



## PLANNING COMMISSION STAFF REPORT

**SUBJECT:** 4Peaks Athletic Center; 7252 South Jordan Landing Blvd; Preliminary Site Plan; P-O (Professional-Office) Zone; Nathan Blei/Uncommon Architects (applicant) Alli Gardner . Cousy LLC (owner)[Tayler Jensen/Todd Johnson/David Cottle/Paul Brockbank #33226; Parcel 21-29-151-007-0000]

**SUMMARY:** Approval of a Preliminary Site Plan for a *Recreational Facility* for 4Peaks Athletic Center located at 7252 South Jordan Landing Blvd.

**STAFF RECOMMENDATION:** Based on the analysis contained in this Staff Report, staff recommends that the Planning Commission approve the Preliminary Site Plan for *4Peaks Athletic Center* located on approximately 2.89 acres at 7252 South Jordan Landing Blvd, with the conditions and requirements of approval listed in this staff report.

**MOTION RECOMMENDED:** *"I move that the Planning Commission approve a Preliminary Site Plan for 4Peaks Athletic Center located at 7252 South Jordan Landing Blvd. subject to all requirements of approval."*

### REQUIREMENTS OF APPROVAL:

#### I. BACKGROUND:

*4Peaks Athletic Center* is located on the Southwest Corner of the intersection of Jordan Landing Blvd. And Center Park Drive, in the Jordan Landing Development. *4Peaks Athletic Center* is a large (43,555 SF) rectangular structure with 5 full sized basketball courts locker rooms, and basketball shooting stations.

#### II. GENERAL INFORMATION & ANALYSIS:

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Existing Conditions
North	Professional Office	P-O	Center Park Drive, and Corporate Office Building
South	Professional Office	P-O	A large parking lot and Credit Union building
West	Professional Office	P-O	Hampton Inn & Suites
East	Parks and Open Land (Trail) and Regional Commercial	SC-3	Jordan Landing Blvd, & Cinemark Movie Theater

#### III. FINDINGS OF FACT:

Section 13-7B-4 Site Plan Criteria

Preliminary Site Plans shall be approved only if:

***Criteria A: The proposed Site Plan is consistent with the intent of the goals and policies of the General Plan and the purpose of the zone district in which the site is located.***

**Staff Analysis:** The West Jordan Future Land Use Map has designated the subject property as *Professional Office*. The current zoning of the property is P-O (*Professional Office*). The West Jordan General Plan (2023) describes Professional Office as "... Professional Office uses are considered to be an ideal buffer between commercial or manufacturing uses and residential uses."

13-5D-1 of Municipal Code describes the P-O Zone as "...established to provide areas where professional and business offices, laboratories, studios and other office related facilities may be located in the city. The intent of this zone is to allow only those uses that will promote a professional office environment. Uses which produce loud noises, excessive vehicle traffic, excessive parking needs, objectionable odors, storage of large amounts of hazardous substances, or the outside storage of inventory or equipment, are not appropriate in this zoning district. Developments in the P-O zone should be designed to create an appropriate environment in which professional and business services can be conducted. Buildings, signs and other structures within this zone should be planned so as to be architecturally compatible with their surroundings. The P-O zone is considered to be an ideal buffer zone between commercial or manufacturing zones and residential zones."

**Staff Opinion:** The proposed development is located between the South Valley Regional Airport and the large Regional Commercial Development known as Jordan Landing. Recreational Uses are Permitted Uses in the P-O Zone, and the zoning and future land use designation of the property are both Professional Office. The use provides a good buffer and transition from commercial to the east and the more industrial nature of the airport to the west. It is the opinion of staff that the proposed *4Peaks Athletic Center* is consistent with the intent, goals, and policies of the General Plan and the P-O zoning district.

***Criteria B: The proposed site development plan's building heights, building locations, access points, topography, and parking areas will not negatively impact adjacent properties or the surrounding neighborhood.***

**Staff Analysis:** The proposed development complies with the development standards of the P-O zone, including: Minimum lot sizes, building heights, minimum parking requirements, minimum floor area, setbacks, landscaping and lot coverage. The proposed site is accessible via multiple access points off the unnamed road located to the west between the site and the hotel.

