

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 10/25/2022

Issue: US BANK KIOSK AT WALMART
CONDITIONAL USE PERMIT

Address: 3590 W South Jordan Parkway
File No: PLCUP202200032
Applicant: Madeleine Reinke, Kimley-Horn

Submitted by: Ian Harris, Planner I

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Conditional Use Permit application, file number PLCUP202200032, allowing the applicant to proceed with a building permit for a kiosk in the parking lot on the parcel located at 3590 W South Jordan Parkway.

CONDITIONAL USE REVIEW:

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.

City Code § 17.18.050.F.

KIOSKS:

Kiosks, freestanding use may only be conducted with an approved site plan. Kiosks shall not be allowed on parcels less than three (3) acres in size and shall be separated by a minimum distance of four hundred (400) linear feet from all other outdoor kiosks. Kiosks shall not be allowed within required landscaped yard areas, building setbacks, within fifty feet (50') of a building or within thirty feet (30') of the public right-of-way. Kiosk structures shall not exceed twenty (20) square feet in area nor ten feet (10') in height and shall incorporate materials and colors of surrounding buildings as determined by the Planning Director. Kiosks with drive-up facilities shall be designed to allow for a minimum of two (2) vehicles to be queued at any one given time without obstructing drive aisles or other functionality of other parking stalls as determined by the City Engineer. There shall be multiple twenty four (24) hour video surveillance and adequate illumination as determined by the City's Public Safety Department. All kiosks shall be securely mounted and anchored to the ground as determined by the City building official.

City Code § 17.18.050.B.7.

BACKGROUND:

The parcel referenced is located at 3590 W South Jordan Parkway. It sits in the C-C (Commercial – Community) zone. The parcel is 17.68 acres large and contains a Walmart Supercenter and corresponding parking. A fuel station located at the southeast corner of the parcel was approved by Planning Commission on May 10, 2022.

The height of the canopy is estimated to be 9' 4" high, and the area will be 40 sq. ft. The kiosk itself (with signage) is approximately 6' 6" tall, 2' 6" wide, and the area is about 12 sq. ft. The nearest kiosk is greater than 400' away on a parcel to the east. The kiosk is about 45' from the nearest public right of way and about 75' from the nearest building (Walmart). The layout allowed for at least two vehicles to queue at any given time.

Proposal:

The applicant is proposing the construction of freestanding US Bank ATM/kiosk in the C-C zone. This is only allowed with the granting of a conditional use permit as stated in City Code §17.18.020: Allowed Uses.

Nine parking stalls will be converted to the drive-up lane and ATM itself. These stalls will be replaced and added to the parking area behind the main Walmart building. The applicant has provided a circulation plan in the form of a Site Layout and the operations of the kiosk will be 24/7.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The kiosk meets City Code requirements for freestanding kiosks, Impact Control Measures, and Conditional Use approval, as no detrimental effects have been identified.

Conclusion:

- The proposed kiosk is in line with requirements for the granting of a conditional use permit for the construction of the structure.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** file number PLCUP202200032, granting a conditional use permit for the construction of the accessory building, 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:

- Impose conditions subject to requirements set forth within City Code §17.18.050.F
- Deny the conditional use permit
- Schedule the decision for a later date
- Make no motion

SUPPORT MATERIALS:

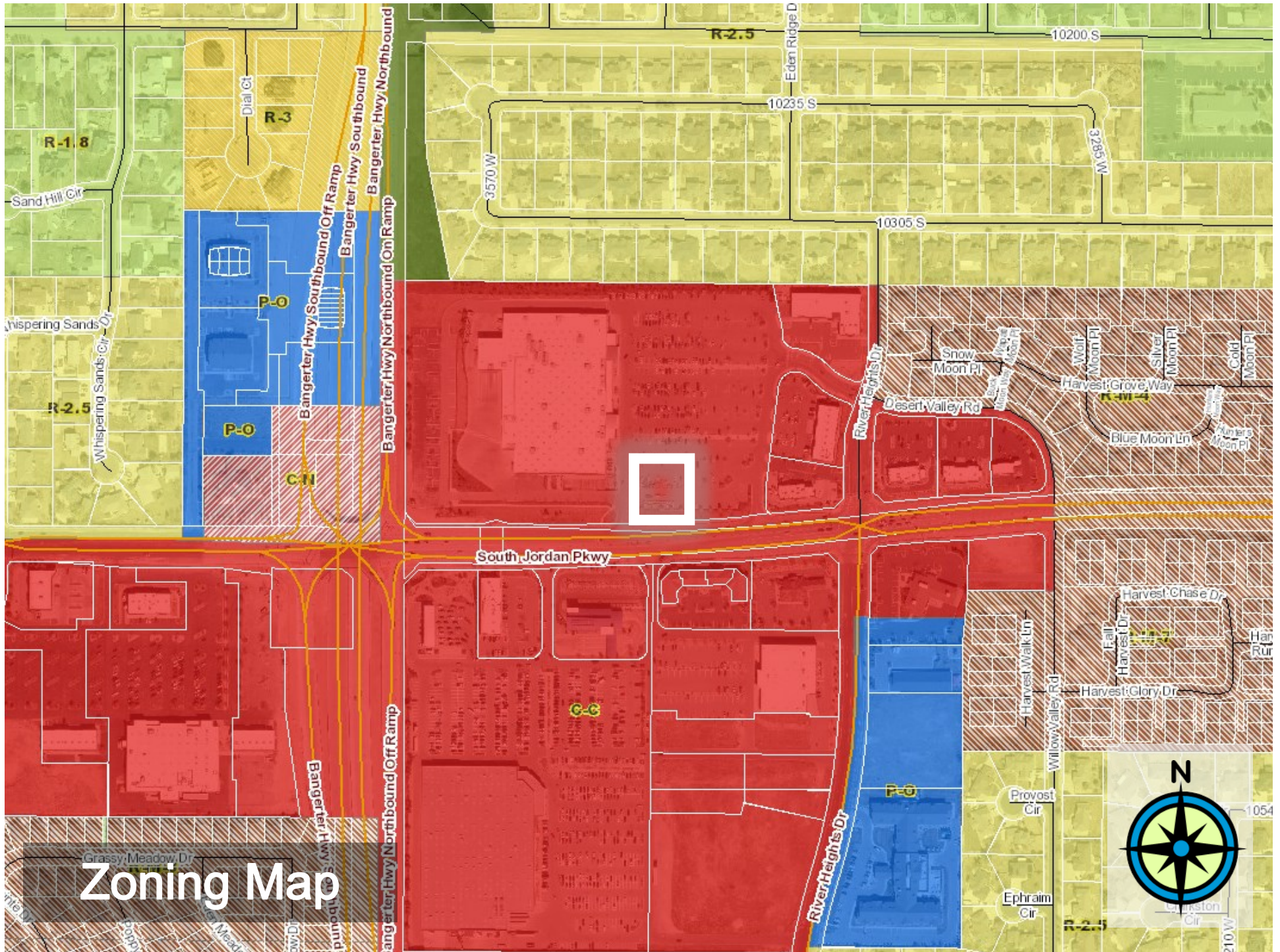
- Location Map
- Zoning Map
- Site Layout and Elevations
- Site Plan



