

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 11/08/2022

Issue: **RISE**
 LAND USE AMENDMENT AND REZONE
 Land use boundary adjustment between AP (Agricultural Preservation) and
 MU (Mixed Use), and a rezone from A-5 (Agricultural, minimum 5 acre lot)
 to R-M-PD (Residential-Multiple-Planned Development Floating Zone) Zone

Address: **10657 S. 1055 W.**
File No: **PLZBA202200147**
Applicant: **Bryan Flamm, DAI Inc.**

Submitted by: Damir Drozdek, Planner III
 Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend that the City Council **approve** the following:

- Resolution R2022-40 approving the land use amendment; and
 - Ordinance No. 2022-07-Z approving the zone change.
-

ACREAGE:	Approximately 18 acres
CURRENT ZONE:	A-5 (Agricultural, min. 5 acre lot) Zone
CURRENT USE:	Single-family residence and unimproved grounds
FUTURE LAND USE PLAN:	MU (Mixed Use) and AP (Agricultural Preservation)
NEIGHBORING ZONES/USES:	North – R-1.8 and A-5 and C-C / Mix of single-family residences, vacant and unimproved grounds and commercial (office) space South – A-5 / Pasture fields West – A-5 / 1055 West East – P-O / RiverPark Corporate Center (office park)

STANDARD OF APPROVAL

1. LAND USE AMENDMENT:

The general plan may be amended by resolution of the City Council as follows:

- A. The process to amend the general plan and future land use map may be initiated by members of the City Council, by the City Manager or Planning Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the City may not be reinstituted for an amendment which was considered within the

previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.

- B. The Planning Commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The Planning Commission shall then forward the proposed general plan amendment to the City Council.
- C. After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

(City Code § 17.12.030)

2. REZONE:

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:

The applicant is requesting a land use amendment and a zone change to construct a mixed residential development on property located at 10657 S. 1055 W. The parcel is located on the hillside to the west of the RiverFront Corporate Center and east of 1055 West. It is the largest parcel in the area at roughly 18 acres.

The project will consist of 134 townhomes, 20 twin homes and one single-family home. The twin homes will be generally located along the north project boundary. They will be single-story buildings with bonus rooms in the attics and have front-loaded garages. The townhomes will make up the majority of the project and be evenly distributed throughout the property. All townhomes will be two-story buildings, and will be both front and rear loaded depending on the location. Exterior finishes on the twin homes will consist mainly of fiber cement and stone, while the townhomes will have a combination of either stone and fiber cement, or brick and fiber cement. The design of the single-family home has not been submitted but must comply with the current City requirements for single-family homes.

The project's main road will extend River Stone Way (10840 South) through the project to the adjacent property on the project's north boundary. This stub road will provide access to that property when it develops in the future. While River Stone Way will have a 62-foot right-of-way (ROW), the majority of other roads in the project will have a 33-foot ROW. One of these roads will connect to 1055 West at the west end of the project. All roads in the project will be public except for the 21-foot-wide private alleys between garages that will be located on the south side of the project.

To facilitate development and provide access for the Robbins property to the south, two stub roads will be provided, one at the southeast side of the project near the canal trail, and the other at the southwest side of the project. Due to grading challenges, a small section of the stub road on the southwest side will not be improved but will be dedicated for future improvements. It is anticipated that future development to the south will work around the grade difference to make the connection possible at this location.

The project will have various amenities including but not limited to open space, a dog park, and a clubhouse. There will be a pedestrian connection to the canal trail, and all roads will have a sidewalk on at least one side of the street to promote walkability throughout the project. The project will be surrounded by a six-foot vinyl privacy fence, except for the side along the canal, where a six-foot rail fence will be built to tie into the canal trail and the surrounding area. Landscaping will comply with the City's water efficiency standards.

The applicant has agreed to build six off-site pickleball courts at the City's East Riverfront Park. These courts will benefit all residents and will become public once constructed and accepted by the City. By including the land area where the applicant will build the pickleball courts, the project will have an overall density of eight units per acre.

Development Agreement:

The proposed land use change and rezone requires the applicant to enter into a development agreement approved by the City Council. Approval of the proposed PD Floating Zone and development agreement will allow the underlying zone to be modified to accommodate development that may incorporate design elements and a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by the underlying zone. The proposed development agreement will provide general requirements for the development and include terms addressing items such as site layout, architecture, amenities and circulation that are more than what is required by City Code. Staff and the applicant have agreed to and will propose to the City Council a development agreement that includes the following:

- The project will be built according to the concept plan and elevations attached to the agreement.
- All roads within the project will be public and maintained by the City. Only alleys between the buildings will be private and maintained by the HOA.
- Streets will be built according to the plans submitted and River Stone Way (10840 South) will be posted as "no parking."
- The project's fencing will be installed according to the fencing plan attached to the development agreement.

- The applicant will construct all amenities shown on the concept plan and the six public pickleball courts in the City’s Riverfront Park according to a specified timeline.

Attached to this report are many of the exhibits that will be attached to the development agreement, including the concept plan. The Planning Commission may suggest the City Council include additional provisions in the development agreement.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

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 August 2, 2022. Based on that discussion, the applicant chose to move forward with the proposal and negotiate development agreement terms with City staff.
- Building elevations and architecture was reviewed by the Architectural Review Committee on August 24, 2022. It received unanimous recommendation of approval.
- The application meets the rezone standards of approval of the City Code.
- The project will be a “for-lease” product but the developer intends to subdivide the units, which will give them the option to sale individual units in the future.
- The required development agreement provides predictability for how the property will look and be used. Any changes to the use will require further approvals and a modification of the development agreement by the City Council.
- The “Mixed Use Opportunity - (MU)” land use designation is defined in the General Plan as follows: “Mixed Use Opportunity identifies areas that are currently either undeveloped or underdeveloped and adjacent to Economic Centers. The intent is to elevate these areas from single land uses to an integrated mix of commercial, retail, office, residential, and light industrial land uses. Mixed use opportunity supports both horizontal and vertical mix of uses and shall result in walkable areas that are activated with employees during weekdays and residents, restaurants, and entertainment during evenings and weekends.”
- The “Agricultural Preservation - (AP)” land use designation is defined in the General Plan as follows: “Agricultural Preservation identifies areas with current and/or historic agricultural usage. Though these properties are a beloved asset to the community, future development is probable. Future development shall be primarily residential and serve to preserve the agricultural character in the forms and character of the development. Cluster style development will be encouraged to preserve the agricultural use/open space where possible. Small scale, neighborhood commercial uses could be strategically placed consistent with surrounding land uses and/or at the core of the neighborhood to provide a themed service base for neighborhood gathering.”
- The project will meet the following strategic priorities:
 - DAOS-1. Develops a quality parks, trails and recreation facilities system
 - DAOS-4. Offers a variety of park amenities, recreation and art programs and community events for all ages and abilities
 - SG-1. Implements effective policies and programs to ensure the accomplishment of the General Plan and its related goals and objectives while using a variety of financial tools (e.g. RDA housing funds) to ensure diverse and affordable housing types

- 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

Conclusion:

Based on the findings, the Application is consistent with the goals and policies of the General Plan and the City's Strategic Priorities.