**Staff Opinion:** The proposed Site Plan is consistent with the locations, access points, topography, and parking areas. The proposed site meets all setback, landscaping, and design requirements of the P-O Zone.

***Criteria C: The proposed development promotes a functional relationship of structure to one another. Both on the site and in the surrounding neighborhood.***

**Staff Analysis:** The proposed site plan promotes a functional relationship of structures by placing the building at the front and side setback lines along Jordan Landing Boulevard and Center Park Drive, while placing parking to the rear of the building. Access points are oriented with the access points of the Hampton Inn and Suites. The proposed site plan provides a pedestrian connection to both Jordan Landing

Blvd and Center Park Drive, the site also includes a pedestrian connection to the existing bus stop along Jordan Landing Blvd. Parking areas are screened by landscaping.

**Staff Opinion:** The proposed development promotes a functional relationship of structures to one another, both on site and in the surrounding neighborhood.

***Criteria D: The height, location, materials, color, texture, area, setbacks, and mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping/open space is appropriate to the development, the neighborhood, and the community.***

**Staff Analysis:** The building height and location is appropriate for the P-O Zone. The West Jordan DRC has reviewed the proposal and recommended approval of the proposed elevations. Parking is provided to the rear and side of the building. The proposed site plan provides one hundred and thirty-four (134) standard parking stalls. Recreation Centers require 1 parking stall per 6 persons based on capacity load, meaning *4Peaks Athletic Center* will have a maximum occupancy of 804. The applicant has conducted an analysis that concludes full occupancy of the building is 794 (140 Players, coaches, referees, and scoreboard operators [28 per court \*5]) 630 spectators (one spectator per 18" of seating) 3 in the shooting lanes, and 18 in the lobby/meeting room.

**Staff Opinion:** The height, location, materials, color, texture, area, setbacks, and mass as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping/open space is appropriate to the development and the community.

***Criteria E: Ingress, egress, internal and external pedestrian and traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways is (sic) designed to promote safety and convenience.***

**Staff Analysis:** The proposed development has adequate access via the existing Road to the West which accesses Center Park Drive, which in turn connects to Jordan Landing Blvd at a signalized intersection. There is existing pedestrian infrastructure along Jordan Landing Blvd and Center Park Drive, which the site connects to, and access from the bus stop is made to the front doors of the structure. The City traffic engineer has reviewed the site and has found they have adequate access.

**Staff Opinion:** The ingress, egress, internal, and external pedestrian and traffic circulation, off-street parking facilities are designed to promote safety and convenience.

***Criteria F: The architectural character of the proposed structure is in harmony with and compatible to structures in the neighboring environment and the architectural character desired for the city, avoiding excessive variety or monotonous repetition.***

**Staff Analysis:** The proposed elevations utilize, metals of various colors. They include popouts, and different patterns, avoiding the appearance of being a flat blank wall. Materials are Ash Grey, Burnished Slate, and a Dark Brown. The DRC has reviewed the elevations and recommended approval with no changes.

**Staff Opinion:** The architectural character of the proposed structure is in harmony with and compatible to the structures in the neighboring environment and the architectural character desired for the city, avoiding excessive variety or monotonous repetition.

**Criteria G: Public facilities and services intended to serve the development, including, but not limited to roadways, parks and recreational facilities, schools, police and fire protection, stormwater drainage systems, water supplies, wastewater, power, and refuse collection are adequate to serve the site.**

**Staff Analysis:** The Utilities Department has reviewed the preliminary Site Plan and determined that there are adequate public facilities available in the area to service the property with water, sewer, streets, storm drainage, and power.

The Fire Department has reviewed the development and has not indicated any serviceability concerns.

**Staff Opinion:** Public facilities and services intended to serve the subject development, including, but not limited to roadways, parks and recreational facilities, schools, police and fire protection, stormwater drainage systems, water supplies, wastewater, and power are adequate to serve the site.

#### **IV. ATTACHMENTS:**

Exhibit A: Site Plan

Exhibit B: Landscaping Plan

Exhibit C: Floor Plan

Exhibit D: Current Zoning

Exhibit E: Future Land Use Map