

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JULY 14, 2026

FILE OVERVIEW

Item Name	Ridgeview Retail Center Pad F
Address	1517 W 11400 S
File Number	PLSPR202600061
Applicant	Reed Stallings
Property Owner	SIX S 114 LLC
Staff Author	Miguel Aguilera, Planner II
City Engineer	Shane Greenwood, Supervising Senior Engineer

PROPERTY OVERVIEW

Acreage	0.91 Acres
Recorded Subdivision	Ridgepoint Master Plat Amended Parcel F
Current Zone	Mixed-Use South Planned Development, MU-PD
Current Land Use	EC (Economic Center)
Property to the North	Zone MU-PD, Current Land Use (EC).
Property to the East	Zone MU-PD, Current Land Use (SN).
Property to the South	Zone MU-PD, Current Land Use (SN).
Property to the West	Zone MU-PD, Current Land Use (EC).

ITEM SUMMARY

The applicant is requesting that the Planning Commission review and approve the site plan application for Pad F within the Ridgeview Retail Center. This application proposes to develop the final remaining vacant parcel of the Ridgepoint Master Plat Amended Parcel F Subdivision. Staff is recommending approval of the application.

TIMELINE

- **April 7, 2026**, the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 3 times to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Engineering: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.

REPORT ANALYSIS

Application Summary: The applicant proposes the development of Pad F on the final remaining vacant parcel within the Ridgeview Retail Park. The proposed site plan features a single-story commercial building containing three tenant suites, two of which are designed with drive-thru capabilities. The project will provide on-site parking stalls and utilize a pre-existing cross-access and shared parking agreement to satisfy overall parking needs across the broader commercial center.

Building: The proposed building's architectural design, material palette, and modern aesthetic will seamlessly integrate with and mirror the existing commercial structures within the development. The building is oriented facing south, with two dedicated drive-thru lanes wrapping around the northern elevation adjacent to 11400 South. Architectural elevations indicate a maximum structural height of approximately 26 feet to the top of the highest parapet, establishing consistency with the established vertical profile of the neighboring properties.

Parking: The subject property currently contains 11 existing parking spaces. The proposed site plan introduces 26 new parking spaces, bringing the total on-site provision to 37 stalls. While the municipal zoning code establishes a minimum requirement of 40 parking spaces for this specific mix of uses, the remaining 3-stall deficit will be legally satisfied through the development's existing shared parking agreement, ensuring adequate parking capacity and compliant circulation.

FINDINGS AND RECOMMENDATION

Findings:

- This application is subject to the Ridgeview Development Agreement.
- Only one structure will be constructed under approval of this application.
- The parking areas will maintain a continuous free flow as currently exists.

Conclusions:

- The application is in conformance with the minimum requirements of the [Site Plan Review \(Title 16\)](#) and the [Planning and Zoning \(Title 17\)](#) Codes

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements of South Jordan Municipal Code §[16.24](#) and the requirements of the individual zone in which a development is proposed. All provisions of Title [16](#) & [17](#) of South Jordan Municipal 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.

Motion Ready:

I move that the Planning Commission approves:

1. File PLSPR202600061, the Ridgeview Retail Center Pad F Site Plan

Alternatives:

1. Approval with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Notice Map
4. Attachment D, Site Plan Overview
5. Attachment E, Site Plan
6. Attachment F, Building Elevations