



PLANNING COMMISSION STAFF REPORT

SUBJECT: West Jordan Oil Changers; 4782 West 7800 South; Site Plan, Conditional Use Permit, and Minor Subdivision Amendment (Wheatland Estates Phase 1 Lot 2); SC-2 Zone; Heather Henika, West Jordan Retail Management / Barrett Peterson (applicant/Owner)[Tayler Jensen/Nate Nelson; #28271, #28381, #28384; parcel 21-30-352-032-0000]

SUMMARY: Request to approve a Conditional Use Permit (Limited Vehicle Repair) and Site Plan for West Jordan Oil Changers, a quick oil change business located in the SC-2 Zone. There is also a request to approve a minor subdivision, Wheatland Estates Phase 1 Lot 2 amended. Typically, minor subdivisions do not come to the Planning Commission but all three applications are being processed together for simplicity.

STAFF RECOMMENDATION: Based on the analysis contained in the Staff Report, staff recommends that the Planning Commission approve the Conditional Use Permit, and Site Plan for West Jordan Oil Changers and the Wheatland Estates Phase 1 Lot 2 Amended Minor Subdivision on approximately 1.02 acres located at 4782 West 7800 South, with the conditions and requirements of approval listed in this staff report.

MOTION RECOMMENDED: Conditional Use Permit "I move that the Planning Commission approve a Conditional Use Permit for a Limited Vehicle Repair for West Jordan Oil Changers on approximately 0.664 acres located at 4782 West 7800 South subject to all the requirements of approval." Site Plan "I move that the Planning Commission approve a Site Plan for West Jordan Oil changers, a quick oil change shop located at 4782 West 7800 South subject to all the requirements of approval." Preliminary Plat "I move that the Planning Commission approve the Wheatland Estates Phase 1 Lot 2 Amended Minor Subdivision on approximately 1.02 acres located at 4782 West 7800 South with the conditions and requirements of approval."

CONDITIONS AND REQUIREMENTS OF APPROVAL: There are no conditions of approval suggested by Staff because staff has not identified any reasonably anticipated detrimental effects of this use. If the Planning Commission disagrees with the Staff's analysis and/or identifies any reasonably anticipated detrimental effects of this use, reasonable conditions should be identified, which, if imposed, would reasonably relate to and substantially mitigate each of the reasonably anticipated detrimental effects of the use, and which would comply with existing law. Such information should be clearly included in any motion made by and subsequent decision of the Planning Commission relative to the Application. Any Planning Commission decision will supersede any conflicting conclusions or recommendations of the Staff stated in this Report or otherwise presented to the Planning Commission.

Requirements of approval (existing law):

1) Comply with all the requirements of the West Jordan City Code ("City Code") and other existing law, including but not limited to City Code Sections 13-13-1 through 13-13-10 inclusive, with all existing trees to be retained and with the requirement that the applicant/developer shall replace any landscaping disturbed or destroyed through

the construction of the site.

I. BACKGROUND:

West Jordan Oil Changes is located on the north side of 7800 South east of 4800 West, approximately 0.4 miles West of the airport. There are three applications being considered for this development.

The first a minor preliminary plat amending Wheatland Estates Phase 1 Lot 2, splitting the approximately 1.02-acre lot into two lots, lot 2A (the proposed Oil Changers lot) at 0.664 acres and lot 2B at 0.355 acres. it should be noted that typically the Planning Commission does not review or approve minor plats, however, for simplicity and the interrelated nature of the Site Plan and Subdivision we are presenting this to the Planning Commission. The second application is a Conditional Use Permit (CUP) for a Limited Vehicle Repair, which is a conditional use in the SC-2 zone, and appropriate adjacent to an Auto Repair Shop (AutoZone) and other commercial uses. The third application is a Site Plan for West Jordan Oil Changers, a 2 bay, 1,999 square foot, Limited Vehicle Repair shop located on 0.664 acres (Wheatland Estates Lot 2A). The West Jordan DRC recommended approval of the site plan on September 27th, 2022

II. GENERAL INFORMATION & ANALYSIS:

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

	Future Land Use	Zoning	Existing Condition
h	Neighborhood Commercial	SC-2	Strip Mall
h	Low Density Residential	R-1-12	5 Lane road (7800 South) & single-family residential h
t	Medium Density Residential	P-C	4 Lane road (4800 West) & single-family residential h
t	Neighborhood Commercial	SC-2	Vacant land & AutoZone

The applicant is requesting preliminary subdivision, site plan and conditional use permit approval for the subject parcel according to the current General Plan designation of Neighborhood Commercial and Zone District SC-2 (Community Shopping Center). The subdivision will consist of splitting a 1.02-acre lot into two (2) lots. The Site Plan application under consideration proposes a 2 bay 1,999 square foot limited vehicle repair shop, which requires a conditional use permit. The remaining lot (Lot 2B) has no current development plans and will remain vacant for the time being.