Recommendation:

Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of the application, 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.

FISCAL IMPACT:

- A fiscal impact analysis table and graphics are attached to the report.

ALTERNATIVES:

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


SUPPORT MATERIALS:

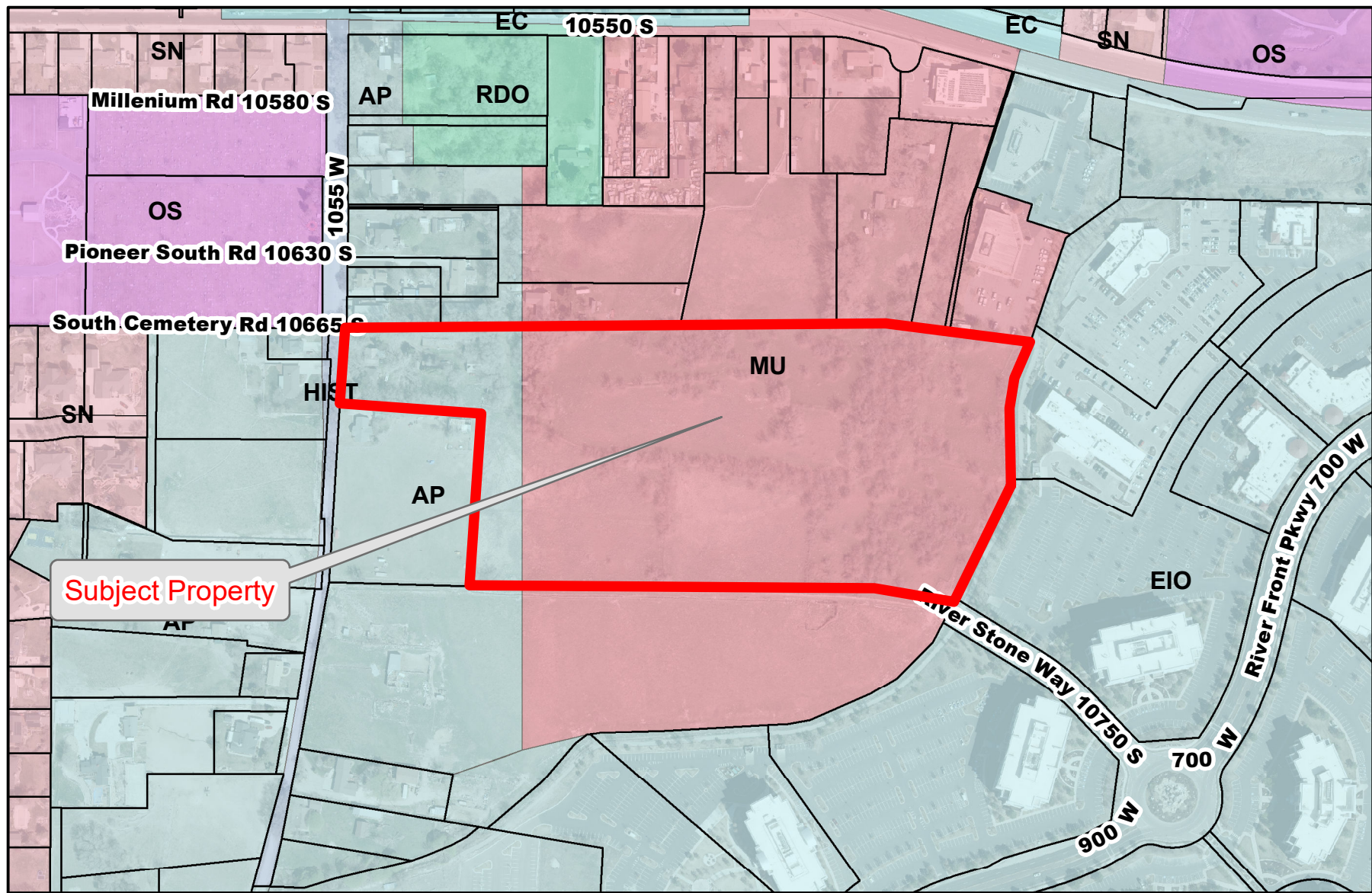
- Aerial Map
- Future Land Use Map
- Zoning Map
- Building Elevations
- Concept (Site) Plan
- Fencing Plan
- Amenity Exhibit
- Pickle Ball Concept
- Fiscal Analysis
- Infrastructure Analysis
- Resolution R2022-40
 - Exhibit 'A' - Future Land Use
- Ordinance 2022-07-Z
 - Exhibit 'A' – Zoning Map



