

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: SEPTEMBER 22, 2026

FILE OVERVIEW

Item Name	Master AutoTech Conditional Use Permit
Address	11048 Redwood Road
File Number	PLCUP202600160
Applicant	David George
Property Owner	120 REDWOOD PLAZA, LC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	0.24 acres		
Recorded Subdivision	One Eleven		
Current Zone	Mixed-Use Village (MU-V)		
Current Land Use	Mixed-Use (MU)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	MU-V	MU
	<i>East</i>	MU-V	MU
	<i>South</i>	MU-V	MU
	<i>West</i>	Redwood Road	Redwood Road

ITEM SUMMARY

The applicant is requesting the Planning Commission approve their conditional use permit application for a Master AutoTech shop. The use is conditional in the Mixed-Use Village (MU-V) zone. Staff is recommending **approval** of the application.



TIMELINE

- **August 13, 2026**, the applicant submitted a complete conditional use permit application to Staff for review. 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.

REPORT ANALYSIS

Application Summary: The applicant proposes to develop a Master AutoTech vehicle service facility on the parcels located at approximately 11048 S Redwood Road. The property is in the Mixed Use-Village (MU-V) zone and is subject to the Hamilton Property Development Agreement. Currently, the site is principle parcel is vacant while the other subject parcels provide shared surface parking and an internal access corridor serving adjacent lots within the mixed-use subdivision. A full parking analysis is typically conducted during a Site Plan review. For this application, staff preliminarily analyzed the existing parking and required future parking. The use requires a parking ratio of one stall per 200 square feet of floor area. With an estimated building area of 6,600 square feet, the required parking count would be 33 stalls. Their submitted concept plans show 23 surface parking stalls and 11 internal stalls within the proposed building.

Because vehicle service and repair is designated as a conditional Use in the MU-V zone, the application is subject to the City's impact control standards. Per the City's Municipal Code, these standards "generally apply to allowed uses when the context or scale of a proposed project increases the potential for negative impacts on surrounding properties or on the public health, safety, and welfare." [§17.40.080](#). To ensure proper mitigation of any potential detrimental impacts, staff addresses the following six required criteria: circulation and access, operations, sound, rehabilitation and containment, additional notice, and residential protection area.

Circulation and Access:

This impact control measure evaluates potential conflicts across vehicle access points and multimodal routes. The proposed concept plan locates the structure along Redwood Road, utilizing an existing access point directly south of the building. The site design incorporates a two-way internal drive aisle to maintain unobstructed on and off site circulation and preserve existing shared parking. In the proposed concept, the building features a single-direction, drive-through service bay that channels vehicles internally and routes them from the southern entrance on Redwood Road with an exit on the north façade of the building. All existing parking and external circulation patterns will be maintained.

Operations:



The prospective tenant for the project is Master AutoTech. While final hours of operation have not been formalized, operations are anticipated to run Monday through Friday between 7:00 AM to 6:00 PM, with shortened weekend hours typically observed from 8:00 AM to 4:00 PM. This operating schedule is consistent with other Master AutoTech locations operating throughout the Salt Lake Valley and aligns with typical daytime commercial operating windows.

Sound:

The building will be oriented east-west, with the service bay entrance and exit oriented north-south. To mitigate operational noise, the applicant proposes to keep bay doors closed during business hours, except when vehicles are entering or exiting or when specific operations require that they be open. The east and west facades feature architectural elements that resemble service bay windows but will not be operable as such and are only part of the proposed building's design. The applicant reports an average noise level of 70 dBA at the building interior. At the nearest residential structures, which are located approximately 40 to 45 feet away, natural sound dissipation will lower average noise level to a degree that blends with the daytime ambient conditions, including traffic along Redwood Road.

Rehabilitation and Containment:

Master AutoTech will feature an above ground containment system, where waste material will be stored in a tank. Their procedures also incorporate a secondary containment system to capture potential spillage. Additionally, the applicant has stated that a service that will routinely come to remove contained waste from the site.

Additional Notice:

The proposed use requires a notice area of 600 feet, more than the standard 300 feet. A public notice was sent out to all property owners within a 600-foot buffer on September 2, 2026.

Residential Protection Area:

The City's municipal code requires a residential protection area to be measured from the boundary of an established residential land use designation into the adjoining non-residential property. [§17.40.080.G](#). Within that protection area, a use is prohibited. For this specific use, the required residential protection area is 200 feet. While existing residential dwellings are located on adjacent parcels, these properties are situated within a mixed-use zoning district and carry a mixed-use General Plan designation. The standard protection buffer is not triggered by these parcels. The nearest qualifying boundary with both a residential zoning classification and a residential future land use designation is situated more than 350 feet away within the Crystal Cove Subdivision. Consequently, the proposed development complies with the 200-foot residential protection requirement.

