

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 4/12/2022

Issue: SHIELDS LANE REZONE FROM R-1.8/R-2.5 TO R-3

Address: 1379 W Shields Lane

File No: PLZBA202200034

Applicant: Hayley Pratt, Castlewood Development

Submitted by: Ian Harris, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): Based on the staff report and other information presented during the public hearing, I move that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone, file number **PLZBA202200034**, from R-1.8/R-2.5 to R-3.

ACREAGE:	1.9 acres
CURRENT ZONE:	R-1.8, R-2.5
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – Shields Lane / R-2.5 (Vacant Land, Single Family Residential) South – R-3 (Single Family Residential, Beverly Estates) East – Temple Drive / R-1.8 (Single Family Residential) West – R-2.5 (LDS Meetinghouse)

STANDARD OF REVIEW:

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)

BACKGROUND:

Hayley Pratt of Castlewood Development submitted an application to rezone the subject parcel on February 17, 2022. The applicant is proposing to create a 5-lot single-family residential subdivision that would be accessed by a short cul-de-sac bulb off the south side of Shields Lane. Prior to sale, the parcel has been owned by the Church of Jesus Christ of Latter-Day Saints like the parcel to the west, which contains an LDS Meetinghouse. The subject parcel has been vacant since construction of the meetinghouse in 2015.

Currently, the subject parcel sits mostly within the R-2.5 zone, with about 15% of the parcel in the R-1.8 zone at the southeast corner. The rezone would not require a Land Use Amendment as it conforms to the current land use designation according to the General Plan: Stable Neighborhood (SN).

ANALYSIS:

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. Staff determined that the proposed cul-de-sac access will have sufficient capacity for expected increased traffic. Water and sewage requirements will be determined in the Subdivision review in future applications. Staff also determined that the Shields Lane storm drain system should have sufficient capacity to handle the proposed storm drain for the development.

The South Jordan Finance Department conducted a fiscal review based on the proposed rezone, and found that compared to no change, a rezone to R-3 would slightly increase city revenue and slightly decrease city expenses.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Staff finds the proposed rezone is in accordance with the general plan, will provide fiscal benefit to the city, and will have minimal impact to the surrounding infrastructure.
- The proposed rezone meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

Conclusion:

- The proposed rezone will meet the standards of approval for rezoning as outlined in §17.22.030 of South Jordan City Code

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone, 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 denial of the application.
- Propose modifications to the application.
- Schedule the application for a decision at some future date.