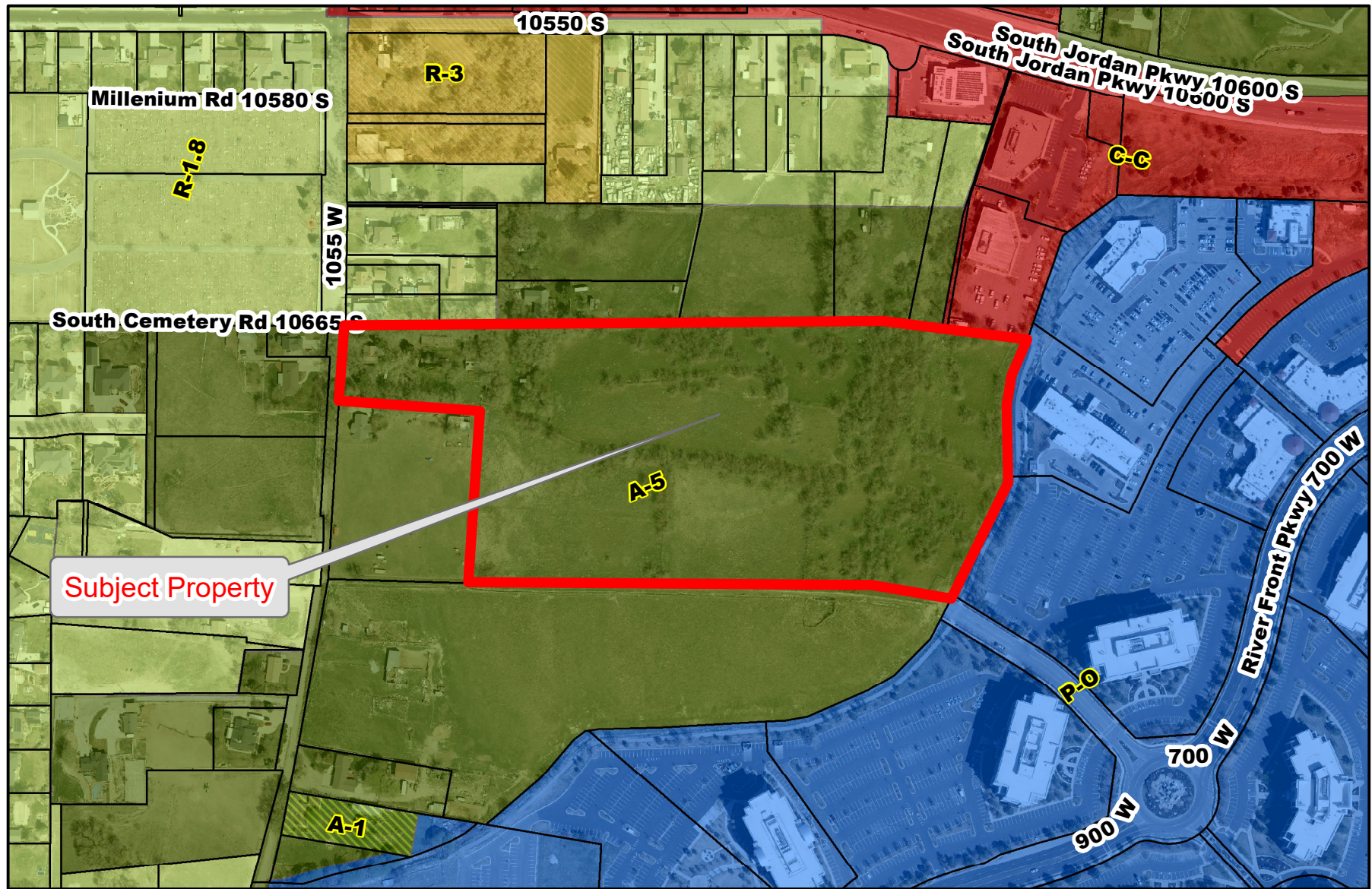
Damir Drozdek, AICP
Planner III, Planning Department




<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map <i>City of South Jordan</i></p>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
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Legend STREETS PARCELS	<h2>Future Land Use Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
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<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 2021</p> 
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RISE - DESIGN PAGAGE

SOUTH JORDAN, UTAH

15 AUG, 2022



COLORS AND DOOR STYLES MAY VARY FROM CONCEPTUAL IMAGE SHOWN, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



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RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL FRONT
LOAD BLDG TYPE 1
- RENDERING

D101

15 AUG, 2022



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TYPICAL FRONT
LOAD BLDG TYPE 1
- RENDERING 2

D102

15 AUG, 2022



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TYPICAL REAR
LOAD BLDG TYPE 2
- RENDERING

D105

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TYPICAL TWIN
HOME BLDG TYPE
- RENDERING

D106

15 AUG, 2022



FRONT ELEVATION SD
3/16" = 1'-0"

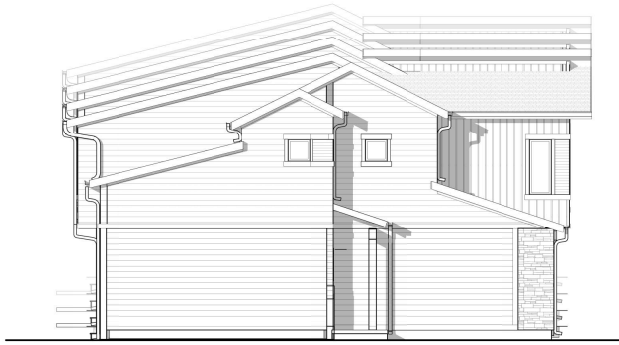
1
001



REAR ELEVATION SD
3/16" = 1'-0"

2
001

DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



LEFT ELEVATION SD
3/16" = 1'-0"

1
SDS



RIGHT ELEVATION SD
3/16" = 1'-0"

2
SDS

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TYPICAL FRONT
LOAD BLDG TYPE 1
- ELEVATIONS

D202

15 AUG, 2022



FRONT ELEVATION
1/4" = 1'-0"

1
0201



RIGHT ELEVATION
1/4" = 1'-0"

2
0201



LEFT ELEVATION
1/4" = 1'-0"

3
0201

DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



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TYPICAL REAR
LOAD BLDG TYPE 1
- ELEVATIONS

D205

15 AUG, 2022



REAR ELEVATION
1/4" = 1'-0"

3
0000

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SOUTH JORDAN, UTAH

TYPICAL REAR
LOAD BLDG TYPE 1
- ELEVATIONS

D206

15 AUG, 2022



FRONT ELEVATION
1/4" = 1'-0"

1
0201



LEFT ELEVATION
1/4" = 1'-0"

2
0201



RIGHT ELEVATION
1/4" = 1'-0"

3
0201

DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



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TYPICAL REAR
LOAD BLDG TYPE 2
- ELEVATIONS

D207

15 AUG, 2022



REAR ELEVATION
1/4" = 1'-0"

3
D202



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DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.

RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR
LOAD BLDG TYPE 2
- ELEVATIONS

D208

15 AUG, 2022



FRONT ELEVATION
1/4" = 1'-0"

1
2001



REAR ELEVATION
1/4" = 1'-0"

2
2001

DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



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TYPICAL REAR
LOAD BLDG
TYPE 3 -
ELEVATIONS

D209

15 AUG, 2022



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



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SOUTH JORDAN, UTAH

TYPICAL REAR
LOAD BLDG
TYPE 3 -
ELEVATIONS

D210

15 AUG, 2022



FRONT ELEVATION DD
3/16" = 1'-0"

1
0001



REAR ELEVATION DD
3/16" = 1'-0"

2
0001



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RISE - DESIGN PACKAGE

SOUTH JORDAN, UTAH

TYPICAL REAR
LOAD BLDG TYPE 4
- ELEVATIONS

D211

15 AUG, 2022



RIGHT ELEVATION DD
1/4" = 1'-0"