FINDINGS AND RECOMMENDATION



Findings:

- This application is subject to the Hamilton Property Development Agreement (2014). Under that agreement, vehicle services and repair is a conditional use.
- Under this CUP application, only the use for the property is being considered.
- The applicant has not yet submitted a site plan application.
- The proposed site plan and architectural elevations may be changed for the site plan application to comply with the underlying zone and development agreement stipulations.
- Staff will verify that all development standards are met during the site plan review, including parking, landscaping, and setbacks.

Conclusions:

- The application is in conformance with the minimum requirements of City Code [§17.40](#) and [§17.130.030](#).

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:

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.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects cannot be substantially mitigated with reasonable conditions of approval to achieve compliance with applicable standards.

Motion Ready:



I move that the Planning Commission approves:

1. File PLCUP202600160, the Master Auto Tech Conditional Use Permit.

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, Proposed Site Plan
5. Attachment E, Building Elevations



Attachment A

Master AutoTech CUP

Location Map

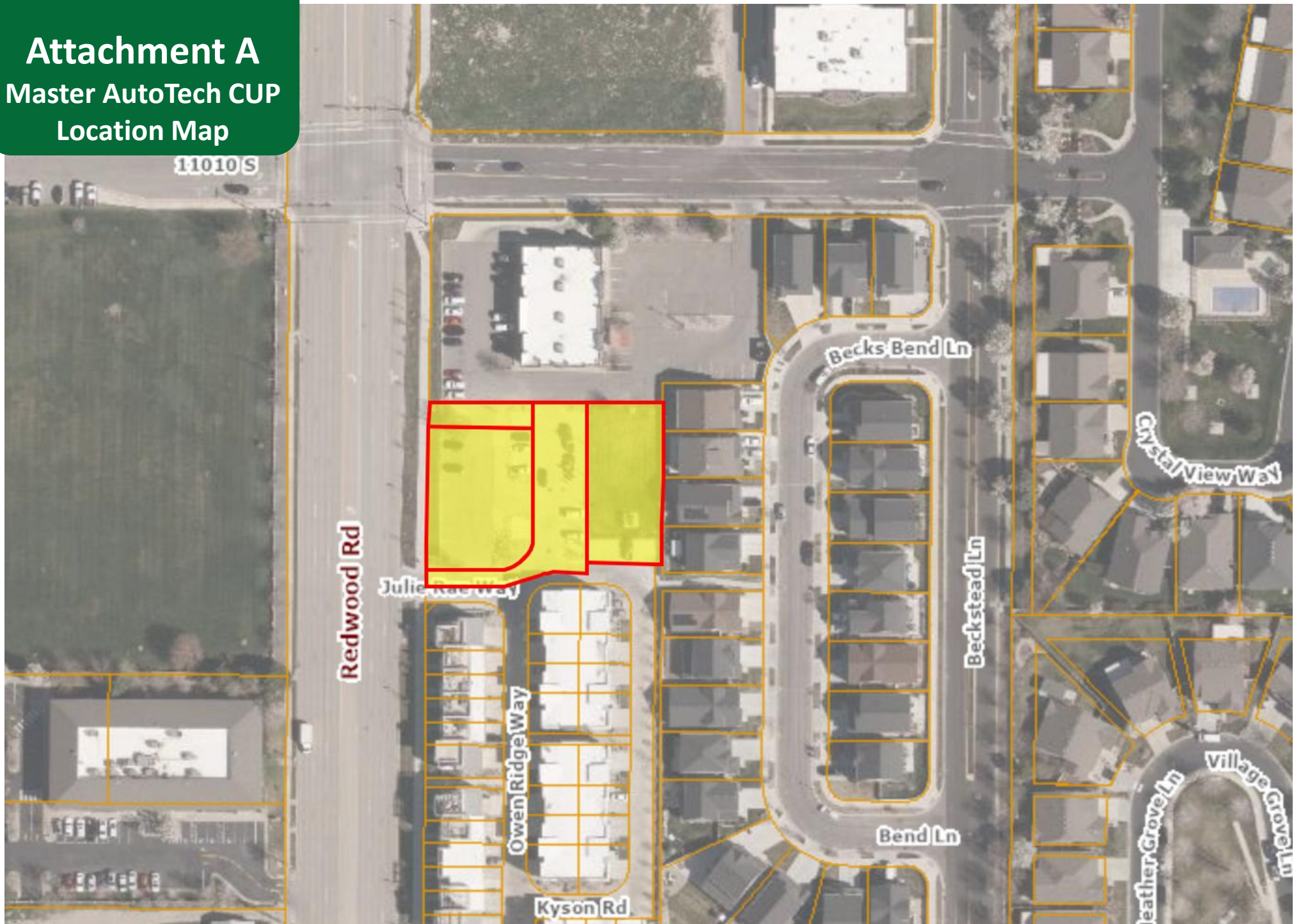


Image Description: Aerial location map showing three contiguous subject parcels highlighted in yellow and outlined in red, bounded by Redwood Road to the west, Julie Rae Way to the south, a commercial parking lot to the north, and a residential neighborhood along Becks Bend Lane to the east.

Attachment B

Master AutoTech CUP

Zoning Map

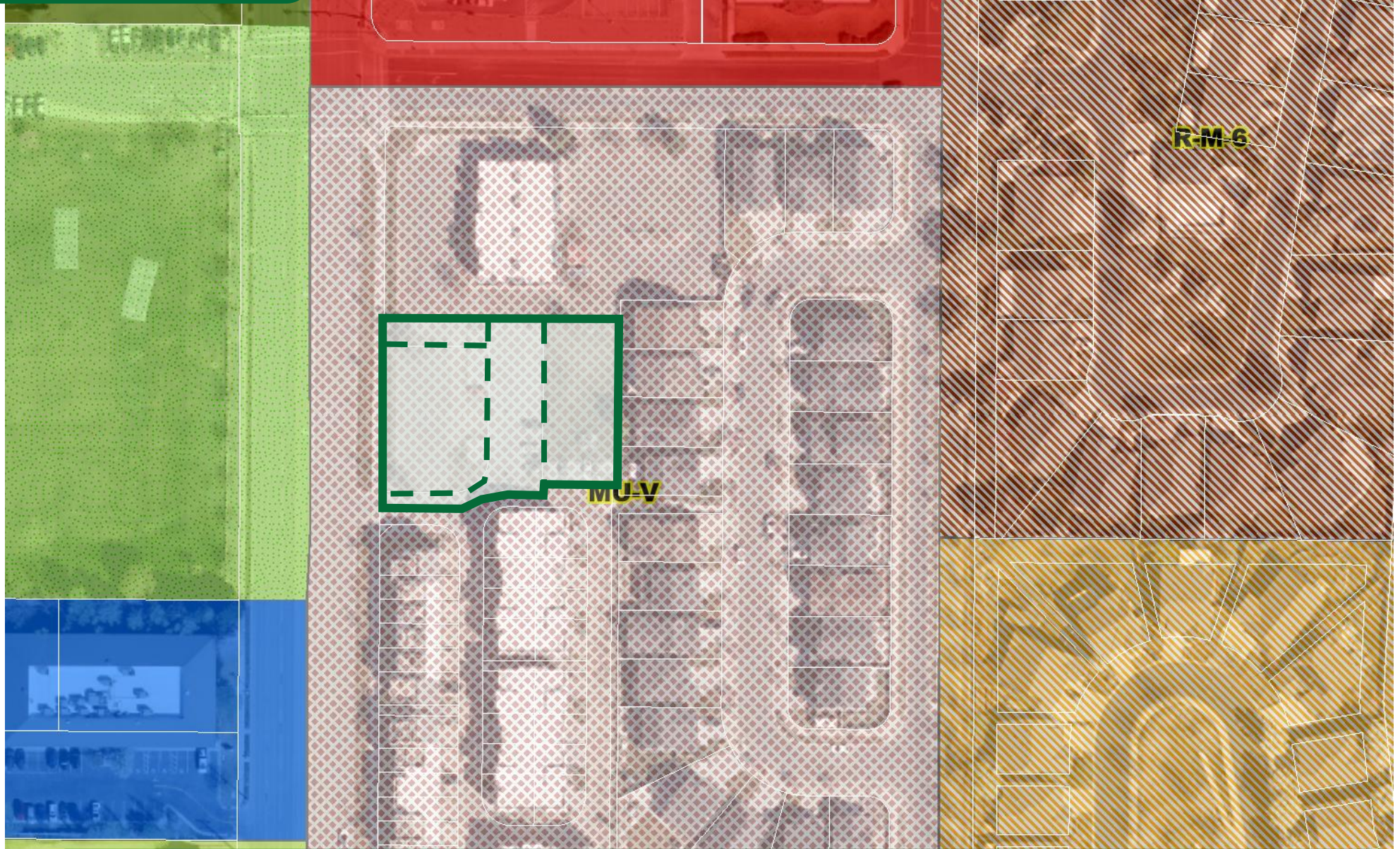


Image Description: Zoning map showing the subject property outlined in green within a crosshatched "MU-V" (Mixed-Use Village) zone, bordered by residential zones with diagonal hatching to the east, commercial zones in red to the north, and agricultural or open space zones in green to the west.

