

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: September 22, 2026

FILE OVERVIEW

Item Name	John Patrick University of Health and Applied Sciences - Conditional Use Permit
Address	10542 S. Jordan Gateway
File Number	PLCUP202600172
Applicant	Glenn Noble, John Patrick University
Property Owner	Parkway Tower, LLC
Staff Author	Damir Drozdek
City Engineer	N/A
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	2.46 acres
Recorded Subdivision	Towers at South Towne
Current Zone	C-F (Commercial - Freeway)
Current Land Use	MU-TOD (Mixed Use – Transit Oriented Development)
Property to the North	C-F, Vacant Lot
Property to the East	C-F, Jordan Gateway
Property to the South	C-F, South Jordan Parkway
Property to the West	C-F, Office Building

ITEM SUMMARY

The applicant proposes to occupy a portion of the existing office building at the northwest corner of South Jordan Parkway and Jordan Gateway for higher-education purposes. Staff recommends approval of the application.

TIMELINE

- On September 2, 2026, the applicant submitted a complete conditional use permit application. Staff performed one review for compliance with applicable city codes.

REPORT ANALYSIS

Application Summary:

Proposed Use

John Patrick University of Health and Applied Sciences is a higher education institution focused on specialized training in applied health sciences, emphasizing clinically oriented fields such as medical imaging, radiologic sciences, radiation therapy, medical physics, medical dosimetry, and integrative and functional medicine. Their programs use structured online and hybrid formats to deliver professional, career-focused preparation for roles in the healthcare sector.

The University proposes to occupy approximately 11,827 square feet on the second floor of the existing office building. The proposed use consists of classroom and skills-based instruction supporting the university's primarily online degree programs. Skills and simulation instruction will be conducted using manikins and simulated scenarios. No patients will be seen or treated at the facility, and no clinical care will be provided on site. The applicant states that the facility will not accept ambulance or emergency vehicle traffic, store or dispense controlled substances, or generate medical or biohazardous waste. Waste generation will be limited to ordinary office refuse.

Parking and Operations

The applicant states that student clinical training will be conducted in staggered, scheduled learning-experience cycles. During a typical learning-experience cycle, the facility is expected to have approximately 30–60 students and 8–10 faculty and staff members present. The applicant has indicated that the facility may accommodate up to 115 persons total, including students, faculty, and staff, to allow flexibility for additional training offerings.

Outside of student clinical training cycles, the applicant states that occupancy will be minimal, with approximately 2–4 faculty and staff members present and no students on site.

Students travel to the area for their clinical training cycles and are housed at local hotels. The applicant states that students will not use personal vehicles and will not require on-site parking. Accordingly, on-site parking demand is anticipated to be primarily associated with faculty and staff.

The applicant's lease identifies 47 designated parking stalls for the tenant. Based on the applicant's stated faculty and staff attendance of approximately 8–10 persons during typical learning-experience cycles, staff anticipates that the proposed use can be accommodated within the tenant's allocated parking supply.

Staff Assessment

The proposed use differs from a traditional higher-education facility because the university's programs are primarily delivered online and the applicant anticipates that higher-intensity student activity will occur only during scheduled clinical training cycles. During these cycles, the applicant anticipates approximately 30–60 students and 8–10 faculty and staff members at the facility. Outside of these periods, occupancy is expected to be limited to approximately 2–4 faculty and staff members.

The applicant's proposed operational measures, including scheduled and staggered training cycles, hotel accommodations for students, transportation arrangements that do not rely on student personal vehicles, and the absence of clinical care or medical-related traffic, are expected to substantially reduce the impacts that could otherwise be associated with a higher-education or clinical training use.

Based on the operational characteristics represented by the applicant, staff anticipates that parking demand can be accommodated within the 47 parking stalls designated to the tenant. Staff recommends continued coordination between the university and property management to address parking operations and any issues that may arise during higher-occupancy training periods.

FINDINGS AND RECOMMENDATION

Findings:

- City Code classifies colleges and universities as conditional uses within the C-F zone.
- Based on the operational characteristics represented by the applicant, including staggered training cycles, limited faculty and staff occupancy, the transportation and lodging arrangements for students, and the absence of clinical care and medical-related traffic, the reasonably anticipated detrimental effects of the proposed conditional use can be substantially mitigated.

Conclusions:

- The application is in conformance with the minimum requirements of City Code [§17.18.050](#).

Planning Staff Recommendation:

Staff **recommends approval of the application** based on the findings and analysis above, with the following condition:

- The applicant shall operate the site consistent with the parking and transportation operations described in the conditional use permit application and shall coordinate with the property management company to monitor and address parking demand during student clinical training cycles.

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:

Planning Commission Review and Action (§17.18.050. F.):

1. 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.
2. 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.

Motion Ready:

I move that the Planning Commission approve:

1. File PLCUP202600172, John Patrick University, based on the findings in the staff report with the following condition:
 - a. The applicant shall operate the site consistent with the parking and transportation operations described in the conditional use permit application and shall coordinate with the property management company to monitor and address parking demand during student clinical training cycles.

Alternatives:

1. Approval without or additional conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

- Attachment A, Aerial Map
- Attachment B, Zoning Map
- Attachment C, Floor Plan
- Attachment D, Letter from the Applicant
- Attachment E, Follow Up Email

Attachment A

John Patrick Univ.

Aerial Map



South Jordan Pkwy



Image Description: The image is an aerial photograph labeled “Attachment A – John Patrick Univ. – Aerial Map.” It shows a top-down view of land, streets, and undeveloped areas. Two main roads appear in the image: South Jordan Parkway and Jordan Gateway. A red-outlined area is visible on the map; this red area represents the subject property, which is an office building. Surrounding areas include open land and general site features, but no additional structures are specifically labeled.

Attachment B

John Patrick Univ.

Zoning Map

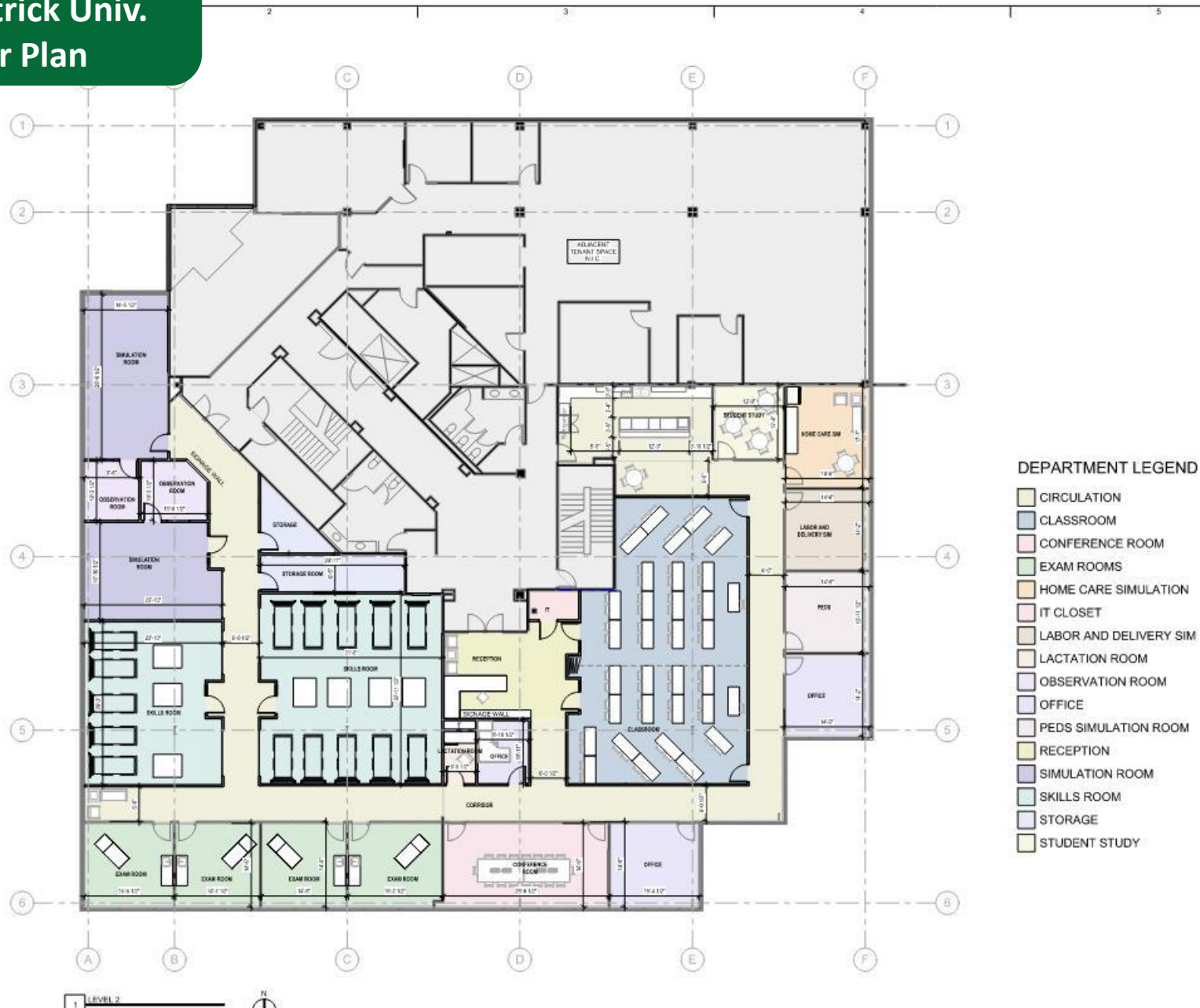


Image Description: Most of the map is covered with a purple cross-hatched zoning overlay. In the center, a black irregular outline marks the subject property, which contains an office building. Additional surrounding buildings are faintly visible beneath the zoning shading. The subject property is zoned C-F (Commercial Freeway), consistent with the yellow “C-F” label on the right side of the map. The property is located at the intersection of South Jordan Parkway and Jordan Gateway. The map provides zoning designations, parcel boundaries, and road names; building details are obscured by the overlay.

Attachment C

John Patrick Univ.

Floor Plan



ONYX DESIGN COLLECTIVE
Architecture | Interior Design

ONYX DESIGN COLLECTIVE
185 N. 100 E. SUITE A
KAYSVILLE, UT 84037
(801) 882-7288
www.onyxdesigncollective.com

VIBE PARKWAY - SUITE 200 TI
10542 SOUTH JORDAN GATEWAY,
SOUTH JORDAN, UT 84095
TEST FIT

Rev # Date Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE, IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.

JOB # 26.026

Drawn: Author: Checked: Checker:
Date: 08-01-2026
Owner: VIBE OFFICE
PROPERTIES

OVERALL FLOOR PLAN

Image Description: The image is a color-coded architectural floor plan labeled "Vibe Parkway – Suite 200 TI, Overall Floor Plan." It shows a detailed layout of rooms with labels such as classrooms, exam rooms, simulation rooms, skills rooms, offices, storage, and circulation areas. A legend on the right identifies each color's department. Furniture layouts, walls, doors, and gridlines are visible. The sheet title "A1.1" appears at the bottom right.

Attachment D

Letter from the Applicant

John Patrick University of Health and Applied Sciences, Inc. ("JPU") requests conditional use approval to operate a branch instructional site in Suites 200 and 210, comprising 11,827 rentable square feet on the second floor. JPU is a fully online institution accredited by the Accrediting Commission of Career Schools and Colleges. The proposed site will support classroom and skills-based instruction for students enrolled in JPU's nationwide online degree programs. [Utah Division of Occupational and Professional Licensing status.] A branch application is pending with ACCSC.

The facility will be used exclusively for education. No patients will be seen and no clinical care of any kind will be provided. Skills and simulation instruction is conducted using manikins and simulated scenarios only. The site will not accept ambulance or emergency vehicle traffic, will not store or dispense controlled substances, and will not generate medical or biohazardous waste. Waste generation is limited to ordinary office refuse.