III. STAFF ANALYSIS:

Section 13-7E-8: Findings for Approval

Prior to approving any application for a Conditional Use, the Planning Commission shall find that the use meets the following criteria:

Criteria 1: *The proposed use 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 for

Neighborhood Commercial uses. The current zoning of the property is SC-2, which is an appropriate use within the Neighborhood Commercial Future Land Use designation as:

“The SC-2 zone is established to provide an area in which a general shopping center facility can be established to satisfy the specialty shopping needs of a community or a group of neighborhoods. The services provided in an SC-2 zone will normally serve a trade area population of ten thousand to seventy thousand people. Specialty shops situated in an attractively designed shopping center complex surrounded by appropriate landscaping will characterize the SC-2 zone...”

The proposed use complies with the intent of the General Plan by providing oil change service for the region in a manner that is efficient and accessible. The proposal does not make any alterations to the existing landscaping and has received a recommendation of approval from the DRC. Limited Vehicle Repair uses are defined as Conditional Uses in the SC-2 zone.

Staff Opinion: The proposed use 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.

Criteria 2: *The proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the City as a whole as a result of the type of use or hours of operation.*

Staff Analysis: The proposed oil changers will be located in a commercial development adjacent to other commercial uses, including an auto oriented retailer (AutoZone). The nearest residential uses are located across major roadways (7800 South and/or 4800 West) or are buffered by existing retail developments.

Staff Opinion: The proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, nor will the proposal have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the City as a whole as a result of the type of use.

Criteria 3: *The proposed site is adequate in size and shape to accommodate the proposed use and that all requirements for the zone district, including, but not limited to, setbacks, parking, on site circulation, screening, buffering and landscaping, are being met.*

Staff Analysis: Wheatland Estates Phase 1 lot 2 has a total area of 1.02 acres, with the proposed amendment creating lots of 0.664 Acres (lot 2A) and 0.355 Acres (lot 2B). The Oil Changers is planned to go on lot 2A and is anticipated to be 1,999 square feet in size. The Oil Changers is required to provide 8 parking stalls and is proposing 12 parking stalls. The proposed use complies with all setback, buffering, lot width, parking, screening, driveway, landscaping, and other applicable development standards.

Staff Opinion: The proposed site is adequate in size and shape to accommodate the proposed use and all requirements for the zone district, including, but not limited to, setback, parking, on site circulation, screening, buffering and landscaping, are properly shown on the proposed site plan and on the preliminary plat.

Criteria 4: *The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use and on site circulation is adequate to permit driveways, parking and loading requirements in a manner which is safe and efficient.*

Staff Analysis: The site has two access points onto a private drive aisle that provides access to all locations within the Wheatland Estates Commercial Development. The private drive provides connection points onto 4800 West, 4690 West, and 7800 South.

Staff Opinion: The proposed site has adequate access to public streets to carry the type and quantity of traffic which may be generated by the subject use.

Criteria 5: *The proposed use will ensure compatibility with surrounding uses and will use building materials that are in harmony with the area.*

Staff Analysis: The proposed limited vehicle repair is located within the Community Shopping Center Zone (SC-2), the future land use designation of which is "Neighborhood Commercial". The surrounding uses consist of similar establishments that will be minimally impacted by the proposed use. The building will require site plan approval and will be required to comply with all city design requirements.

Staff Opinion: The proposed use is compatible with surrounding uses and should be required to comply with all applicable development requirements.

Criteria 6: *Adequate conditions or stipulations have been incorporated into the approval of the Conditional Use Permit to ensure that any anticipated detrimental effects can be mitigated.*

Staff Analysis: Staff has concluded there will be no reasonably anticipated detrimental effects of this Use. Should the Planning Commission identify any such effects, conditions should be imposed that will reasonably mitigate such.

Staff Opinion: Reasonable conditions should be incorporated into the approval of the Conditional Use Permit to substantially mitigate any reasonably anticipated detrimental effects.

Criteria 7: *Where applicable, the proposed use will have appropriate connections to the city water and sewer utility systems, and its water meter and pipe design shall be reviewed by the city engineer with due regard to the public health, safety and welfare.*

Staff Analysis: The Engineering and Utility departments have reviewed the proposed plans and approved of the Conditional Use Permit. New utility connections will be reviewed with the site plan and will be required to comply with applicable City standards.

Staff Opinion: The proposed use complies with all city utility requirements.

Section 13-7B-4 Findings for Approval

Prior to approving a Site Plan, the Planning Commission shall make findings on the following criteria *and shall have the duty and power to approve, disapprove, and/or require modifications as*

deemed necessary to carry out the purpose of 13-7B-4 of the Municipal Code.

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: This property is designated as Neighborhood Commercial on the General Plan's Future Land Use Map. The General Plan defines Neighborhood Commercial as follows:

The Neighborhood Commercial designation is applied to areas in which the primary use of the land is for commercial and service functions that serve the daily convenience needs of a surrounding residential neighborhood. The services provided in these districts will normally serve a trade area population up to 10,000 people. This type of commercial use is intended to be located near or within neighborhoods and to be integrated into the residential structure of a neighborhood in a manner that will create a minimum impact on surrounding residential development. Each neighborhood shopping node shall be relatively small in size and may include such uses as small convenience grocery stores, variety stores, bakeries, professional service shops, restaurants, self-service laundries, and barber or beauty shops.