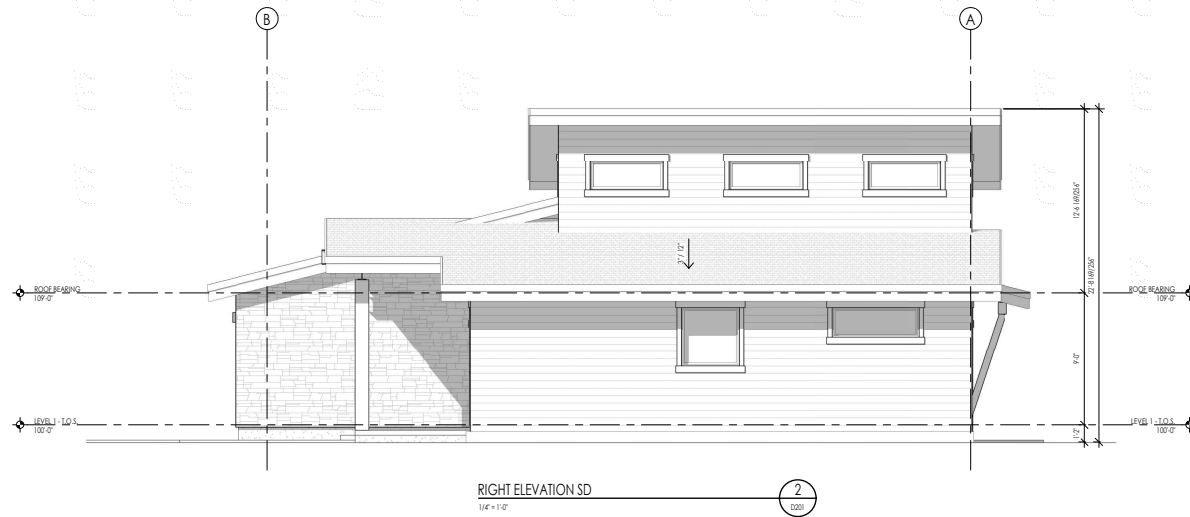
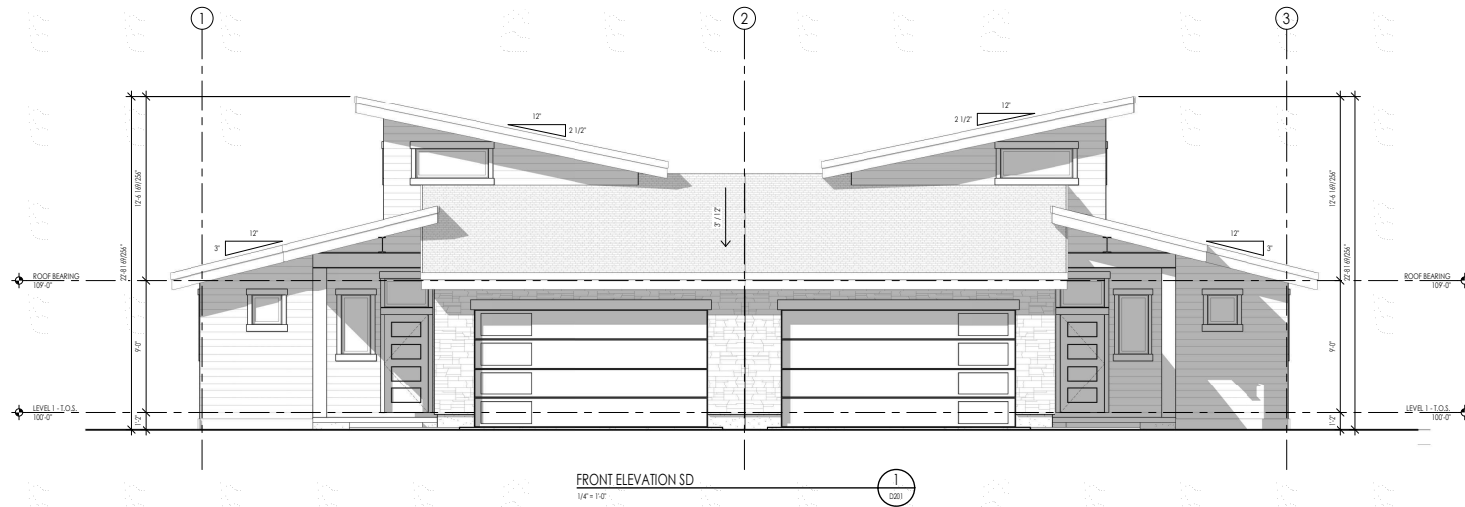
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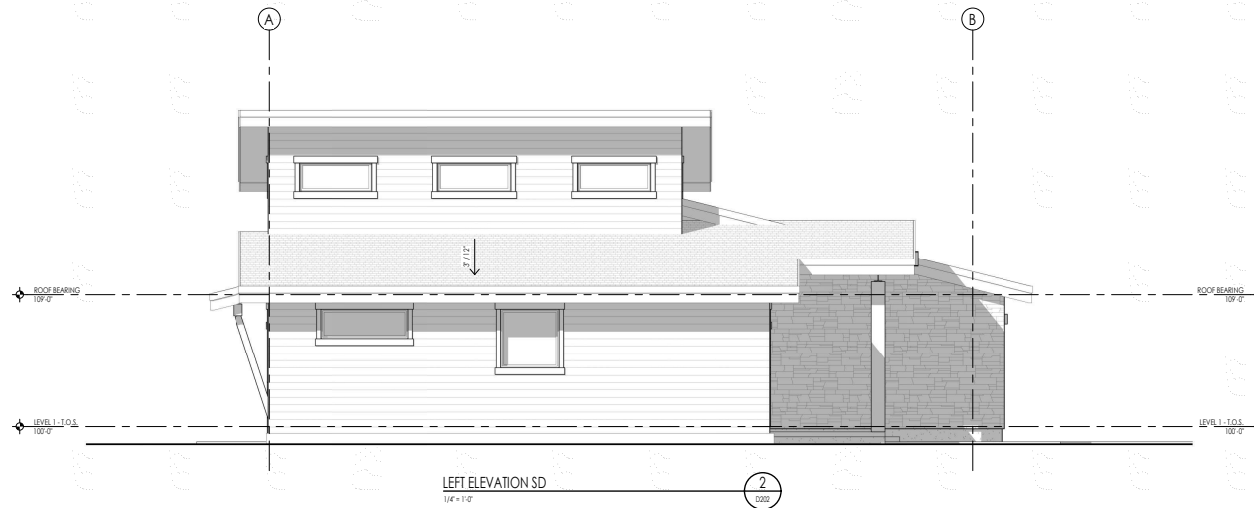
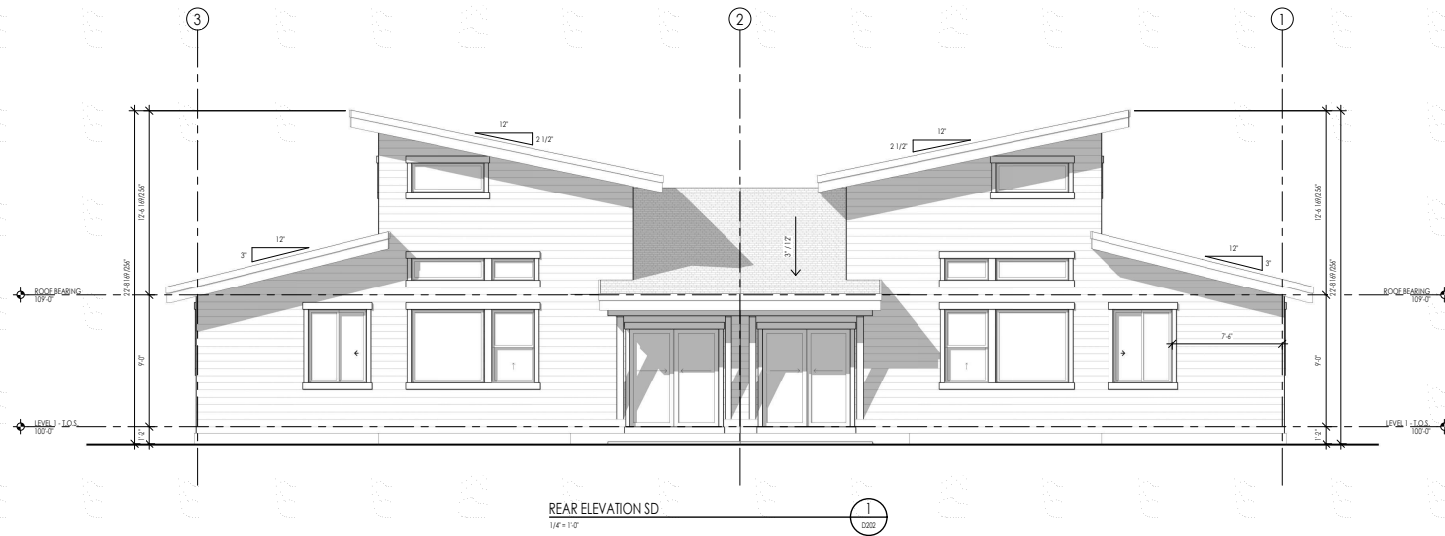
LEFT ELEVATION DD
1/4" = 1'-0"