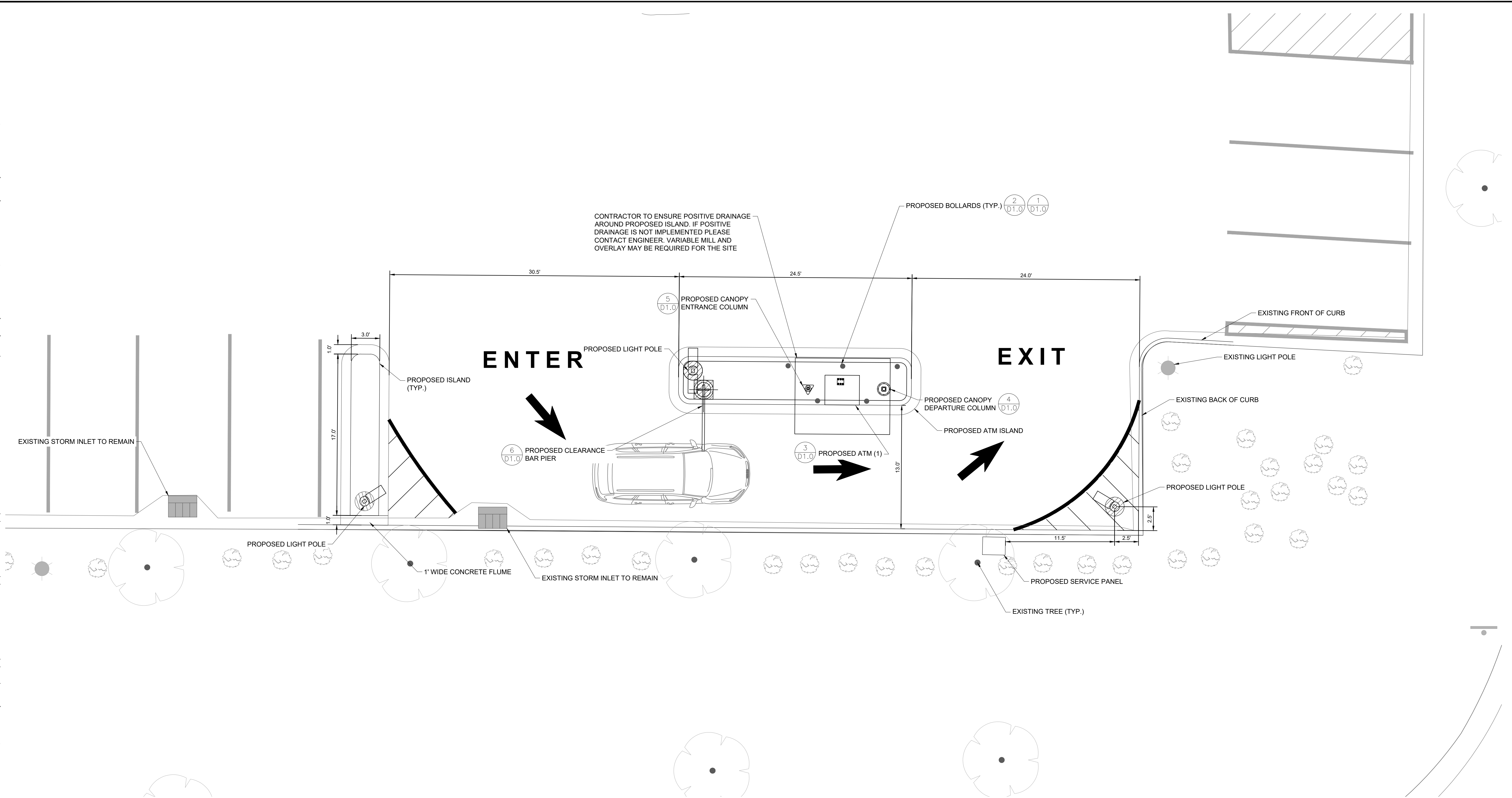
Ian Harris
Planner I
Planning Department



Location Map



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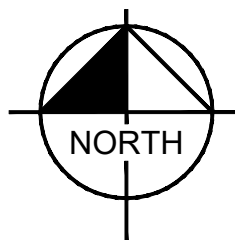
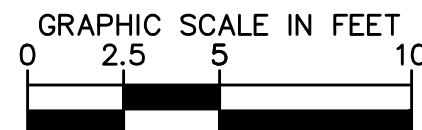
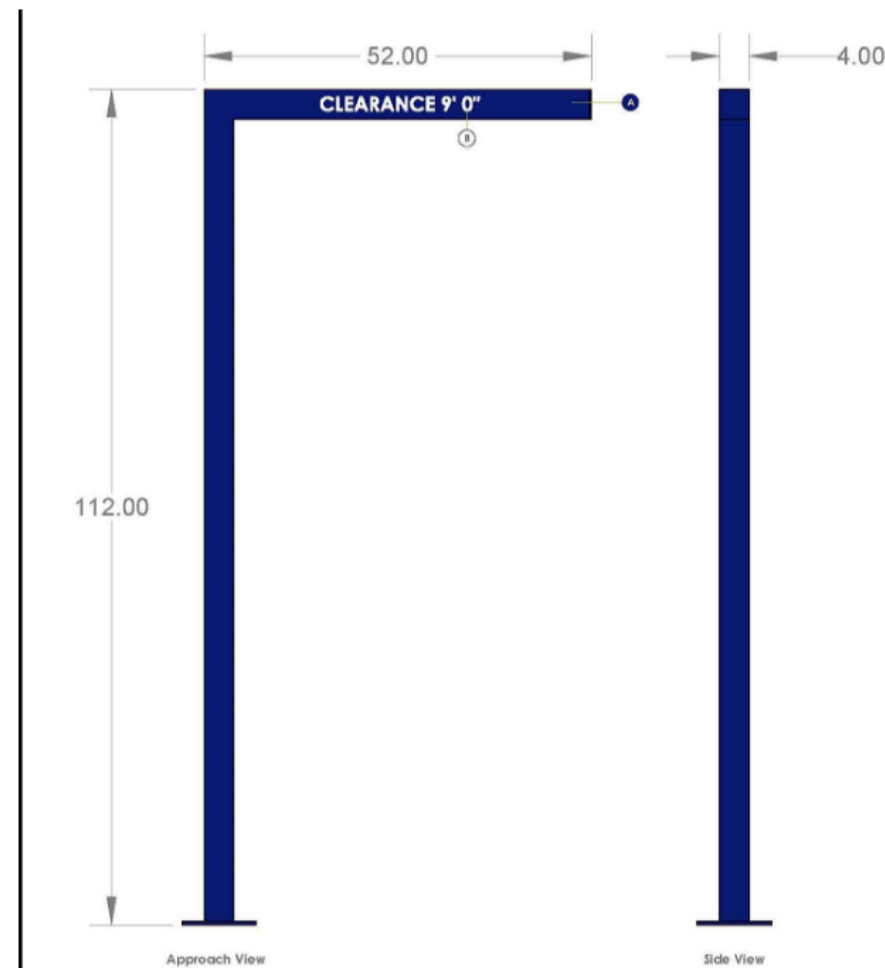
NOTES

1. STRIPING ON ALL CURBS, PAVEMENT, AND TRAFFIC ARROWS SHALL BE PAINTED WHITE.
2. LETTERING 'ENTER' AND 'EXIT' SHALL BE PAINTED WHITE.
3. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
4. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION TO EXISTING GRADES.

GRADING NOTES

1. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION, MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
2. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER, CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
4. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT.
5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN. THE CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
6. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
7. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
8. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
9. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
10. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSE.

ATM ELEVATIONS



DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND FLITE BANKING CENTERS DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FLITE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FLITE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

Kimley»Horn

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**WALMART #5763 ATM ADDITION
FLITE BANKING CENTERS, LLC**

SOUTH JORDAN, UT 84095

SITE LAYOUT PLAN

**DRAFT
PRELIMINARY
PLANS**
FOR REVIEW ONLY

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY:	JCH
DRAWN BY:	JCH
CHECKED BY:	DNP
DATE:	10/08/2021
KIMLEY-HORN PROJECT NO.	196235007

SITE LAYOUT PLAN

SHEET NUMBER

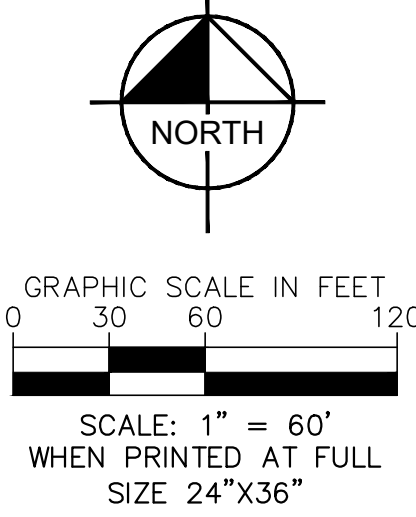
C2-00



PARKING DATA	
EXISTING TOTAL PARKING	760
TOTAL PARKING WITH FUEL STATION	701
REQUIRED TOTAL PARKING	758
DEFICIENCY WITH FUEL STATION	57
PROPOSED TOTAL PARKING	766

WALMART FUEL STATION - STORE #5763
3590 W SOUTH JORDAN PKWY, SOUTH JORDAN, UT 84095
DESIGN CIVIL PARKING EXHIBIT

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 10/19/2022 By: Harris



Kimley»Horn

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