1 / 500 S.F.
9 TREES

LANDSCAPE SCHEDULE

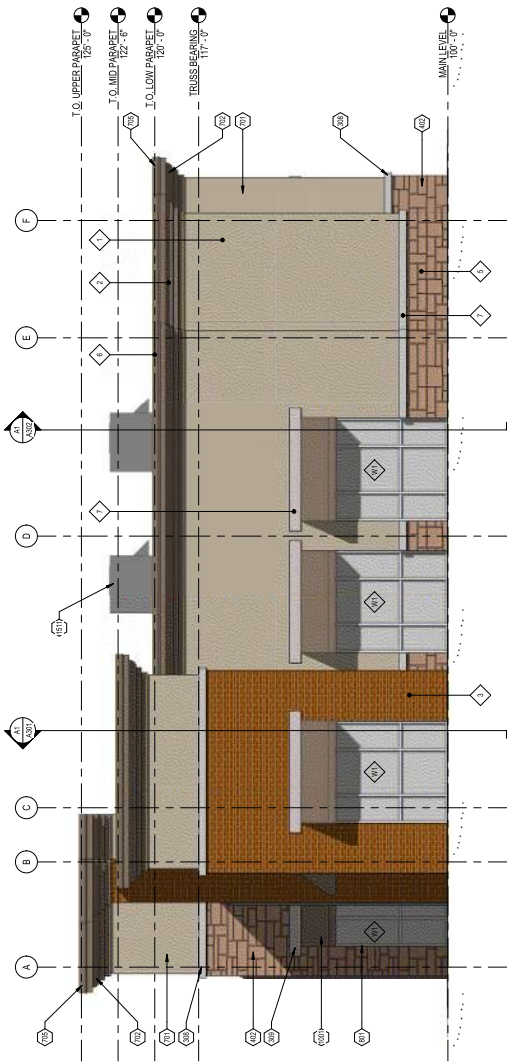
SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
1	1	Acer frax. x A. plat. 'JFS-KWI 187'	Urban Sunset Maple	2" Cal.
2	2	Pinus leucodermis 'hellebricha'	Dwarf Austrian Pine	7'
3	2	Pinus virginiana 'Canada Red'	Canada Red Choblachery	2" Cal.
4	4	Pinus caleyana 'Aristocrat'	Aristocrat Pear	2" Cal.
EVERGREEN SHRUBS				
20	20	Pinus banksiana 'Oto Luykens'	Oto Luykens Laurel	2 Cal.
16	16	Pinus strobus 'Blue Chip'	Dense Japanese Fir	2 Cal.
17	17	Potentilla fruticosa 'Monsieur Frosty'	Blue Chip Butterfly Bush	2 Cal.
42	42	Rhus aromatica 'Gro Low'	Strubby White Crapehul	2 Cal.
23	23	Spiraea bumalda 'Goldflame'	Grown Low Sunac	2 Cal.
ORNAMENTAL GRASSES				
27	27	Callamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Cal.
20	20	Pennisetum alopecuroides	Fountain Grass	1 Cal.
MULCH				
3,507 S.F.	3,507 S.F.	Woodchuck, Medium, Dark Brown		3" Min.
TURF				
845 S.F.	845 S.F.	Perennial Imperial Bluegrass		Sod
EDGING				
		Metall. Aluminum, Mill Finish, 4" x 31/6"		

LANDSCAPE PLAN
SCALE 1"=10'-0"



EXTERIOR MATERIALS LEGEND:

ELEVATION GENERAL NOTES:

[illegible]KEYNOTE | LEGEND[illegible]

C1 EAST ELEVATION
A201 1/4" = 1'-0"



SOUTH ELEVATION

1

[illegible]

302
310
514
804
802
803
804

CONCRETE SLAB ON GRADE. SEE STRUCTURAL DRAWINGS. DO NOT PROVIDE AN UNDER SLAB VAPOR BARRIER IN THIS. SEE DETAIL "WINDOUT" FOR PRECAST CONCRETE JOIST ACCESS JOIST. CONTINGIOR TO PROVIDE BLOOMING IN WALL AS REQUIRED.

CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM. SEE WINDOW SYSTEM SHEET A601.

CLEAR ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME. SEE DOOR AND WINDOW FRAME TYPES SHEET A601.

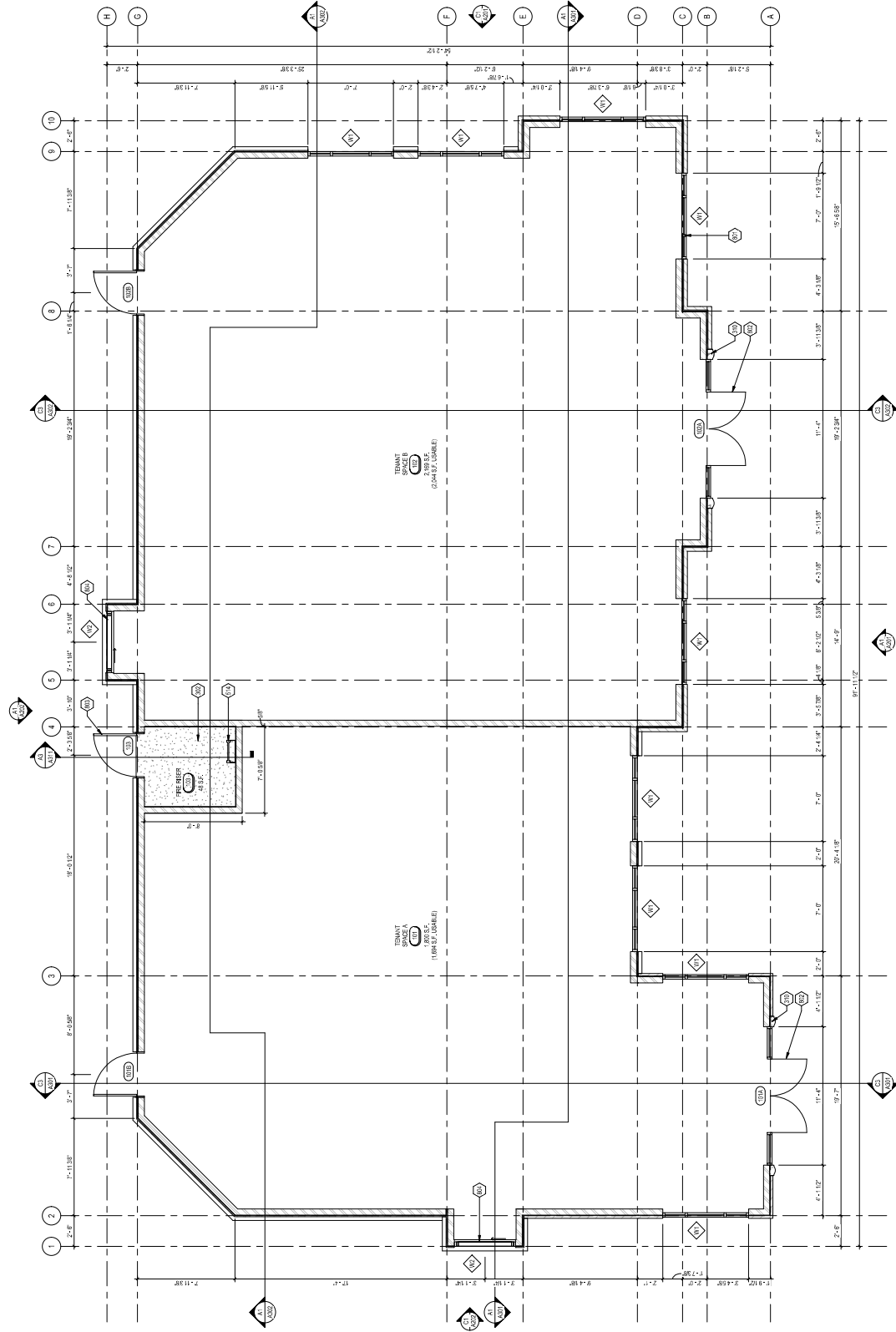
DOOR FRAME TYPES SHEET A601.

HOLLOW METAL DOOR AND FRAME. SEE DOOR AND DOOR FRAME TYPES SHEET A601.

ALUMINUM WINDOW FRAME. SEE WINDOW FRAME TYPES SHEET A601.

PREPRESSED METAL PANELS. FLASHING.

SINGLE SILE SILE WINDOW TRANSOM. SEE WINDOW TYPES SHEET A601.



OVERALL FLOOR PLAN

Staff Report (RiverPark)

Final Audit Report

2022-03-15

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