2
0.00

DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.



DOOR STYLES MAY VARY, SEE COLOR/MATERIAL BOARD FOR ACTUAL SELECTIONS.

HIGHLIGHT/POP OUT COLOR FOR FRONT LOAD BUILDINGS



Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Pearl Gray



Fiber Cement Trim 1
Manufacturer:
Hardie Color Plus
Color:
Pearl Gray
Use for trim at
Hardie - Color 1



Hardie - Color 2
Manufacturer:
Hardie Color Plus
Color:
Aged Pewter



Fiber Cement Trim 2
Manufacturer:
Hardie Color Plus
Color:
Aged Pewter
Use for trim at
Hardie - Color 2
and Transition Trim



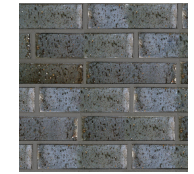
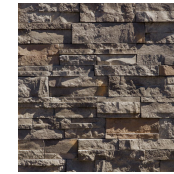
Board & Batt Siding
Manufacturer:
James Hardie
Color:
SW 7069 Iron Ore



Fiber Cement Trim 3
Manufacturer:
James Hardie
Color:
SW 7069 Iron Ore
At all trim in and
around Board and
Batt Rock Bottom
Siding



Fiber Cement - Accent Stone (Front Load)
Manufacturer:
Allura, Hardie, or Eq.
Color:
Maple



Brick (Rear Load)
Manufacturer:
Interstate
Color:
Coal

NOTE: ENTRY DOORS AND GARAGE DOORS TO BE SOLID DOORS, NO GLASS



Front Door Opt. 1
Manufacturer:
TBD
Color:
SW 9149 Inky Blue



Front Door Opt. 2
Manufacturer:
TBD
Color:
SW 7069 Iron Ore



Gar. Door
Manufacturer:
CHI Overhead Doors
Color:
Bronze

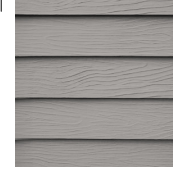


Alum Fascia/Soffit
Manufacturer:
Mastic
Color:
Dark Bronze



Roofing
Manufacturer:
CertianTeed
Color:
Moire Black

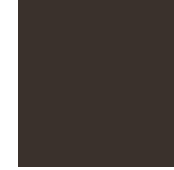
COLORS FOR SELECT TWIN HOME BUILDINGS



Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Pearl Gray



Fiber Cement Trim
Manufacturer:
Hardie Color Plus
Color:
Aged Pewter



**Alum Fascia/Soffit/
Columns/ Beams**
Manufacturer:
Mastic
Color:
Dark Bronze



Stone (Front Load)
Manufacturer:
Dutch Quality
Color:
DS Ashen

HIGHLIGHT/POP OUT COLOR CONFIGURATIONS FOR REAR LOAD BUILDINGS



Siding - Highlight
Manufacturer:
TBD
Color:
Whole Wheat /
Evening Blue



Siding - Highlight
Manufacturer:
TBD
Color:
Mountain Sage /
Evening Blue



Siding - Highlight
Manufacturer:
TBD
Color:
Evening Blue /
Whole Wheat



Siding - Highlight
Manufacturer:
TBD
Color:
Evening Blue /
Mountain Sage



Siding - Highlight
Manufacturer:
TBD
Color:
Whole Wheat /
Mountain Sage



Siding - Highlight
Manufacturer:
TBD
Color:
Mountain Sage /
Whole Wheat

Unit Type Key	
Twin Homes	20
Townhomes	122
Total Units	142
Property Acreage Acreage	17.813
Density/Acre	7.971706

Additional Townhomes	12
City Park Improvement Acreage	1.4
Total Units with additional Townhomes	154
Combined Site & Park Improvement Acreage	19.213
Density/Acre	8.0

Parking	
Garage Stalls	304
Driveways	240
Guest	67
Total	611
Parking/Unit	3.97

HATCHED AREA TO BE DEDICATED AS PUBLIC RIGHT OF WAY

TYPICAL SETBACKS AND SITE DIMENSIONS

- 20' SETBACK AROUND PROPERTY PERIMETER
- 30' SETBACK FROM BACK OF CURB ALONG MAIN ROAD
- 5' OR 20' AT REAR LOAD DRIVEWAYS TO GARAGE DOOR
- 18.5' TO 20'+ AT FRONT LOAD DRIVEWAYS TO GARAGE DOOR
- 12' MINIMUM BETWEEN BUILDINGS

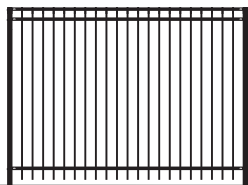
Vinyl Privacy — Vertical Slats — Color TBD



NVP Fence Colors: Clay / Slate Gray

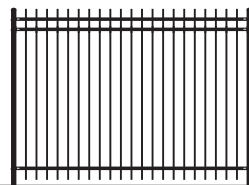
Fortress Semi-Privacy — Black

OPTION 1



Flat Top 2 + 3 Rails - 71" (1803mm)

OPTION 2



Extended Picket 2 + 3 Rails - 71" (1803mm)



RISE
TOWNHOMES

PROPOSED FENCING PLAN

Fencing Key

6' Vinyl Privacy Fence
3' Vinyl Privacy Fence
6' Fortress Fence
Temporary Fence
Private Gate

