

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: December 2, 2025

FILE OVERVIEW

Item Name	Horizon - Rezone with Development Agreement
Address	10378 S. Jordan Gateway
File Number	PLZBA202500153
Applicant	Fieldstone Construction & Management Services, Inc.
Property Owner	SJ UTAH COMMERCIAL LLC
Staff Author	Damir Drozdek, Planner III
Presenter	Brian A. Preece, Director of Planning & Economic Development

PROPERTY OVERVIEW

Acreage	Approximately 2.5 acres		
Recorded Subdivision	N/A		
Current Zone	C-F (Commercial – Freeway)		
Current Land Use	MU-TOD (Mixed Use – Transit Oriented Development)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	A-1	Mostly vacant and undeveloped land
	<i>East</i>	I-F	Commercial multi-tenant building
	<i>South</i>	MU-TOD	Jordan Station apartments
	<i>West</i>	A-1	Natural Open Space

ITEM SUMMARY

The applicant is proposing to develop the property into a residential townhome development. The project will offer for-sale housing units. The streets will be privately owned and maintained. Staff is recommending approval of the application.

TIMELINE

- On October 6, 2025, the applicant submitted a complete application to City staff for review.
- As required by the Planned Development (PD) Floating Zone process, the application was discussed at a City Council study session, once on September 2, 2025 and the second time on October 21, 2025.
- On October 15, 2025, the project received Architectural Review Committee's (ARC) favorable recommendation.
- The application went through two documented revisions with staff comments and corrections prior to being scheduled for Planning Commission and City Council.

REPORT ANALYSIS

Application Summary:

The applicant is requesting a zoning change to permit the development of a 33-unit townhome project. The site is located near 10378 S. Jordan Gateway and covers approximately 2.5 acres. The property is currently vacant and undeveloped.

Access to the project will be provided by a private drive connecting to Jordan Gateway near 10415 South. Internal streets will be private and vary in width. A secondary access point, restricted to emergency and fire vehicles, will be located at the north end of the eastern boundary through an easement on the adjacent property. Surface parking will primarily be located near the main entrance, with additional curbside parking along the east-west street, which is slightly wider than the others. In total, about 14 surface parking stalls are planned, and each unit will include a two-car garage.

A six-foot decorative masonry wall is proposed along the east boundary adjacent to the commercial property and along the north boundary, where neighboring land is largely vacant and zoned for agricultural use. A post-and-rail fence will be installed along the west edge, which borders a natural open space area. No fencing is currently proposed along the south boundary next to the apartment complex.

The development will feature two building types—front-load and rear-load garage designs—with structures ranging from two to three stories depending on site slope. The two easternmost buildings, situated on flat terrain, will be three stories tall throughout. Other buildings will appear as two or three stories depending on elevation changes. Exterior materials will include fiber-cement siding, stone, and shingles, with varied colors and patterns to create architectural diversity.

The project will incorporate natural open spaces with native or drought-tolerant landscaping on the east side. A shared dog park will be located in the southeast corner for both townhome and

adjacent apartment residents. A central grass play area will also be included. A detailed landscape plan will be provided with the preliminary subdivision application, and all landscaping will be reviewed for compliance with City standards.

Fiscal impact:

The attached exhibit shows the anticipated fiscal impacts of the request.

Development Agreement:

The proposed land use amendment and rezoning require the applicant to enter into a development agreement approved by the City Council. Approval of the PD Floating Zone and the associated development agreement would allow modifications to the underlying zoning, enabling a project that incorporates enhanced design features and mixed uses representing a higher standard of quality than what the base zone would typically permit.

The development agreement will outline general development standards and include provisions addressing site layout, architecture, amenities, and circulation—some of which may differ from or exceed standard City Code requirements. The applicant has agreed to, and City staff will recommend that the City Council approve, a development agreement including the following key elements:

- The project will be constructed in accordance with the concept plan and elevations attached to the agreement.
- Fencing will be installed as shown on the concept plan, with no fencing along the south boundary.
- Landscaping will feature a grassy open area, a dog park, and a natural open space on the east end.
- Roads, access points, and parking areas will be developed consistent with the concept plan.

The City Council may consider adding or modifying provisions within the development agreement.

Front Runner Station Area Plan

House Bill 462 requires cities with a fixed-guideway public transit station to prepare and adopt a Station Area Plan surrounding those stations. The plan must include at least a half-mile radius around rail stations and a quarter-mile radius around bus rapid transit (BRT) stations. Each plan must support the following objectives:

- Expand housing options and affordability, including moderate-income housing;
- Promote sustainable environmental practices;

- Improve access to employment, education, recreation, and commercial opportunities; and
- Increase transportation choices and connectivity.

The proposed project supports these objectives by adding new housing units and incorporating open space and community amenities. It also partially advances the plan goals by offering pedestrian and bicycle access through the Jordan Station Apartments, connecting to Jordan Gateway and the nearby rail station via existing sidewalks. In addition, the project's proximity to nearby businesses enhances access to jobs and services. By including a natural landscaped area with native vegetation on the west side, the project further contributes to the City's sustainability efforts. The Front Runner station area plan was adopted in 2025.

FINDINGS AND RECOMMENDATION

General Plan Conformance

The application is in conformance with the following goals and strategies from the General Plan:

MOVE GOAL 2: Improve traffic flow and circulation to major activity centers, within and without the City

- MG2.2. Continue to preserve the tranquility of residential neighborhood areas through circulation design that slows traffic flows and encourages safe driving practices such as on street parking, crosswalks, landscaping, etc.

MOVE GOAL 4: Expand and enhance the existing bike path network

- MG4.5. Work with developers and existing developments to implement safe bike/walking paths through parking lots and connect the trails to various buildings and stores

MOVE GOAL 5: Re-assess appropriate street standards, cross-sections, and connectivity throughout the City annually

- MG5.4. Require secondary access for new developments based upon the number of proposed lots and/or length of street
- MG5.6. Promote integrated residential neighborhoods by prohibiting gated communities and by encouraging CPTED (Crime Prevention through Environmental Design) standards

MOVE GOAL 6: Explore and consider new and innovative methods of reducing vehicle trips and improving air quality

- MG6.2. Continue to encourage each new development to create designs that invite people to walk and bicycle as much as possible

LIVE GOAL 2: Promote the development of diverse housing types which provide life-cycle housing for a full spectrum of users

- LG2.2. Encourage multi-family developments with a diversity of unit types with unique building features (building architecture, height, façade, etc.) to avoid a monotonous

visual appearance. Some examples of these development types could be townhomes, condos, and “mansion apartments” or apartments which appear to be one large single-family residence but house multiple housing units

LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City

- LG3.1. Ensure that all new developments include provisions for safe mobility (pedestrian and vehicular) by incorporating street lighting, sidewalks, and proper storm drainage and gutter systems

GROW GOAL 5: Reduce waste and excessive water use within the City

- GrG5.2. Encourage water saving techniques (drip irrigation, rain water harvesting, water recycling, installing low-flow fixtures)
- GrG5.4. Continue to develop and implement Low Impact Development (LID) standards to improve soil permeability and to avoid costly storm drainage systems

Strategic Priorities Conformance:

The application is in conformance with the following directives from the Strategic Direction:

- SC-4. Delivers a safe and reliable public and private infrastructure system
- RPI-1. Plans and coordinates with other stakeholders for quality public infrastructure (e.g. streets, culinary and secondary water, storm water, parks, trails, open space and public facilities)
- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development
- ED-2. Promotes the community as a safe, attractive, and quality place to live, work, and play
- ED-4. Establishes a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders
- DAOS-4. Offers a variety of park amenities, recreation and art programs and community events for all ages and abilities.
- SG-2. Creates and supports environmentally sustainable programs including water conservation, recycling, energy conservation, and air quality improvement to ensure the financial well-being and long-term sustainability of the community.

Findings:

- As required by the PD Floating Zone process (see City Code § 17.130.050.020.A.1), the project was reviewed at a City Council study session meeting, on September 2, 2025 and again on October 21, 2025. Based on these discussions, the applicant chose to move forward with the proposal and negotiate development agreement terms with City staff.

- The Planning Commission unanimously voted to recommend approval of the application on November 12, 2025.
- The City Council may approve the application because it meets the rezone standards of approval of the City Code.
- The required development agreement provides predictability for how the property will look and will define the future uses. Any major changes to the agreement will require further approvals and a modification of the development agreement by the City Council.
- According to the applicant, they met with the Jordan River Commission and received positive recommendation on the project.
- The “Mixed Use TOD Opportunity - (MUT)” land use designation is defined in the General Plan as follows: “Mixed Use Transit Oriented Development Opportunity identifies active areas that are within ¼ mile of transit hubs. These areas support a vertical or horizontal mix of commercial, office, and higher density residential uses with entertainment, restaurants, bars, cafes, and businesses that do not require automotive transportation. These areas shall be located adjacent to regional transit hubs and provide accommodation for active transportation such as bike racks.”

Conclusions:

- The application is in conformance with the General Plan, the City’s Strategic Priorities and the Front Runner Station Area Plan.

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

CITY COUNCIL ACTION

Required Action:

Final decision on development agreement, land use amendment and rezone.

Scope of Decision:

This is a legislative item. The decision should consider prior adopted policies, in addition to the station area plans for this area.

Standard of Approval:

As described in City Code §[17.22.020](#), the following guidelines shall be considered in the rezoning of parcels:

- 1- 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.
- 2- The parcel to be rezoned can accommodate the requirements of the proposed zone.
- 3- The rezoning will not impair the development potential of the parcel or neighboring properties.

Motion Ready:

I move that the City Council approve:

1. Resolution R2025-57 authorizing the Mayor to sign the development agreement; and
2. Ordinance No. 2025-08-Z approving the zone change.

Alternatives:

1. Approval with changes.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

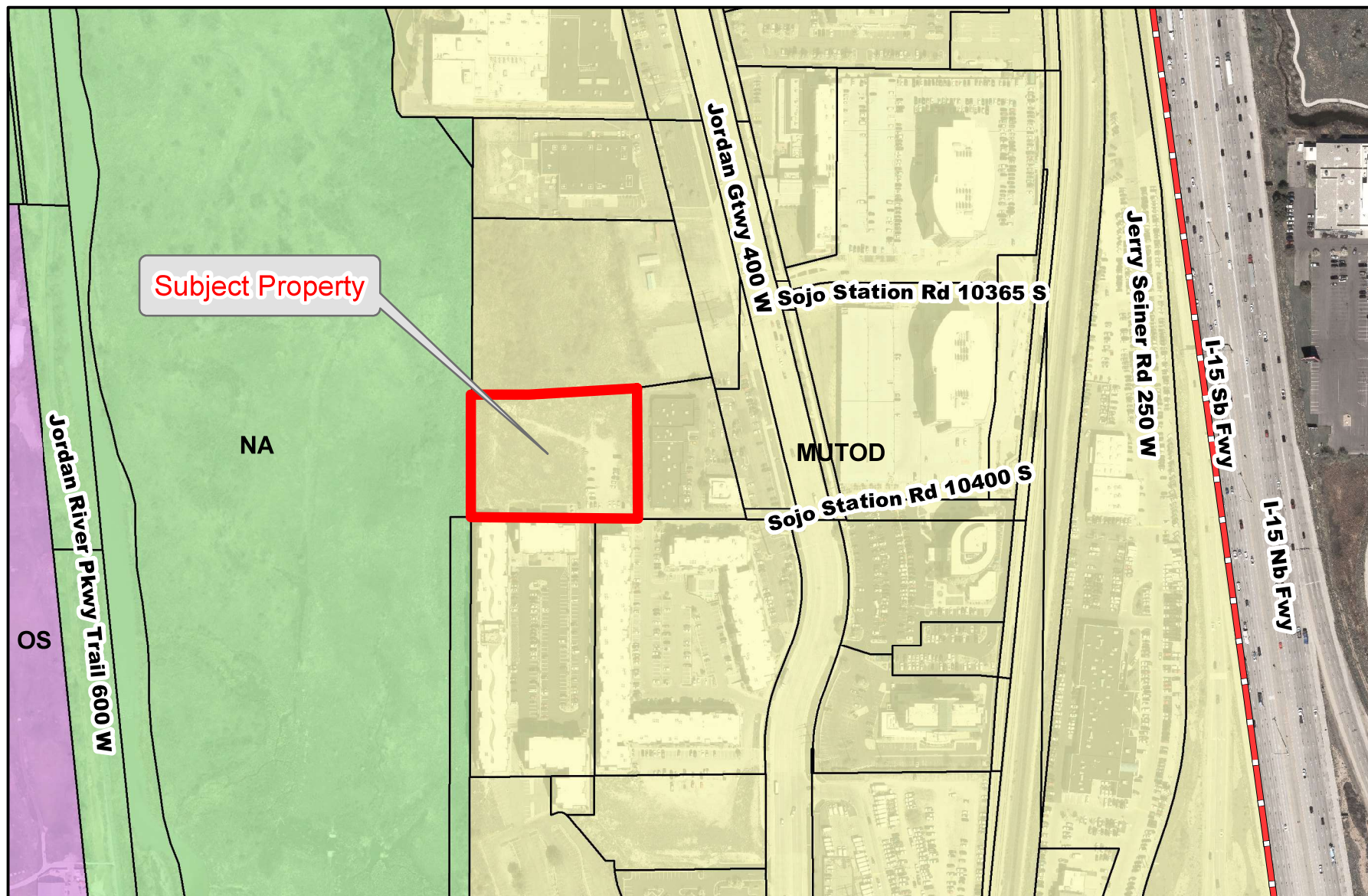
- Attachment A, Aerial Map
- Attachment B, Future Land Use Map
- Attachment C, Zoning Map
- Attachment D, Fiscal Impact Analysis
- Attachment E, Infrastructure Analysis
- Attachment F, Architectural Review Committee Meeting Minutes
- Attachment G, Resolution R2025-57 and the Development Agreement
- Attachment H, Ordinance 2025-08-Z

Attachment A



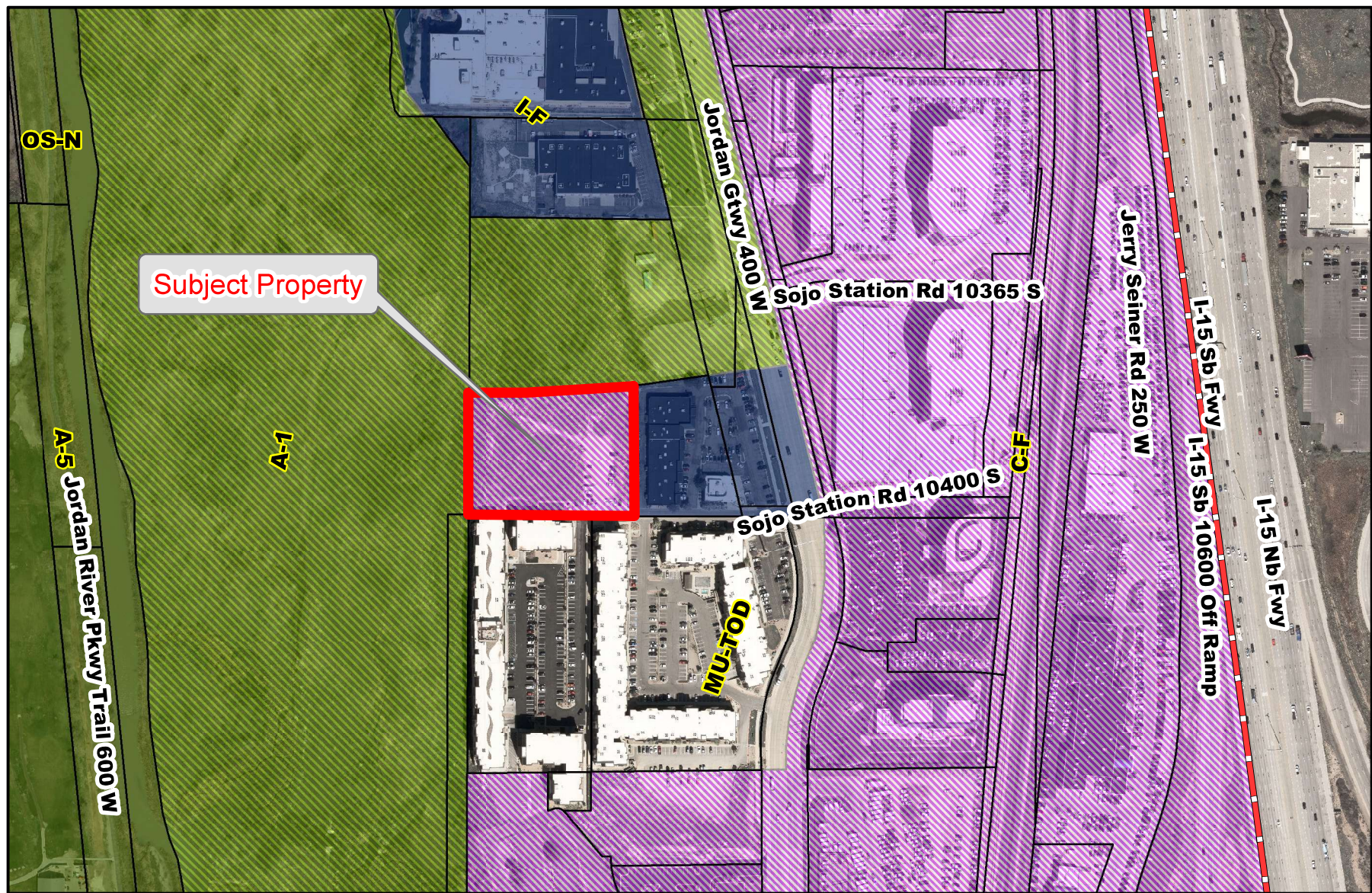
<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2025</p> <p>N W E S</p> <p>ESRI</p>
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Attachment B



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Future Land Use Map</h2> <p><i>City of South Jordan</i></p>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2025</p> <p>N W E S</p> <p>ESRI</p>
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Attachment C



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2025</p> <p>N W E S</p>
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Attachment D

Project Analysis

Project: Horizon - 10378 S Jordan Gateway (Fieldstone)

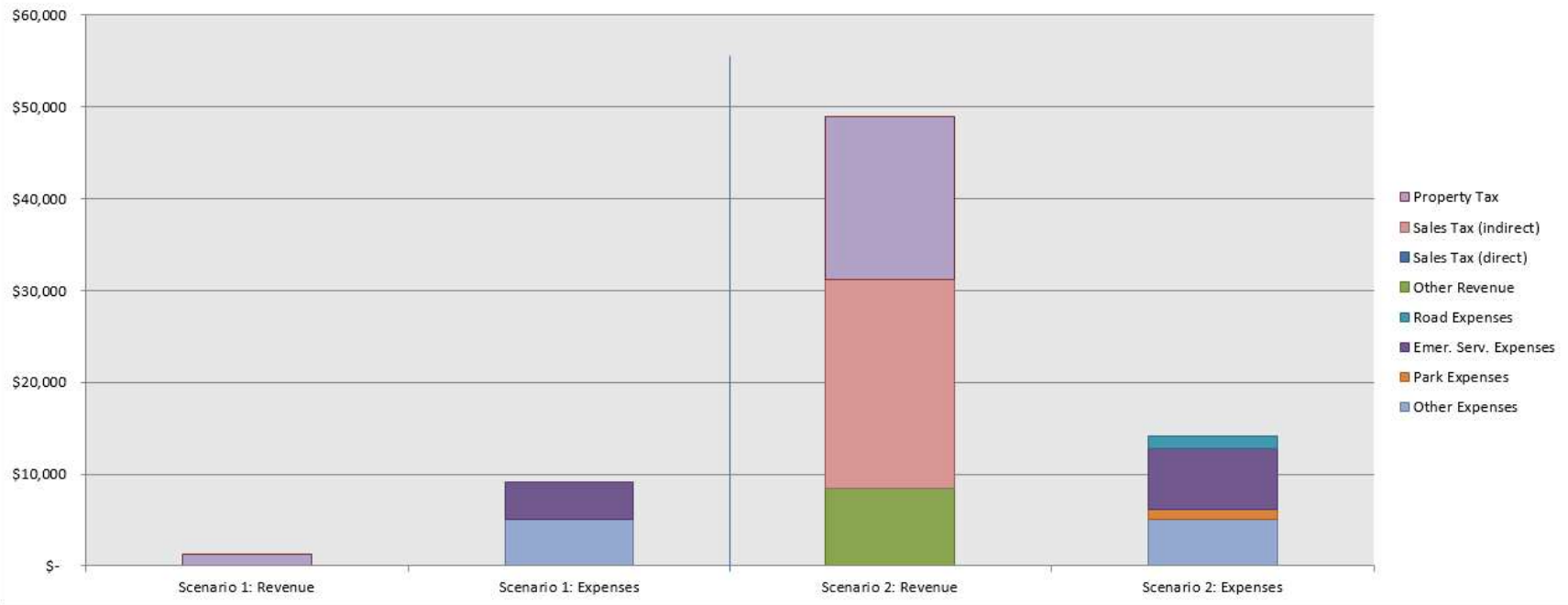
November 3, 2025

Scenario Descriptions		Financial Summary by Scenario	
Scenario 1:	No Change - C-F	Direct Impact (General Fund)	
No Change - C-F (2.49 acres)		No Change - C-F	R-M (PD)
		Revenue	\$ 26,169
		Property Tax	\$ 17,670
		Sales Tax (direct)	\$ -
		Other	\$ 8,499
Scenario 2:	R-M (PD)	Expenses	\$ 14,156
R-M (PD) (2.49 acres)		Roads	\$ 1,312
		Emergency Serv.	\$ 6,674
		Parks	\$ 1,131
		Other	\$ 5,039
		Total	\$ 12,013
		Per Acre	\$ 4,815.31
		Per Unit	\$ 364.03
		Per Person	\$ 123.72
Indirect Impact			
		Potential Retail Sales	\$ 2,301,886
		Sales Tax (indirect)	\$ 22,749

*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



Attachment E

LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Horizon Property Rezone 10378 S Jordan Gateway
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Planner Assigned	Damir Drozdek
Engineer Assigned	Jared Francis

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 ingress and egress for the property will be from Jordan Gateway, through 10415 South which is a private drive. All of the interior streets for the proposed development will also be private. The development will be required to provide a minimum 20' wide secondary access for fire and emergency services.

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)*

There is an existing City-owned 8-inch water main in 10415 South. The future development will be required to provide a looped culinary water system so that there is more than one feed into the subdivision. Fire hydrants will be required on-site in accordance with City standards. A water model must be submitted as part of the preliminary subdivision application.