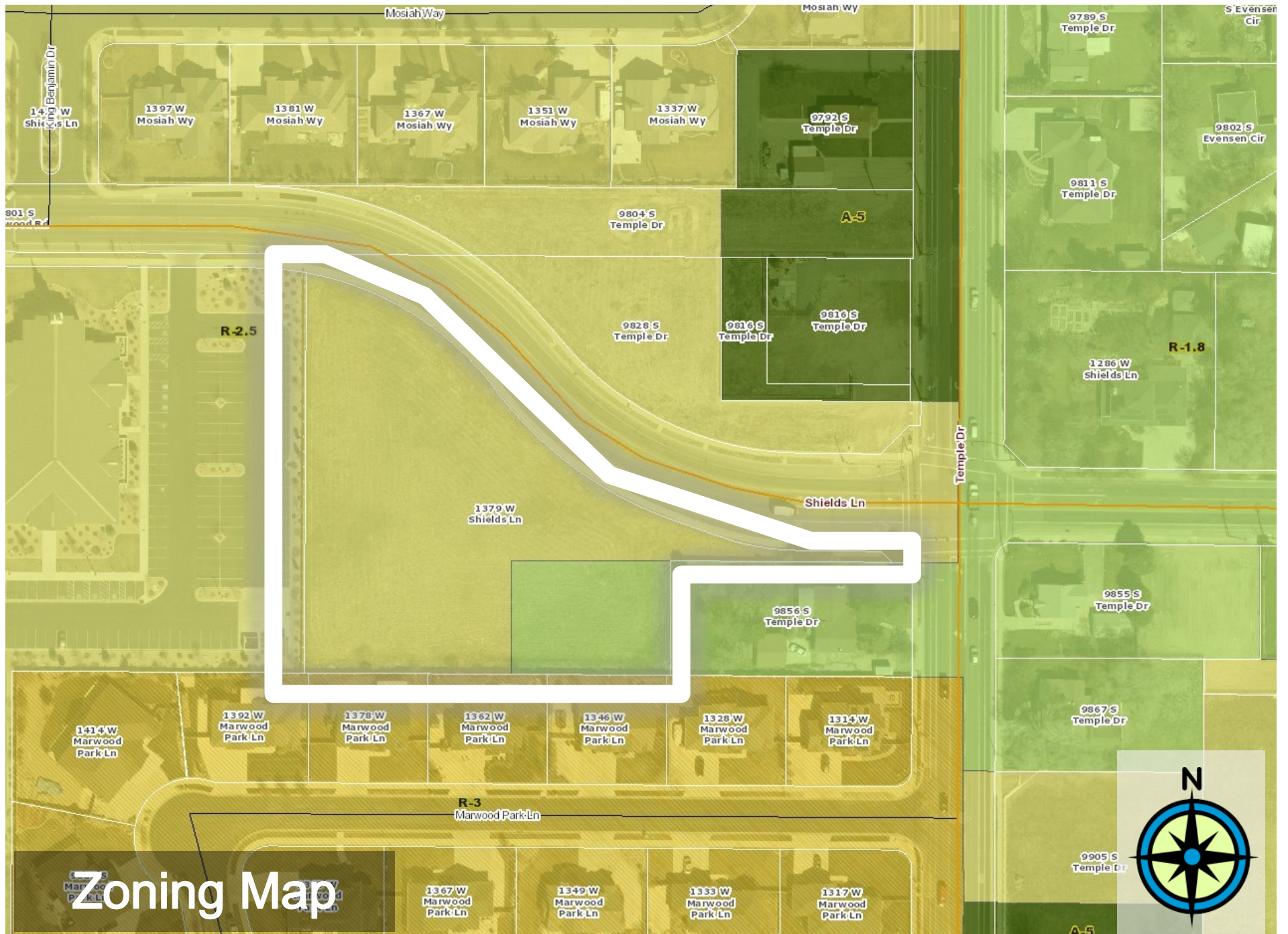
SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Land Use Map
- Subdivision Concept Plan
- Fiscal Analysis
- Infrastructure Analysis

