

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	7 Brew Drive-Thru Coffee Site Plan
Address	3634 W 11400 S
File Number	PLSPR202600076
Applicant	Janis Wren
Property Owner	MMT 114 LLC
Staff Author	Miguel Aguilera, Planner II
City Engineer	Jared Francis, Senior Engineer

PROPERTY OVERVIEW

Acreage	0.53 Acres
Recorded Subdivision	The North District Amendment 2
Current Zone	Bangerter HWY Mixed-Use, BH-MU
Current Land Use	Stable Neighborhood, SN
Property to the North	Zone BH-MU, Current Land Use (SN).
Property to the East	Zone BH-MU, Current Land Use (SN).
Property to the South	Zone BH-MU, Current Land Use (EC).
Property to the West	Zone BH-MU, Current Land Use (SN).

ITEM SUMMARY

The applicant is requesting the Planning Commission review and approve of their site plan application. The project will be a new 7 Brew Drive-Thru Coffee. Staff is recommending approval of the application.

TIMELINE

- **May 12, 2026**, the applicant submitted a complete site plan application to Staff for review. The application was revised a total of twice 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.
- **June 24, 2026**, the Architectural Review Committee reviewed the proposed structures. The applicant received positive feedback on the architectural elements and colors and gave a unanimous recommendation in favor of the design.

REPORT ANALYSIS

Application Summary:

The applicant is proposing the development of a 7 Brew Coffee drive-thru beverage establishment, the first location within South Jordan. The subject property is currently vacant and situated within an established commercial corridor. The site is directly adjacent to a major arterial thoroughfare, providing convenient ingress and egress for patrons while maintaining compatibility with surrounding commercial land uses.

Site Layout:

The 0.53-acre parcel has a north-south orientation with access to the internal driveways of nearby developments. Development plans propose two structures positioned near the center of the lot: a 510-square-foot main building featuring order and pickup windows, and a 238-square-foot detached remote cooler. A fully screened trash enclosure is located near the northern boundary, adjacent to the drive-thru entry point. Overall, the site plan layout features vehicle stacking and efficient on-site circulation to minimize any off-site traffic impacts or any queuing on nearby driveways.

Parking:

Pursuant to City Code Chapter 16.26, the minimum off-street parking requirement for this use is 5 spaces. The proposed site plan exceeds this baseline by providing 10 dedicated parking

stalls. On-site traffic movement will rely on dual drive-thru ordering lanes that wrap around the building before merging into a single drive-thru aisle along that will exit on the north side. Because the business model operates primarily as a quick-service drive-thru, off-street parking demand is anticipated to be minimal, making the proposed 10-stall configuration sufficient to support site without impacting surrounding properties.

FINDINGS AND RECOMMENDATION

Findings:

- This application is subject to the Bangerter Highway Mixed-Use Development Agreement
- This application complies with all of the design, development, and use requirements of the agreement.
- Staff is satisfied with the applications architectural renderings, including colors and building materials.

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 PLSPR202600076, the 7 Brew Drive-Thru Coffee Site Plan

Alternatives:

1. Recommend approval with conditions.
2. Recommend 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
5. Attachment E, Building Elevations