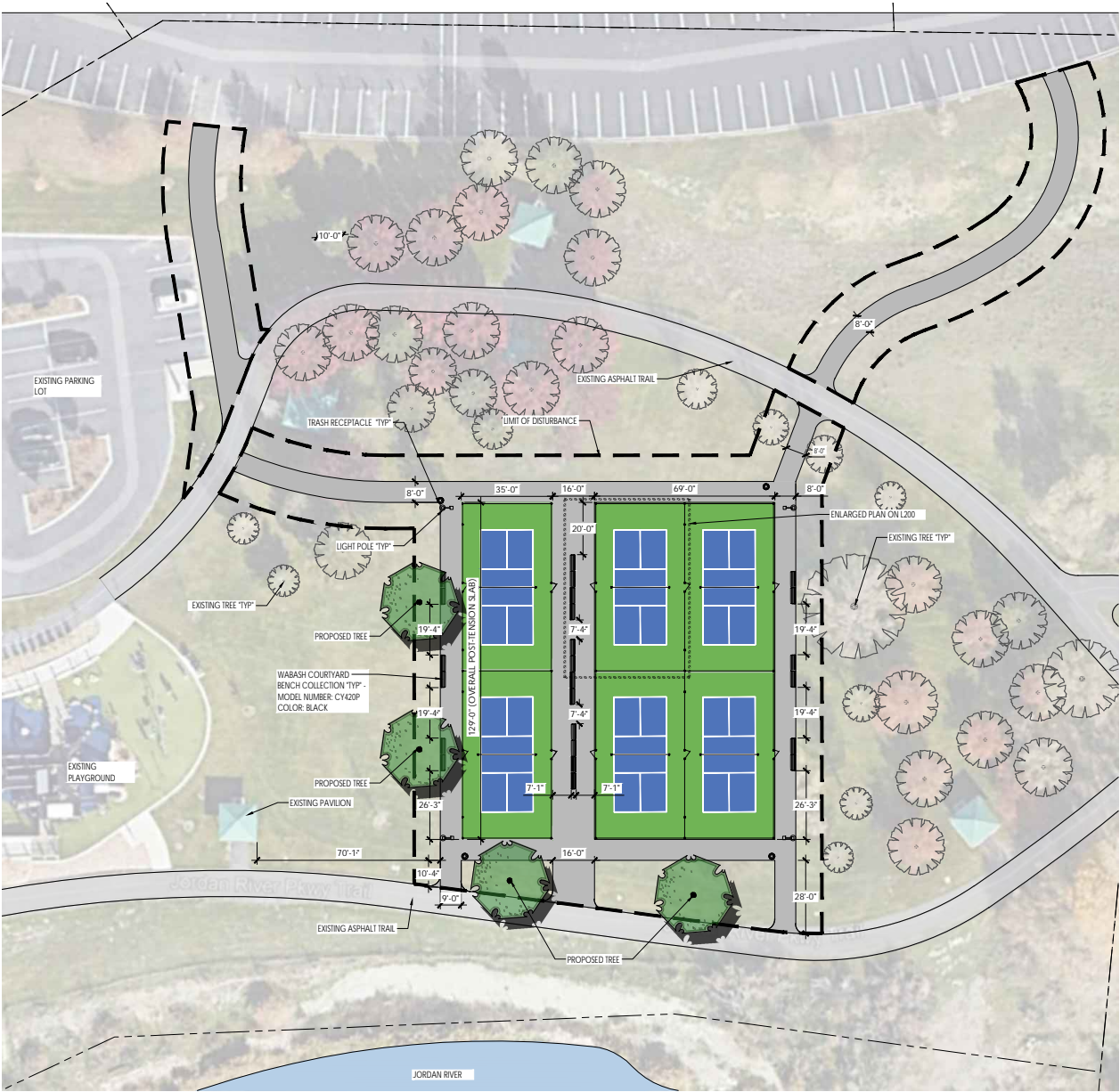


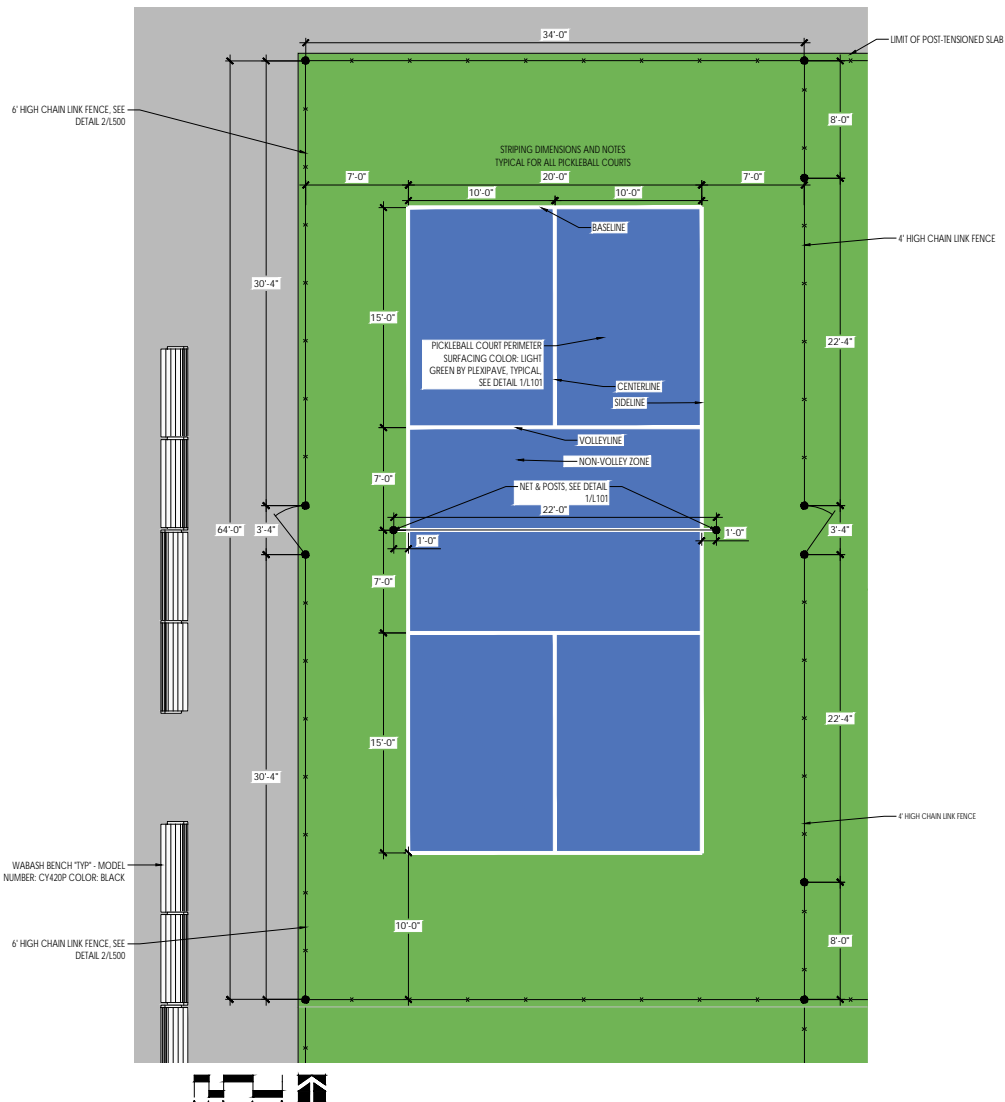
DAI
UTAH'S FOREMOST LAND DEVELOPER



Amenities	
	Clubhouse
	Playground
	Fire Pit
	Cornhole
	Dog Park



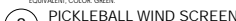
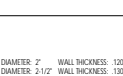
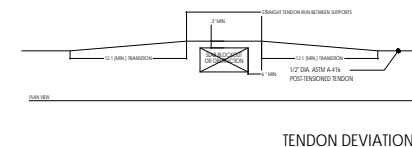
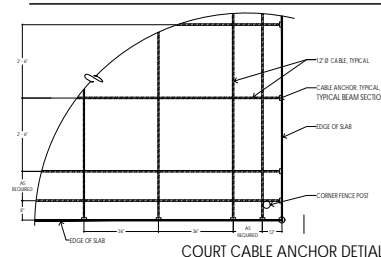
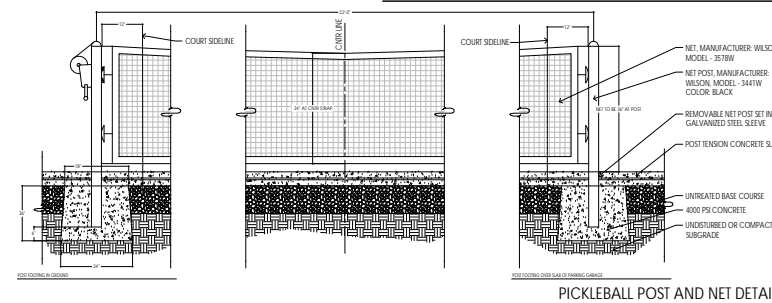
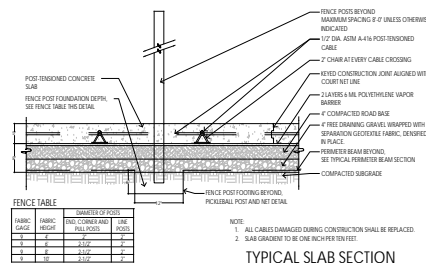
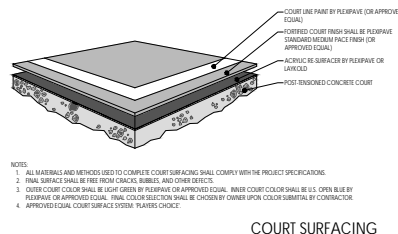






The designs shown and described herein including all technical drawings, graphic representation and models thereof, are proprietary and can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from ASHRAE-JSA Architects, Inc.

These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and other personnel only in accordance with this notice.