Attachment C

Master AutoTech CUP

Public Notice Map

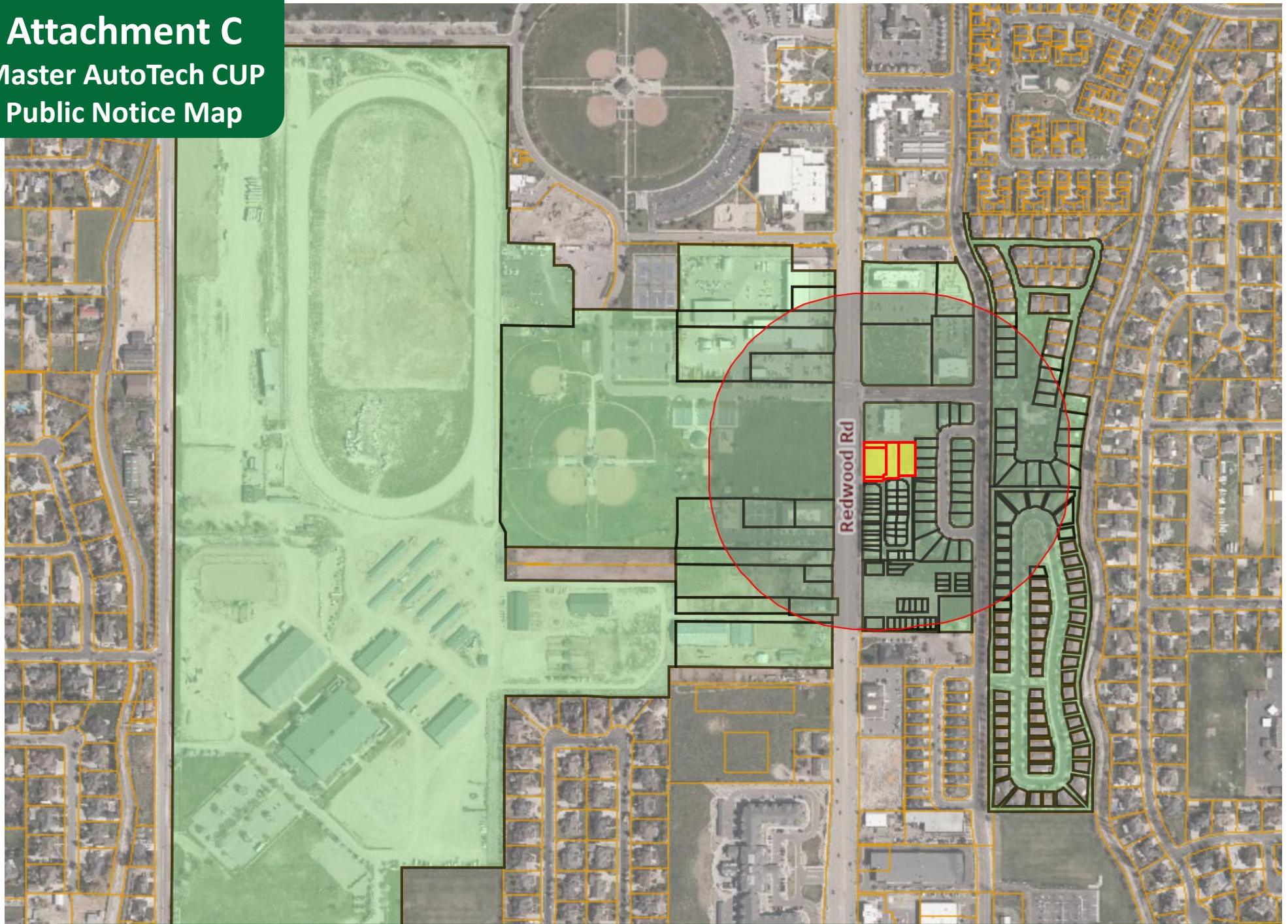


Image Description: Aerial map depicting a 600-foot public notice buffer indicated by a large red circle centered around the three yellow-highlighted subject parcels on Redwood Road, with affected properties highlighted in green and outlined in black, capturing residential subdivisions to the east and south, commercial parcels along Redwood Road, and park and recreational ballfields to the west.