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

There doesn't appear to be a City-owned secondary water system in the vicinity of the property. Upon development, an engineer's cost estimate will be required to assess the feasibility, in accordance with City code, of the project providing a functional secondary water system for the new development.

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)*

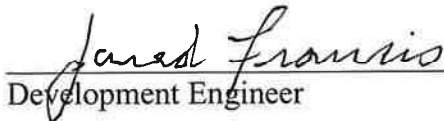
It is unclear how the property will obtain sewer service since there does not appear to be a sewer main in 10415 South and given the complications of the significant grade change across the property. The closest sewer manhole appears to be located on private property to the northeast of the project. The Jordan Basin Improvement District will determine the final design and connection requirements.

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

To comply with State and City requirements, proposed developments must retain on-site all rainfall events less than or equal to the 80th percentile rainfall event using approved low impact development (LID) measures and best management practices (BMPs). For storm events exceeding the 80th percentile, the excess storm-water must either be retained on-site or discharged into an approved storm drain system. There is an existing City-owned storm drain line near the project's south property line. This system will need to be reviewed to determine if there is excess capacity to receive storm water from the future development.

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

Report Approved:


Development Engineer

10/30/25
Date


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

10/30/25
Date

Attachment F

**CITY OF SOUTH JORDAN
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
SOUTH JORDAN CITY HALL – MAPLE CONFERENCE ROOM
WEDNESDAY, OCTOBER 15, 2025,**



Attendance City Staff: *Ty Montavlo, Lori Harding, Kathie Johnson, Damir Drozdek*

Attendance Applicant(s): *Randy Smith, Jared Payne*

Minutes Prepared by: *Alina Aguilera*

ARCHITECTURAL REVIEW COMMITTEE MEETING

THE MEETING STARTED AT 8:30 A.M. AND THE MEETING WENT AS FOLLOWS:

A. GENERAL BUSINESS ITEMS

A.2. HORIZON

Location: 10378 S. Jordan Gateway
Applicant: Randy Smith, Fieldstone Homes
Planner: Damir Drozdek

Project description – Townhome community

What are the required steps to move forward with the project?

The applicants initiated the meeting by proposing a townhome community development.

Applicants initiated the conversation by explaining their development. Applicants have two different unit plans. One of the unit plans is a two-story unit that has a wider front load, but the garage is off-site so this space is considered a walk-out basement.

Applicants initiated a three-story unit with a garage on the basement level. The front door is located on the second floor. The lower level is a garage.

City staff expressed some concerns about whether the yard if it will be private with fencing. City staff also expressed concerns about having enough green space and an enclosed space for kids and pets. City staff had comments on perimeter fencing. Applicants expressed to city staff that they had to adjust to open space. Applicants moved the dog park and moved a building, which helped with grades.

Applicants addressed the city's staff concerns and proposed that some units could have an enclosed space.

The development is being built on a slope. It would be difficult for all units to have an enclosed space.

The city staff also mentioned altitude and having an open fence. Applicants expressed that it wouldn't be a problem. As they proposed not having a visual barrier. Applicants will need to have a masonry by city code along the east and on the north. On the west side of the development, they will need a split rail.

Applicants were asked if they would be to do vinyl. City staff expressed they could propose the idea to the City council and show the materials.

City staff also expressed concern about parking the original plan proposed was originally a one car garage. Applicants addressed that they modified there plans to have a 2 car garage instead of one.

Another concern city staff expressed to applicants was walk ability. City staff explained how in there project there isn't enough walk ways for pedestrians. An example would be people who are living in these units would have to walk out onto a street before reaching the dog park. Applicants addressed that they could contemplate backyards or maybe even a side walk.

The next step would be to come to a city council meeting and present there development with some adjustments and bring in vinyl materials to show council members and see if it is acceptable.

ADJOURNMENT

Attachment G