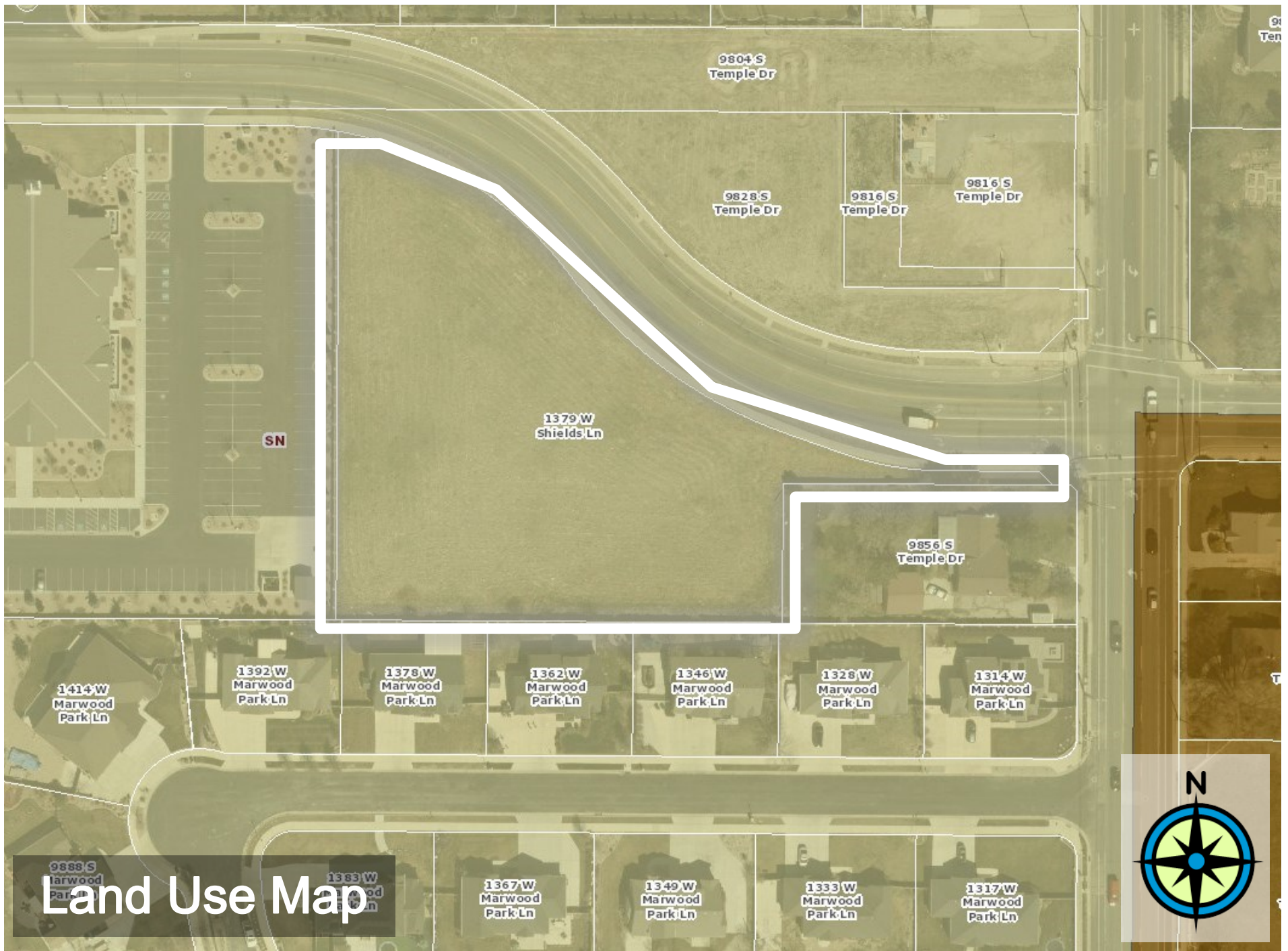
Ian Harris
Planner I
Planning Department