Commercial Goal 2 states: "provide adequate and accessible commercial and business services to all city residents."

Commercial Goal 3 states: Provide well-designed, aesthetically pleasing, and efficient commercial areas within the city of west Jordan."

The West Jordan Oil Changers site is well designed to provide accessible service to residents of West Jordan via 7800 south and 4800 West. The proposed use is aesthetically pleasing and unique. The West Jordan DRC reviewed and recommended approval of the elevations on September 27th 2022.

Staff Opinion: The proposed site plan is consistent with the intent of the goals and policies of the General Plan and the purpose of the 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 all development standards of the SC-2 zone, including: minimum lot sizes, minimum floor area, and setbacks, maximum building heights, and lot coverage. The proposed use and elevations are compatible with the surrounding area and are not anticipated to negatively impact adjacent properties.

Staff Opinion: The proposed site plan is consistent with the building heights, locations, access points, topography, and parking areas. The proposed site will not negatively impact adjacent properties or the surrounding neighborhood.

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

Staff Analysis: The proposed site plan promotes a functional relationship by proposing a structure and use that is similar in size, scale, and use to surrounding uses.

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 are appropriate for the SC-2 zone and for limited vehicle repair. The West Jordan DRC has reviewed and recommended approval of the proposed elevations, and it is the opinion of staff that the proposed elevations are attractive and unique as they evoke retro aesthetic one might associate with the early car culture of the 1950's.

Parking is provided on the sides building with no parking between the building and 7800 South. The lot is currently surrounded with landscaping and trees which the applicant is planning to leave in place. The elevation of the lot is located lower than adjacent rights-of-way.

The applicant has provided a photometric plan, which shows good light coverage around the building and parking lots while preventing light trespass onto surrounding parcels.

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 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 utilizes existing access points, taking advantage of existing traffic patterns, and provides improvements to pedestrian ways crossing the lot from 7800 South to the existing strip mall development to the north.

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

Criteria F: The architectural character of the proposed structures 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 are primarily black, grey, and white with small accents of Yellow being used. The proposed elevations are retro in their appearance, and staff feels they enhance the architectural character of the city.

Staff Opinion: The architectural character of the proposed structures 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.

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 has determined 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.

Section 14-3-7 Findings for Approval

Prior to approving a Preliminary Plat, the Planning Commission shall make findings on the following criteria *and shall have the duty and power to approve, disapprove, and/or require modifications as deemed necessary* to carry out the purpose of 14-3-7 of the Municipal Code.

Criteria A: The proposed plat conforms to, and is consistent with, the adopted goals, objectives and policies as set forth in the City General Plan;

Staff Analysis: The subject parcels are designated as Neighborhood Commercial on the City's Future Land Use Map. The preliminary subdivision plat consists of creating two (2) lots from one existing lot, allowing for the construction of a limited vehicle repair on lot 2A

Commercial Goal 2 states: "provide adequate and accessible commercial and business services to all city residents."

Commercial Goal 3 states: Provide well-designed, aesthetically pleasing, and efficient commercial areas within the city of west Jordan."

The West Jordan Oil Changers site is well designed to provide accessible service to residents of West Jordan via 7800 south. The proposed use is aesthetically pleasing and unique, and the West Jordan DRC reviewed and recommended approval of the elevations on September 27th, 2022.

Staff Opinion: The proposed plat conforms to, and is consistent with, the adopted goals, objectives and policies as set forth in the city general plan.

Criteria B: The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that proposed vehicular and pedestrian circulation is adequate to permit movement in a manner which is safe and efficient;

Staff Analysis: The site has two access points onto a private drive aisle that provides access to all locations within the Wheatland Estates Commercial Development. The private drive provides connection points onto 4800 West, 4690 West, and 7800 South.

Staff Opinion: The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and the proposed vehicular and pedestrian circulation is adequate to permit movement in a manner which is safe and efficient.

Criteria C: Public facilities and services intended to serve the subject development, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, storm water drainage systems, water supplies, wastewater, and power are adequate to serve the site;

Staff Analysis: The Utilities Department has reviewed the preliminary site plan and has determined 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.

Criteria D: The proposed plat complies with all provisions of this title, the zoning ordinance and other development standards of the city.

Staff Analysis: The proposed plat must comply with all applicable provisions of the subdivision and zoning ordinances. All lots will meet the zoning area, width and setback requirements of the SC-2 zone. The lot layout, block layout and widths conform to subdivision standards. The configuration of the roads and all other planned utilities meet the requirements of the subdivision ordinance.

Staff Opinion: The proposed plat will comply with all provisions of title 17, the zoning ordinance and other development standards of the City, provided all approval conditions are met.

IV. CONCLUSION:

V. ATTACHMENTS: