

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: MARCH 3, 2026

FILE OVERVIEW

Item Name	Park Place Phase 5 Land Use Amendment & Rezone
Address	11011 S 1055 W South Jordan, UT 84095
File Number	PLZBA202500205
Applicant	Derek Rindlisbacher
Property Owner	CHRISTINE DEARING LIVING TRUST
Staff Author	Miguel Aguilera, Planner II
Presenter	Brian Preece, Planning Director

PROPERTY OVERVIEW

Acreage	2.49 Acres		
Recorded Subdivision	Unplatted Land		
Current Zone	A-1 (Agriculture)		
Proposed Zone	R-2.5 (Single-Family Residential)		
Current Land Use	AP (Agricultural Preservation)		
Proposed Land Use	SN (Stable Neighborhood)		
Neighboring Properties		<i>Zone</i>	<i>Current Land Use</i>
	<i>North</i>	A-1	Agricultural Preservation
	<i>East</i>	P-O	Economic Infill Opportunity
	<i>South</i>	R-2.5	Stable Neighborhood
	<i>West</i>	R-2.5	Stable Neighborhood

ITEM SUMMARY

The applicant is requesting the City Council review and approve of the land use amendment and rezone for a property located at 11011 S 1055 W. This application will amend the land use to Stable Neighborhood and rezone the property to R-2.5. The application includes a development agreement. Staff is **recommending approval** of the application.

TIMELINE

- **October 16, 2025**, the applicant and his team attend a Development Review Consultation (DRC) meeting with city staff to discuss the rezone concept plan.
- **October 20, 2025**, the applicant submitted a complete land use amendment and rezone application to Staff for review. The application was revised a total of 2 times to address all staff comments.
- **December 3, 2025**, the applicant requested the public hearing this application be rescheduled due to changes in concept and the requested zone.
- **January, 2026**, the applicant began to work on a development agreement with the city to request modifications to some of the 2.5 zone standards and to agree on how to develop the right-of-way.
- **February 13, 2026**, staff sent out notices for the public hearings on 2/24/2026 and 3/03/2026.
- **February 24, 2026**, the application was presented to the Planning Commission at a public hearing. The Planning Commission voted unanimously in favor to recommend approval of the application.

REPORT ANALYSIS

Application Summary: Located at the southern end of 1055 W, the main subject property is a 2.02 acre parcel zoned A-1. It is in an area of the city that is following a trend of development away from agriculture and into residential development. Directly south is the Park Place 1 Subdivision. There is an existing home on the property. The smaller parcel is 0.47 acres and will be used for the construction of a trail and right-of-way (ROW). This parcel is in the process of being acquired by the City.

The future concept plan shows three separate lots subdivided from the main parcel. It also shows New Berkshire Lane extending north to connect with the future trail and ROW on the north side. The front lot, Lot 1, will have the existing home and connect directly with 1055 W and the extended New Berkshire Lane. Lot 2 will have the New Berkshire Lane connection and an access lane extending to Lot 3 in the rear. The access lane will have a turnaround for emergency services and garbage collection. The rezone plan meets the requirements of the R-2.5 zone density and lot size.

The development agreement makes modifications to some of the setbacks for each lot of the proposed subdivision. This was necessary because the shape, size, and connection to the ROW of the two rear lots made it so that the building envelopes under the standard residential zone setbacks would be smaller than desired. The agreement also outlines obligations for both the City and the Developer in constructing the ROW and trail. Exhibit H of the agreement shows the finished ROW concept and each party's participation area.

FINDINGS AND RECOMMENDATION

General Plan Conformance

The application is in conformance with the following goals and strategies from the general plan:

- LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City.
- LIVE GOAL 4: Maintain existing and well-maintained single-family residential neighborhoods.

Findings:

- This application is subject to the Park Place Phase 5 Development Agreement.
- Of the two properties subject to this land use amendment and rezone, the narrow 0.47 acres parcel will be City ROW.
- Each proposed lot of the future Park Place Phase 5 subdivision will exceed the minimum lot size in the R-2.5 zone. The setback modifications are requested mainly due to the lot shapes and their access to the future ROW.
- The City and the Developer each have obligations under the associated agreement to complete the ROW and trail.
- If approval is given for the land use amendment and rezone, the applicant is aware the next step in the process is to apply for a preliminary subdivision.

Conclusions:

- The application is in conformance with the General Plan and the City's Strategic Priorities.

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

Scope of Decision:

This is a legislative item. The decision should consider prior adopted policies, especially the General Plan.

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 approves of:

1. [Resolution R2026-04](#), authorizing the mayor of the City of South Jordan to enter into a development agreement with Bach Land and Development LLC.
2. [Resolution R2026-05](#), amending the land use from Agricultural Preservation to Stable Neighborhood.
3. [Ordinance 2026-03-Z](#), rezoning from Agriculture (A-1) to Single-Family Residential (R-2.5).

Alternatives:

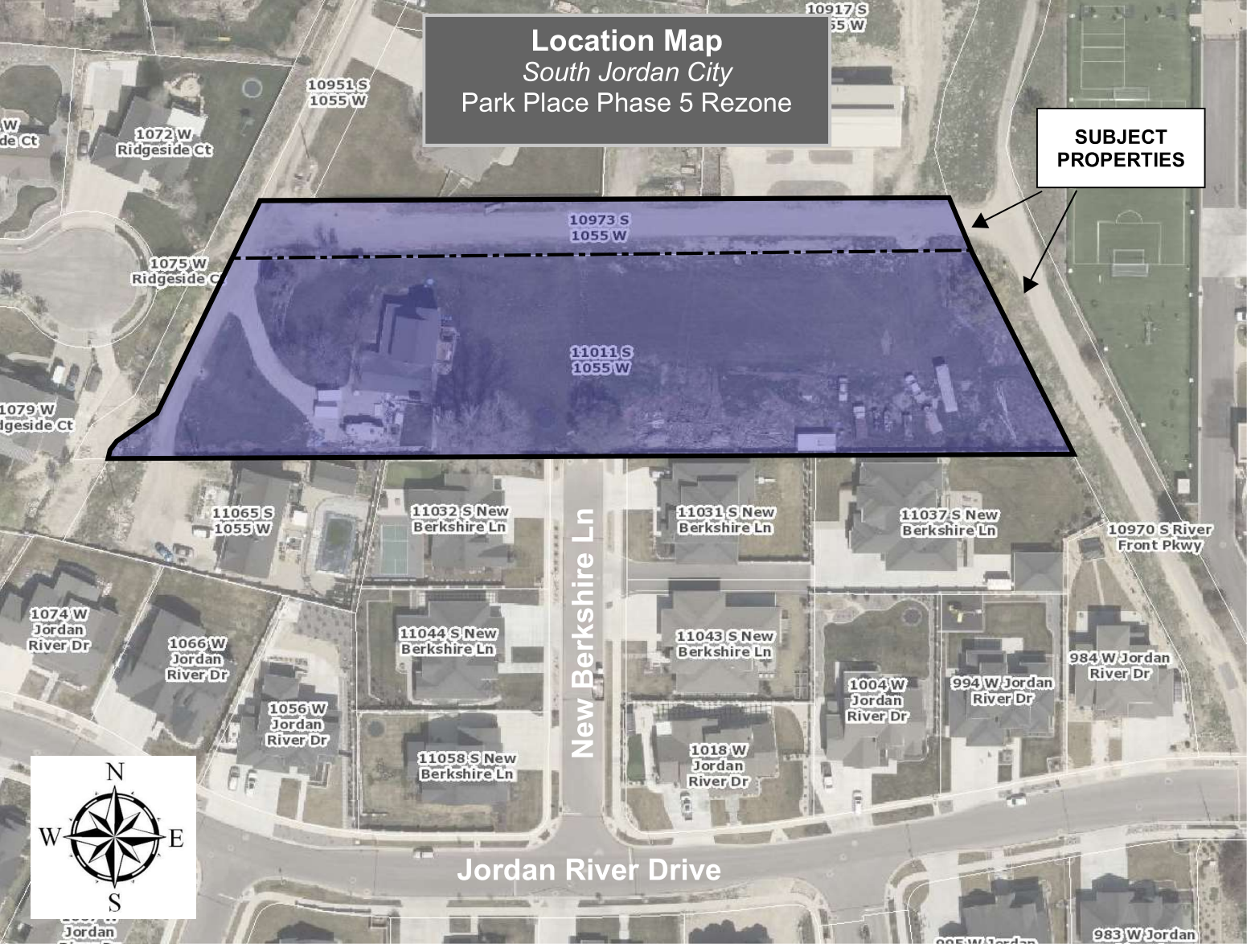
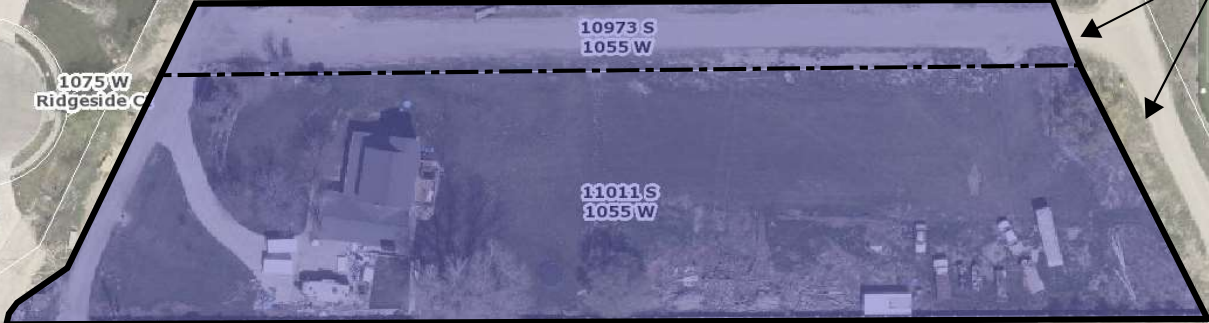
1. Approval with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Land Use Map
4. Attachment D, Concept Plan
5. Resolution R2026-04, authorizing mayor to enter into development agreement
6. Resolution R2026-05, amending the land use
7. Ordinance 2026-03-Z, rezoning of the properties
8. Park Place Phase 5 Development Agreement





Location Map
South Jordan City
Park Place Phase 5 Rezone

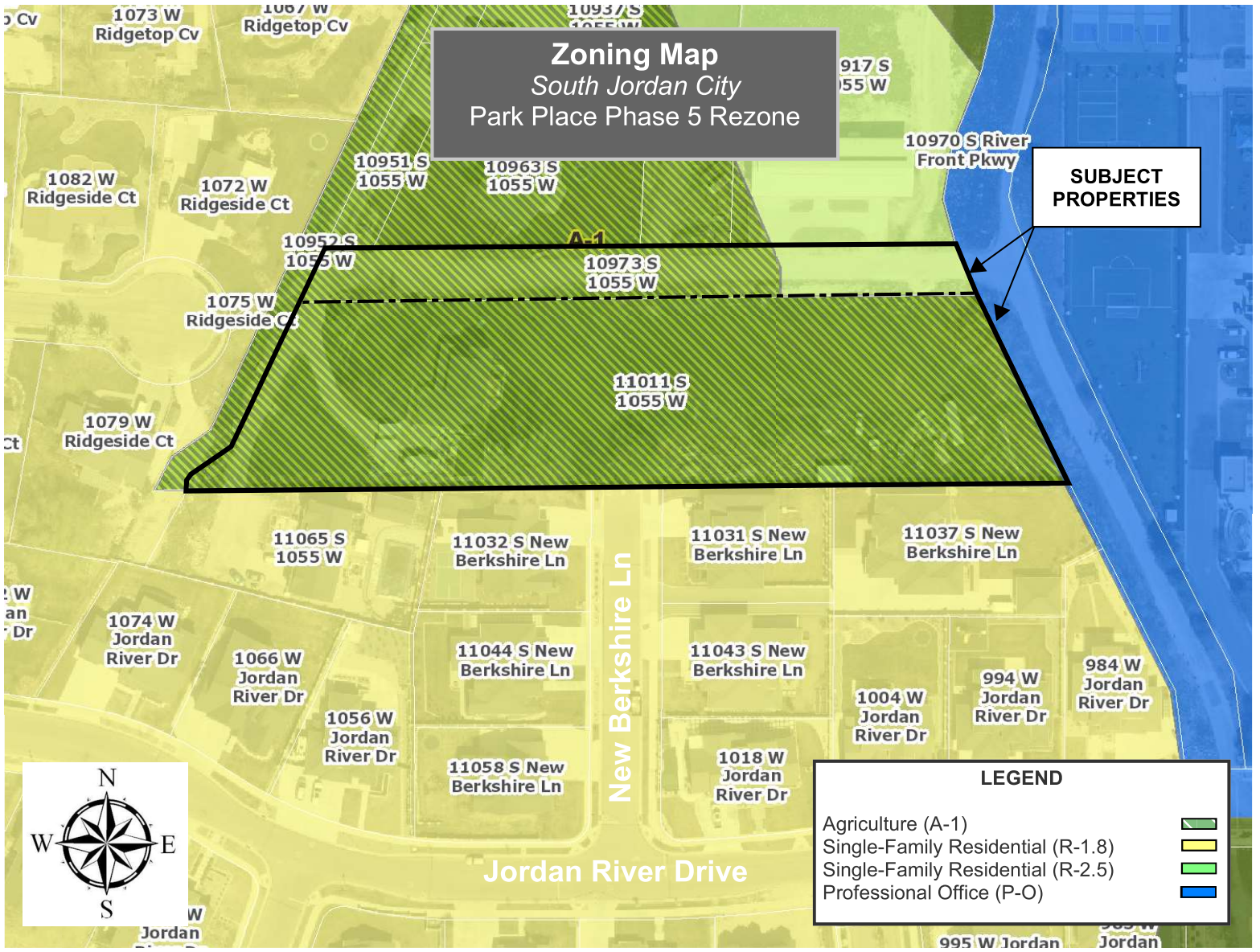
**SUBJECT
PROPERTIES**



Zoning Map
South Jordan City
Park Place Phase 5 Rezone

SUBJECT PROPERTIES

LEGEND	
Agriculture (A-1)	
Single-Family Residential (R-1.8)	
Single-Family Residential (R-2.5)	
Professional Office (P-O)	



Land Use Map
 South Jordan City
 Park Place Phase 5 Rezone

SUBJECT PROPERTIES

Temporary Access

LEGEND

- Economic Infill Opportunity (EIO)
- Agricultural Preservation (AP)
- Stable Neighborhood (SN)
- Open Space (OS)

