

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

Meeting Date: 12/12/2023

Issue: **DEVUAL REZONE**
 Rezone from Agricultural (A-5) to Residential (R-1.8)

Address: **2530 W. 10950 S.**
File No: **PLZBA202300197**
Applicant: **Robbie Pope (Authorized Representative)**

Submitted by: **Andrew McDonald, Planner I**
 Shane Greenwood, Supervising Engineer

Staff Recommendation (Motion Ready): Based on the findings in this report, I move that the Planning Commission forward a recommendation to the City Council to **approve** Ordinance 2024-01-Z; rezoning the subject property from A-5 to R-1.8

ACREAGE:	Approximately .92 (acres)
CURRENT ZONE:	A-5
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES:	North – R-1.8
	East – A-5
	South – R-1.8
	West – R-1.8

REZONE REVIEW STANDARDS:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

City Code § 17.22.020

The Planning Commission shall receive public comment at the public hearing regarding the proposed rezoning and make a recommendation on the rezoning to the City Council.

See City Code § 17.22.040

BACKGROUND:

Robbie Pope (on behalf of the property owner) has submitted an application to rezone the subject property. The property currently is zoned A-5 (Agricultural, minimum 5 acre lot. The applicant requests a rezone to R-1.8 (Residential, 1.8 units per acre) surrounding adjacent properties to the north, west, and south are already zoned R-1.8. The property adjacent to the east is currently zoned A-5.

Currently, properties in the A-5 Zone are allowed to have a maximum building coverage (includes the home, and accessory buildings and structures) of 20% of the lot area. This contrasts with the R-1.8 Zone, which allows a maximum of 40%. The property owner would like to rezone their property to utilize this larger coverage restriction.

The subject property is already developed with a single-family home. The home will remain. The subject property does not qualify for flag lot development, and is not being proposed with this application. No additional home construction will occur. The existing-future-land use is SN (Stable Neighborhood), and will not be amended with this application. There is no development agreement proposed or required for this application.

This application is scheduled to be presented to the City Council during the regular meeting scheduled for January 16, 2024.

ANALYSIS, CONCLUSION & RECOMMENDATION:

Analysis:

- The application meets the rezone standards of review.
- The rezone will bring the subject property into compliance with City Code.
- The rezone from A-5 to R-1.8 is consistent with the General Plan and the neighborhood.

Conclusion:

The rezone is consistent with the General Plan, and City Code and should be approved.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing; and **recommend approval** of the application (File # PLZBA202300197) to City Council, 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:

- Recommend approval of an amended application.

- Recommend denial of the application.
- Schedule the application for a decision at some future date

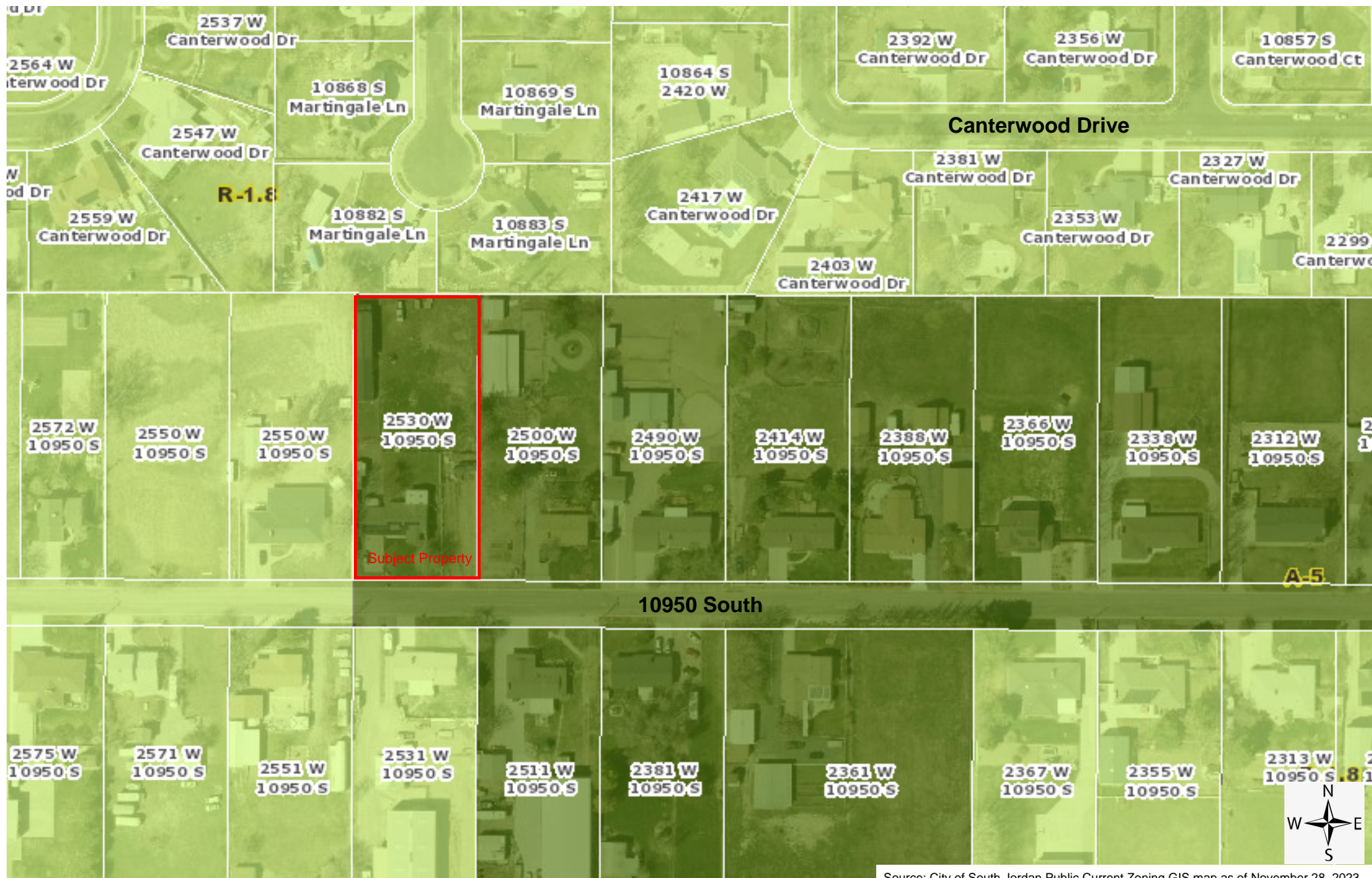
SUPPORT MATERIALS:

- Location & Current Zoning Map
- Ordinance 2024-01-Z
- Public Mailing Notice

A handwritten signature in black ink that reads "Andrew McDonald". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Andrew McDonald, AICP Candidate
Planner I, Planning Department

Current Zoning Map



ORDINANCE NO. 2024 – 01–Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY, GENERALLY LOCATED AT 2560 WEST 10950 SOUTH, FROM A-5 (AGRICULTURAL) ZONE TO R-1.8 (RESIDENTIAL) ZONE; ROBBIE POPE (APPLICANT)

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the Municipal Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Robbie Pope, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A** and located generally at 2560 West 10950 South; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Rezone. The property described in Application PLZBA202300197 filed by Robbie Pope, located at 2560 W. 10950 S. in the City of South Jordan, Utah is hereby reclassified from the A-5 (Agricultural) Zone) to the R-1.8 (Residential) Zone, on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

(Property Description)

BEG 1452 FT W & 330 FT N FR SE COR SEC 16, T 3S, R 1W, S L M; N 330 FT; W 132 FT; S 330 FT; E 132 FT TO BEG. 1 AC M OR L 4873-741 5668- 1897 6067-2635 7060-820 8227-2134 8263-5392 10469-6066 10469-6068

2537 W
Canterwood Dr

2564 W
Canterwood Dr

2547 W
Canterwood Dr

2559 W
Canterwood Dr

2536 W
Canterwood Dr

2533 W
Canterwood Dr

2529 W
Canterwood Dr

2512 W
Canterwood Dr

2500 W
Canterwood Dr

2490 W
Canterwood Dr

2414 W
Canterwood Dr

2388 W
Canterwood Dr

2366 W
Canterwood Dr

2338 W
Canterwood Dr

2312 W
Canterwood Dr

2392 W
Canterwood Dr

2381 W
Canterwood Dr

2327 W
Canterwood Dr

2417 W
Canterwood Dr

2403 W
Canterwood Dr

10864 S
2420 W

10869 S
Martingale Ln

10868 S
Martingale Ln

10882 S
Martingale Ln

10883 S
Martingale Ln

10857 S
Canterwood Ct

Canterwood Drive

2530 W
10950 S

2527 W
10950 S

2550 W
10950 S

2550 W
10950 S

2500 W
10950 S

2490 W
10950 S

2414 W
10950 S

2388 W
10950 S

2366 W
10950 S

2338 W
10950 S

2312 W
10950 S

10950 South

10950 East

R-1.8

A-5

Subject Property

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

NOTICE OF PUBLIC HEARING

December 1st, 2023

Dear Recipient:

Robbie Pope, on behalf of property owner has filed an application (File #**PLZBA202300197**) at **2530 W. 10950 S.** The applicant is requesting that the South Jordan City Planning Commission review and forward a recommendation to the City Council to rezone the subject property from the Agricultural (A-5) Zone to the Residential (R-1.8) Zone; so that the subject property is consistent with the surrounding adjacent properties that are already zoned R-1.8.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday December 12th, 2023; and at 6:30 p.m. on Tuesday January 16, 2024** for the South Jordan City Council in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon on individual's internet connection, not the City.

Public comments may be submitted by in writing by mail or by emailing Andrew McDonald at amcdonald@sjc.utah.gov, **by 12:00 p.m. on December 12th, 2023 for the Planning Commission and by 12:00 p.m. on January 16, 2024 for City Council**. This ensures that any comments received can be reviewed by the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emailed comments**. Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.

The map displays a grid of property parcels in South Jordan. The highlighted parcel is located at the intersection of 10950 S and 2530 W. The surrounding area includes various other parcels with addresses and zoning codes. The map is titled "City of South Jordan Public Current Zoning GIS map as of November 28, 2023".

Parcel Address	Zoning Code
2530 W, 10950 S	R-1.8
2527 W, 10950 S	R-1.8
2550 W, 10950 S	R-1.8
2550 W, 10950 S	R-1.8
2530 W, 10950 S	R-1.8
2500 W, 10950 S	R-1.8
2490 W, 10950 S	R-1.8
2414 W, 10950 S	R-1.8
2388 W, 10950 S	R-1.8
2366 W, 10950 S	R-1.8
2336 W, 10950 S	R-1.8
2312 W, 10950 S	R-1.8
2313 W, 10950 S	R-1.8
2367 W, 10950 S	R-1.8
2363 W, 10950 S	R-1.8
2381 W, 10950 S	R-1.8
2311 W, 10950 S	R-1.8
2531 W, 10950 S	R-1.8
2551 W, 10950 S	R-1.8
2571 W, 10950 S	R-1.8
2572 W, 10950 S	R-1.8