

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
June 17, 2025

STAFF REPORT

Agenda Item: #4
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: LON Parcels Site Plan

Location: The LON parcels are located along Jordanelle Parkway in the northeast corner of the Jordanelle Parkway and Old Keetley Road intersection, west of the Jordanelle Reservoir, east of Highway 40, and north of exit 8.

Applicant: Reef Capital Partners

Representative: Zach Benyon, Reef Capital Partners

Entitlement: Site Plan review as set forth in Section 2.03 (Site Plan) of the MIDA Development Standards and Guidelines as amended on January 7, 2025.

Recommendation: Staff recommends the MIDA DRC approve the LON Parcels Site Plan subject to site plan approval being issued upon the completion of the Conditions of Approval as presented in this staff report.

Background:

Per Chapter 2, Section 2.03 (Site Plan) of the Development Standards and Guidelines (Standards), MIDA requires Site Plan approval before any construction on any property within the MIDA Control Area. The Applicant (Reef) submitted the LON Parcels Site Plan documents for staff review in November 2024. MIDA staff has since reviewed the Site Plan and provided comments to the Applicant. The Applicant has addressed the comments and resubmitted the plans for DRC approval. As a reminder, per Section 2.03 of the Standards, Site Plan review and approval is done by the DRC.

Project Description:

The proposed LON Parcels development consists of five commercial buildings and three townhome buildings with a total of 17 townhome units. Parking is provided as on surface lot parking, in a parking structure, and within townhome garages. There are two proposed vehicular accesses to Jordanelle Parkway and potential pedestrian/trail connections to the north of the site. One of the commercial buildings is buildings is

proposed to be a drive-through restaurant (Building 4). In total there is 77,187 SF of proposed commercial (approx. 43,000 SF of retail and 33,000 SF of office). There are a few pedestrian plaza/deck spaces within the commercial development and a lookout plaza east of the townhome units looking over Jordanelle.

Analysis:

The site plan application for the LON Parcels site plan was evaluated based on Chapter 2 – Review Procedure, Section 2.03 – Site Plan; and Chapter 4 – Standards and Guidelines of the MIDA Development Standards and Guidelines. The Applicant has generally provided all of the required information and has generally met the requirements of the Development Standards and Guidelines. A general discussion of the major considerations is included below.

2.03.B.2.a –Fire Access:

- Fire access is provided from the loop road within the commercial development and the townhome access drive, with a hammerhead turnaround being provided at the end of that drive.

3.03.A.13 – Conditional Use – Drive Through eating establishments:

- As mentioned, there is a proposed drive through restaurant within the commercial development. This is listed as a Conditional Use in the current Development Standards and Guidelines as long as it is located on the east side of Highway 40.

4.03.D - Building Height and Building Massing Standards:

- All building heights are well within what is allowed in MIDA's Development Standards and Guidelines.

4.03.E.8.a - Building Design Standards – Roof Slopes:

- Flat roofs are permitted if integral to the design of the building and approved by the DRC. Some of the proposed commercial buildings have flat roofs. The Applicant is requesting that these are approved by the DRC.

4.05.B, 4.05.C.3 – Parking Design Standards – Visual Screening of Surface Parking and Landscape Buffer:

- The Development Standards and Guidelines require visual screening from streets, Highway 40 or other major view corridors by the use of plants and berms. The width of this landscape buffer can vary, but optimally should be approximately fifteen feet in width. The proposed site plan generally meets this requirement, providing a landscaped buffer of approximately fifteen feet for the majority of the frontage along Jordanelle Parkway. However, there is a short length where the drive-through establishment is where the buffer is less than that. The Applicant is requesting a waiver for this specific location. In addition to the provided landscape buffer, there is another fifty feet to the proposed curb along Jordanelle Parkway.

4.05 – Parking Design Standards:

- The Development Standards and Guidelines require dedicated parking for residential and commercial uses. Townhomes require .75 parking spaces per bedroom requiring 38 parking spaces. The site plan proposes 51 parking spaces for the townhomes (2 garage spaces and 1 on the driveway). Driveways are at least twenty feet long. Commercial requires .25 stalls per 2,000 SF of commercial space. The site plan proposes 223 commercial parking stalls which is well above this requirement.

ERUs:

- Proposed total ERUs are well within the limits set forth in the approved Master Development Plan.

Requested Waivers:

- As allowed in Section 2.11.B – Request for Waiver, the Applicant is asking for the following waiver:
 - Reduced width section of Landscape Buffer

RECOMMENDED ACTION:

Staff recommends that the MIDA DRC approve the LON Parcels Site Plan subject to site plan approval being issued upon completion of the following conditions:

- 1) The waiver of the requirements of section 4.05.C Note 3 to allow for a reduced landscape buffer with for a length of approximately 150 linear feet adjacent to the drive-through eating establishment.
- 2) All final engineering comments be resolved and signed off by the MIDA review engineer through the Infrastructure Permit process.
- 3) Approval of the flat roofs for some commercial buildings.