Attachment D

Master AutoTech CUP

Proposed Site Plan

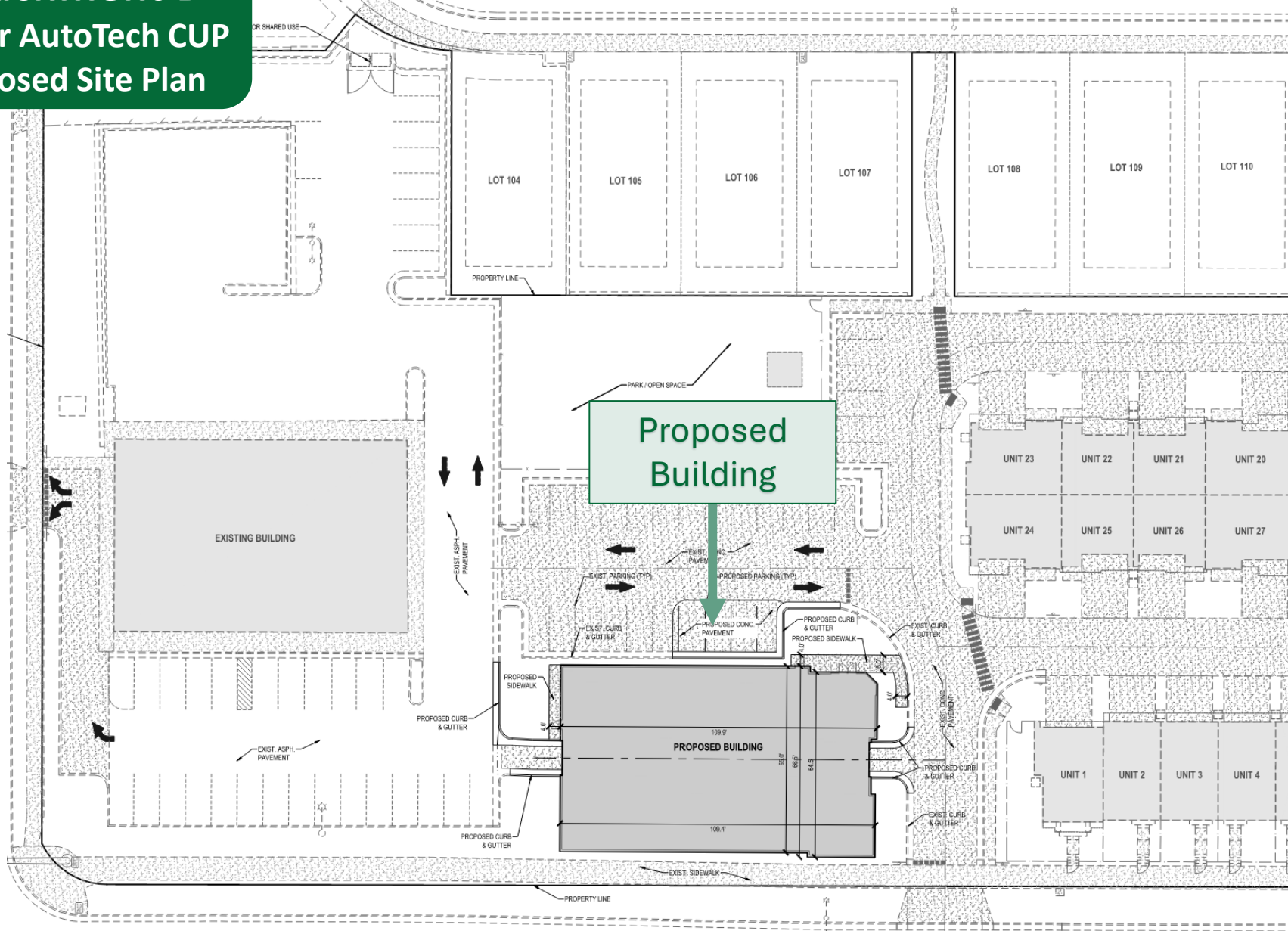


Image Description: Proposed site plan oriented with north to the left, showing a new commercial building situated along the western property line and sidewalk, featuring surface parking stalls and a two-way drive aisle to the east, adjacent to an existing building to the north and residential townhome units to the south.



Attachment D

Master AutoTech CUP

ARCH Renderings



Image Description: Architectural elevations and perspective rendering of a commercial building featuring a prominent bright red parapet and entrance module contrasted with charcoal gray walls, storefront glass entry glazing, and multiple roll-up garage bay doors along the north, south, and west facades.



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