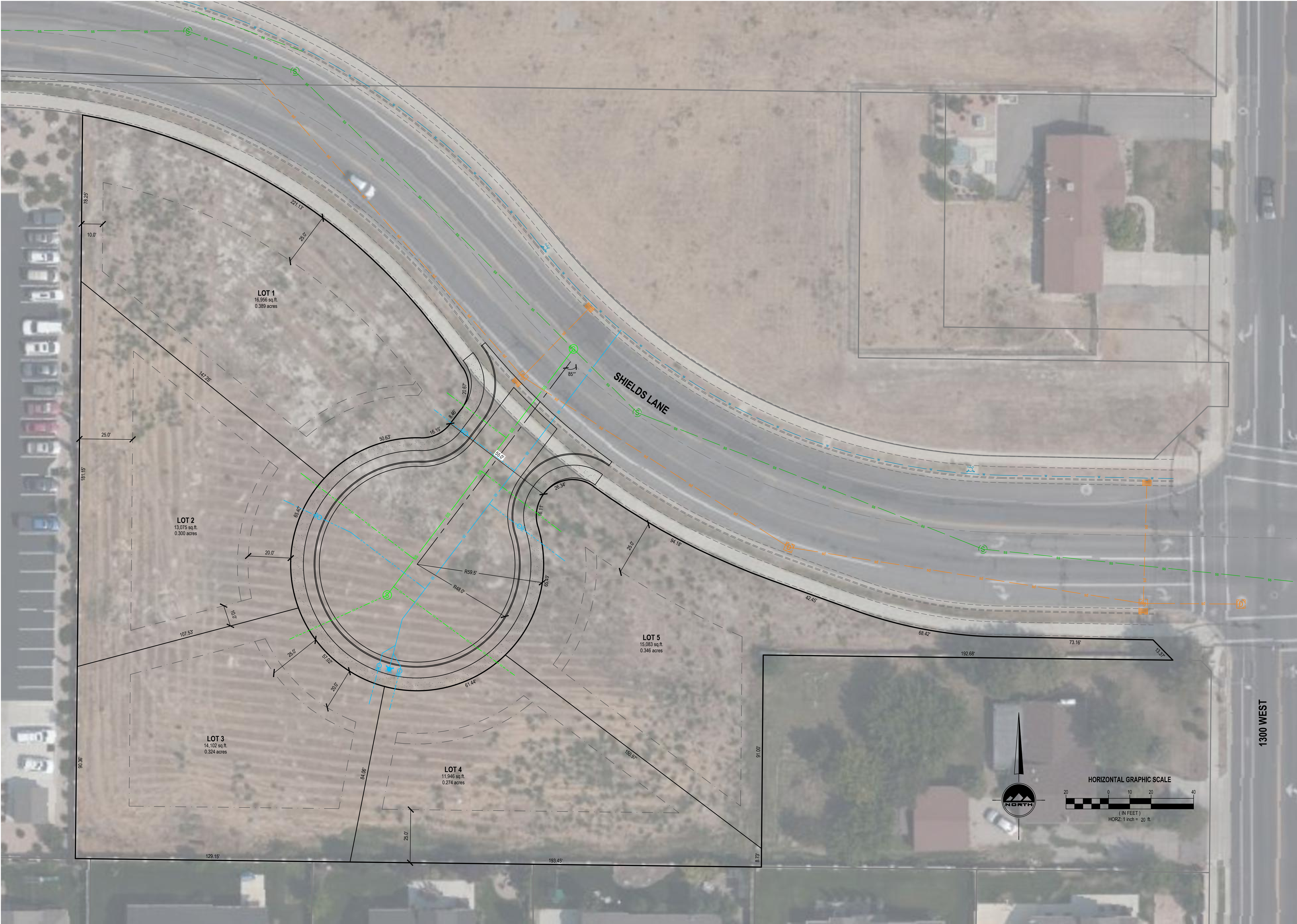



Location Map



Zoning Map







EN SIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CASTLEWOOD DEVELOPMENT

CONTACT:

PHONE:

SHIELD SUBDIVISION

1379 WEST SHIELDS LANE

SOUTH JORDAN, UTAH

CONCEPT PLAN

PROJECT NUMBER
###

PRINT DATE
2/14/22

DRAWN BY
JBG

CHECKED BY
JBG

PROJECT MANAGER
RQE

C-1

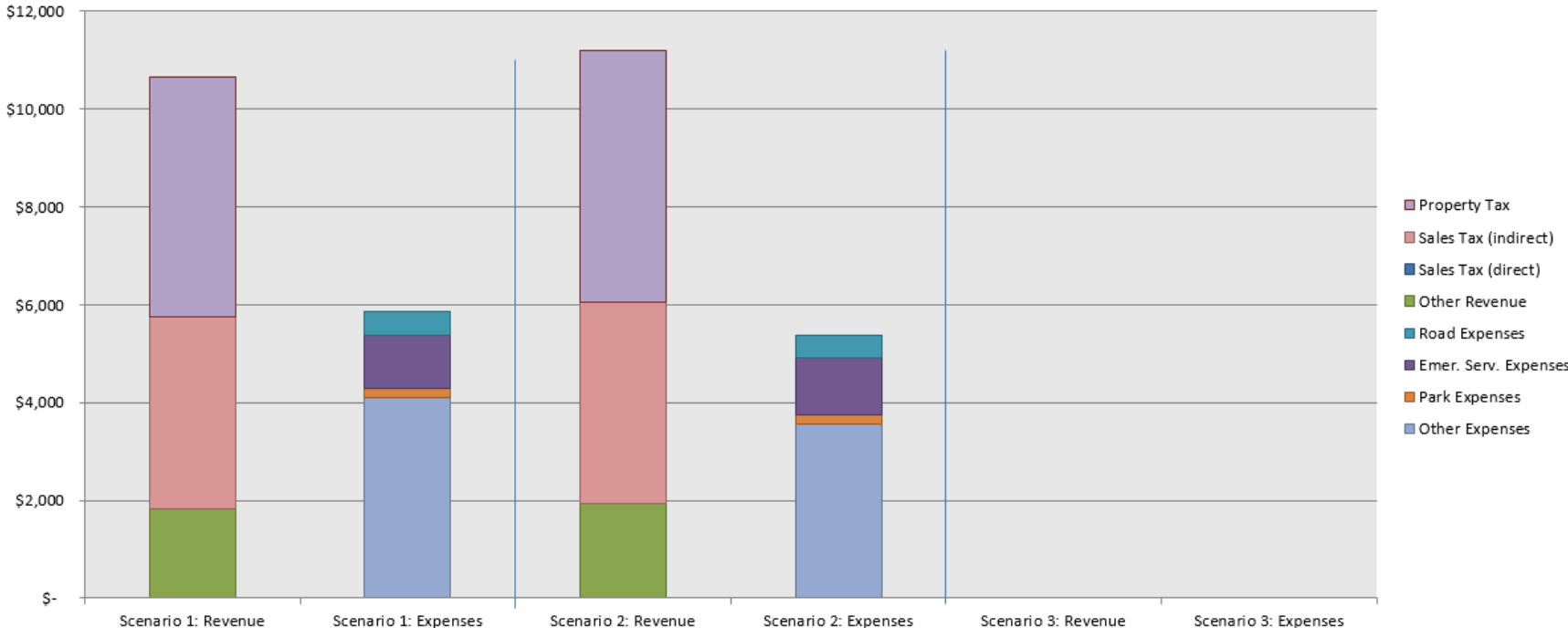
Project Analysis

Project: Castlewood Development

March 8, 2022

Scenario Descriptions		Financial Summary by Scenario		
Scenario 1: No Change - R-2.5	Direct Impact (General Fund)	No Change - R-2.5		R-3.0
No Change - Residential - R-2.5	Revenue	\$	6,726	\$ 7,073
	Property Tax	\$	4,891	\$ 5,149
	Sales Tax (direct)	\$	-	\$ -
	Other	\$	1,835	\$ 1,925
Scenario 2: R-3.0	Expenses	\$	5,858	\$ 5,387
Residential - R-3.0	Roads	\$	477	\$ 477
	Emergency Serv.	\$	1,094	\$ 1,151
	Parks	\$	195	\$ 206
	Other	\$	-	\$ -
	Total	\$	868	\$ 1,686
	Per Acre	\$	428.38	\$ 958.38
	Per Unit	\$	182.74	\$ 337.21
	Per Person	\$	51.79	\$ 95.56
Indirect Impact				
	Potential Retail Sales	\$	386,568	\$ 406,913
	Sales Tax (indirect)	\$	3,927	\$ 4,134
*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.				
** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.				

Annual General Fund Impact



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Shields Lane Subdivision – R1.8 – R2.5 to R-3
----------------------------	---

Planner Assigned	Ian Harris
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 1379 W Shields Lane. The proposed development of five residential lots around the perimeter of a short cul-de-sac street connected to Shields Lane. The proposed access for this development is the proposed cul-de-sac connection, which should have sufficient capacity for the increase of traffic from this development.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main located in the north park strip of Shields Lane. According to city records, there is an existing 6" water line stub into subject property located east of proposed cul-de-sac connection to Shields Lane. If this existing line is not utilized for this development, the developer must cap at the main line. Per City standards, a water model submittal is required.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

At the time of subdivision review, a cost estimate will be required and feasibility study performed which will determine requirement for secondary water servicing or not.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

At the time of Site Plan approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

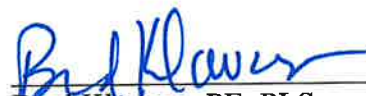
It is anticipated that the proposed storm drain system will collect and discharge into the Shields Lane storm drain system, which should have sufficient capacity. At the time of Subdivision review, the developer is required to submit storm drain calculations for City review and approval.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

3/9/2022
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

3/9/2022
Date