Because JPU's programs are delivered primarily online, the site has no large daily population. Faculty and staff working on site does not exceed approximately 30 persons at any one time. Students attend in scheduled cohorts, traveling to South Jordan for limited periods and staying in local hoteling. Cohort students do not bring vehicles to the site; they are transported between hoteling and facility by scheduled University shuttle and by rideshare services, which drop off and depart without parking. Total student occupancy does not exceed [90] persons at any one time.

The site operates during customary business hours. Peak cohort instruction occurs approximately 12 weeks per year; outside those periods the space is occupied only by faculty and administrative staff. In both intensity of use and trip generation, the proposed use is comparable to general professional office occupancy.

JPU has 47 designated parking stalls under its lease. With faculty and staff peaking at approximately 30 vehicles and cohort students arriving by shuttle and rideshare, parking demand remains within the allocated supply. The building's principal traffic periods are not concentrated in the peak commuting hours associated with typical office use, since cohort sessions are scheduled in continuous blocks rather than daily arrivals and departures.

The reasonably anticipated impacts of the proposed use are limited and are substantially mitigated by the operational measures described above.

Damir Drozdek

From: Angie Haynes-Ferere <ahferere@jpu.edu>
Sent: Thursday, September 10, 2026 1:34 PM
To: Damir Drozdek; Glenn Noble
Cc: Melina Miramontes/USA
Subject: Re: John Patrick CUP - PLCUP202600172

Damir,

Student clinical training at this location is staggered and scheduled in cycles. Under typical scheduling, the facility will have approximately 30–60 students and 8–10 faculty/staff present during a learning-experience cycle. To allow flexibility should additional training offerings be needed, we included occupancy of up to 115 persons total (students, faculty, and staff combined).

During periods when student clinical training is not in session, occupancy is minimal — approximately 2–4 faculty/staff members, with no students present.

Students travel to the area for their clinical training cycle and are housed in local hotels; accordingly, they do not use personal vehicles and do not require on-site parking. On-site parking needs are limited to faculty and staff.

Please let me know if you need any additional information.

Angie

Angela Haynes-Ferere DNP, FNP-BC, MPH, FAANP, FAAN
Dean and Professor, School of Nursing
John Patrick University of Health and Applied Sciences
100 E. Wayne Street, Suite 140
South Bend, IN 46601
email: ahferere@jpu.edu



John Patrick University
of Health and Applied Sciences

Accredited Member, ACCSC; AC-0027

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended

recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Damir Drozdek <DDrozdek@sjc.utah.gov>

Sent: Thursday, September 10, 2026 3:19 PM

To: Glenn Noble <gnoble@jpu.edu>

Cc: Angie Haynes-Ferere <ahferere@jpu.edu>; Melina Miramontes/USA <melina.miramontes@cushwake.com>

Subject: RE: John Patrick CUP - PLCUP202600172

Hi Glenn,

I have a quick question for you pertaining to the letter you submitted with your CUP application. When you say "90 students", do you mean 90 students in addition to the 30 faculty/staff, or if 90 is intended to be the total maximum occupancy?

Thanks,

Damir Drozdek, AICP | Planner III | City of South Jordan

1600 W. Towne Center Drive | South Jordan, UT 84095

O: 801.253.5203 Ext. 1290 | C: 801.946.4377



From: Glenn Noble <gnoble@jpu.edu>

Sent: Tuesday, September 08, 2026 3:42 PM

To: Damir Drozdek <DDrozdek@sjc.utah.gov>

Cc: Angie Haynes-Ferere <ahferere@jpu.edu>; Melina Miramontes/USA <melina.miramontes@cushwake.com>

Subject: RE: John Patrick CUP - PLCUP202600172

Thank you, Damir. That is good information.

We will definitely have someone there in person to represent.

Regards,

Glenn Noble

CFO/COO

100 E. Wayne St., Ste. 140

South Bend, IN 46601

Phone: 214-701-7473

www.JPU.edu

LinkedIn: www.linkedin.com/in/glenn-noble-healthcare



John Patrick University
of Health and Applied Sciences

Accredited Member, ACCSC; AC-0027