

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08/08/2023

Issue: SRI GANESHA HINDU TEMPLE
SITE PLAN AMENDMENT
Address: 1131 West 10290 South
File No: PLSPR202200201
Applicant: Selvam Rajavelu, NJRA Architects

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLSPR202200201 to allow for construction of additional surface parking area and to realign the access road on property located at 1131 West 10290 South with the following requirements:

- To provide 15' water line easement for all proposed water lines, and
- To provide cash to the city in lieu of 10400 South road improvements east of Hindu Temple Lane before the City will issue any permits.

ACREAGE:	Approximately 2.5 acres
CURRENT ZONE:	A-5 and A-1 (Agricultural, 5 acre or 1 acre min. lot size)
CURRENT USE:	Raw land
FUTURE LAND USE PLAN:	EC (Economic Center)
NEIGHBORING ZONES/USES:	North – A-1 / Hindu Temple South – C-C and P-O / Office condos West – P-O / Office East – R-3 / Single family residence

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in this chapter and the requirements of the individual zone in which a development is proposed. All provisions of this title, title 17 of this Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. Building permits may not be obtained nor shall any site work be performed prior to site plan approval. (Ord. 2007-01, 1-16-2007)

BACKGROUND:

The applicant is looking to construct additional parking space and to realign the access road to the Hindu Temple located at 1131 West 10290 South. The access road connects to Hindu Temple Lane, which is a public road that comes off South Jordan Parkway and runs north to the temple grounds. The road improvements will be made at the north end of Hindu Temple Lane and to the access road itself. The proposed realignment of the access road will provide for safer and more efficient access to the grounds. In addition, the proposed improvements will also include an entry feature and gate. The gate will control the access to the grounds and will provide additional security.

The new surface parking facility will be located to the south and east of the existing facility. The new parking area will provide approximately 140 parking stalls. Occasionally, the temple will have larger events that may require additional parking space. The new facility will provide such space and additional capacity for such events.

Private improvements will include new fencing, landscaping and a retention pond. An existing private lane to the south of the temple and west of the intersection of Hindu Temple Lane and 10400 South will also be improved with new curb, gutter and sidewalk. A six foot (6') decorative masonry wall will be installed around the project perimeter. Decorative aluminum fencing will be installed around the pedestrian areas nearby the new gate. Landscaping will consist of shade trees and ground vegetation. The ground cover will consist of rock mulch. There will be no sod planted with the project. The retention pond will be built immediately to the west of the access road.

Public improvements will consist of a new water line, water meter and a fire hydrant. Road improvements will also be made to the intersection immediately to the south of the temple grounds. The intersection is part of the public right-of-way (ROW). The applicant has deeded the required ROW along 10400 South at the east end of the project. The applicant will provide cash in lieu of the improvements along this section of 10400 South before the City will issue any permits.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The additional parking and the realignment of the access road that is proposed to be constructed is regarded as an "accessory use" to the main use on the property (religious).
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

Conclusion:

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes and thus it should be approved.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, 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:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Civil Site Plan
- Architectural Overall Site Plan
- Architectural Site Plan
- Landscaping Plan
- Entrance Element



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Planning Department