SHEET TITLE:
DETAILS

SHEET NUMBER:
L500

LANDSCAPE

Project Analysis

Project: Rise Rezone
September 26, 2022

Scenario Descriptions

Scenario 1: No Change - A-5

No Change - Agriculture A-5

Financial Summary by Scenario

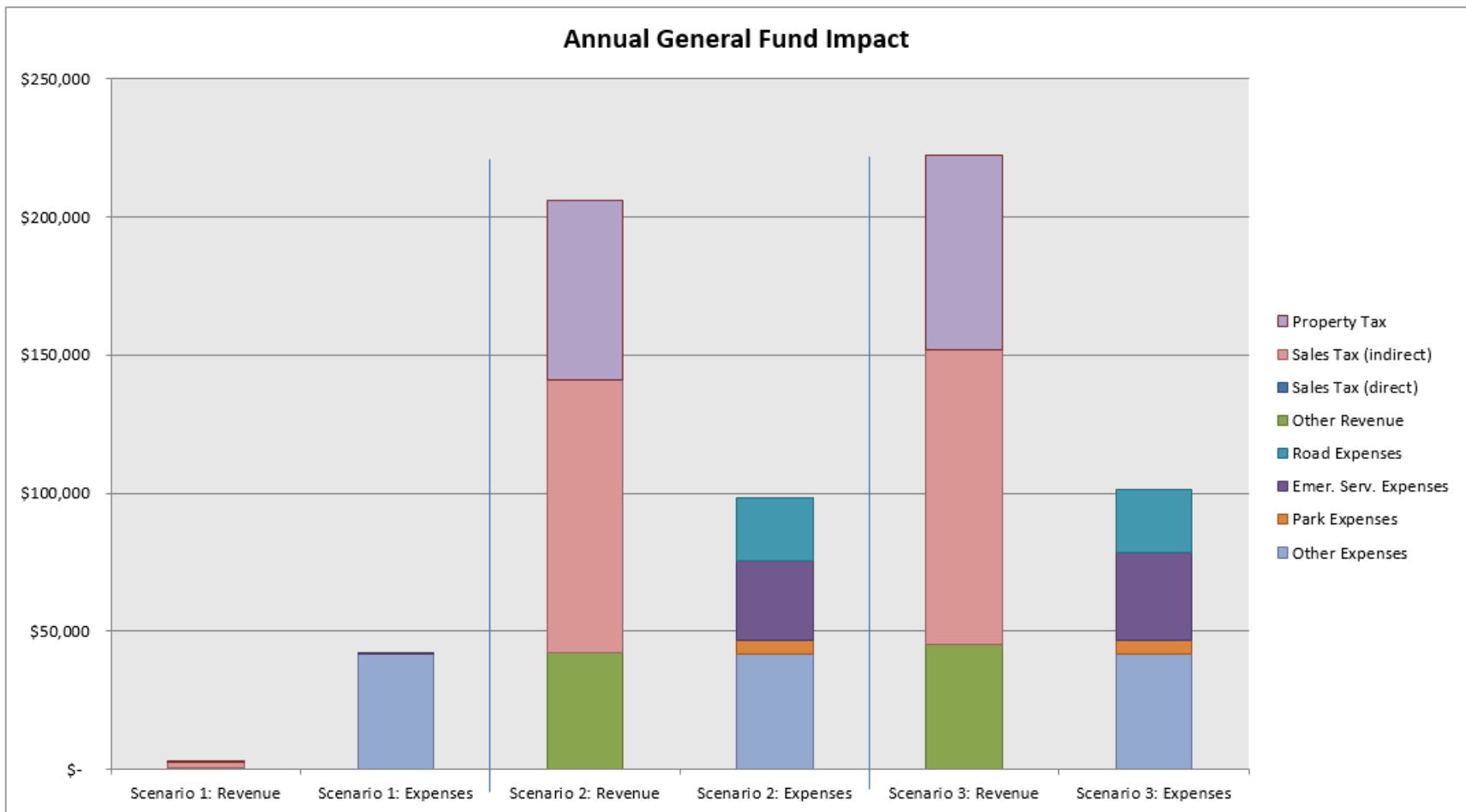
Direct Impact (General Fund)		No Change - A-5	R-M-8	R-M-8
Revenue	\$	1,029	\$ 107,112	\$ 115,434
Property Tax	\$	316	\$ 64,917	\$ 70,289
Sales Tax (direct)	\$	-	\$ -	\$ -
Other	\$	713	\$ 42,196	\$ 45,145
Expenses	\$	42,149	\$ 98,248	\$ 101,086
Roads	\$	-	\$ 22,792	\$ 22,792
Emergency Serv.	\$	461	\$ 28,949	\$ 31,376
Parks	\$	82	\$ 4,908	\$ 5,320
Other	\$	41,606	\$ 41,598	\$ 41,598
Total	\$	(41,120)	\$ 8,865	\$ 14,348
Scenario 2: R-M-8				
Multiple-Family Residential				
Per Acre	\$	(1,996.11)	\$ 430.40	\$ 696.65
Per Unit	\$	(20,559.88)	\$ 61.99	\$ 92.57
Per Person	\$	(5,826.46)	\$ 21.04	\$ 31.42
Scenario 3: R-M-8				
Multiple-Family Residential with TWELVE Additional Town Homes for City Park Improvements				

Indirect Impact

Potential Retail Sales	\$	162,765	\$ 9,986,468	\$ 10,823,518
Sales Tax (indirect)	\$	1,653	\$ 98,714	\$ 106,986

*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.



LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	The Rise 10657 S 1055 W
----------------------------	------------------------------

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 subject property will be accessed from River Stone Way (10840 South) in the southeast corner; River Stone Way will continue through the development and stub to the north undeveloped property. The project will also be accessed from 1055 West in the northwest corner. The development will be required to install or pay to the City a fee-in-lieu amount for the installation of the right of way improvements along the portion of 1055 West that borders the project, and dedicate the necessary right of way.

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 10" water main in River Stone Way and a 6" water main in 1055 West. With the size of the development and number of units, the water system will need to be looped. Fire hydrants will be required on site as per City standards. A water model will be required as part of the preliminary subdivision submittals.

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

There does not appear to be a City owned secondary water system adjacent to the project. An engineer's cost estimate may be required with development to determine if it's feasible per City code for the new development to provide a functioning secondary water system.

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 services by the District)*

There is a sewer main line in River Stone Way, another one in 1055 West, and there appears to be another sewer main that runs through the subject property from southwest to northeast. Sewer connection requirements will be determined by the South Valley Sewer District.

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


In order to comply with State and City guidelines, the proposed development must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For storm events greater than the 80th percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. The closest existing public storm drain system is located at the end of River Stone Way, but the amount of capacity will need to be determined.

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

Report Approved:


Development Engineer

10/26/22
Date


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

10/26/22
Date

RESOLUTION R2022 – 40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN BY ADJUSTING THE BOUNDARY BETWEEN THE MIXED USE (M-U) AND AGRICULTURAL PRESERVATION (AP) ON PROPERTY LOCATED AT 10657 S. 1055 W.; BRYAN FLAMM / RIVERPARK RESIDENTIAL, LLC (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map of the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by adjusting the land use designation on property located at 10657 S. 1055 W. from Agricultural Preservation and Mixed Use ; and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

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

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

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

SECTION 1. Amendment. The land use designation of the Land Use Map of a portion of property described in Application PLZBA202200147, filed by Bryan Flamm, which is located at 10657 S. 1055 W. in the City of South Jordan, Utah, the boundary between Agricultural Preservation and Mixed Use is hereby changed as shown in **Exhibit A**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A
(Property Description)
AGRICULTURAL PRESERVATION (AP) BOUNDARY

A part of a parcel identified by Salt Lake County Recorder as #27-14-401-023, being located in the Southwest 1/4 Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in South Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located along a southerly boundary of said parcel as determined by survey, said point also being located N0°24'12"E 1,984.53 feet along the Section line and N89°35'48"W 2,724.52 feet from the Southeast Corner of Section 14 Township 3 South, Range 1 West, Salt Lake Base and Meridian; running thence along said parcel the following two (2) courses, (1) N86°07'49"W 117.13 feet; thence (2) N04°57'08"E 129.52 feet; thence N89°27'35"E 114.45 feet; thence S03°38'08"W 138.30 feet to the point of beginning.

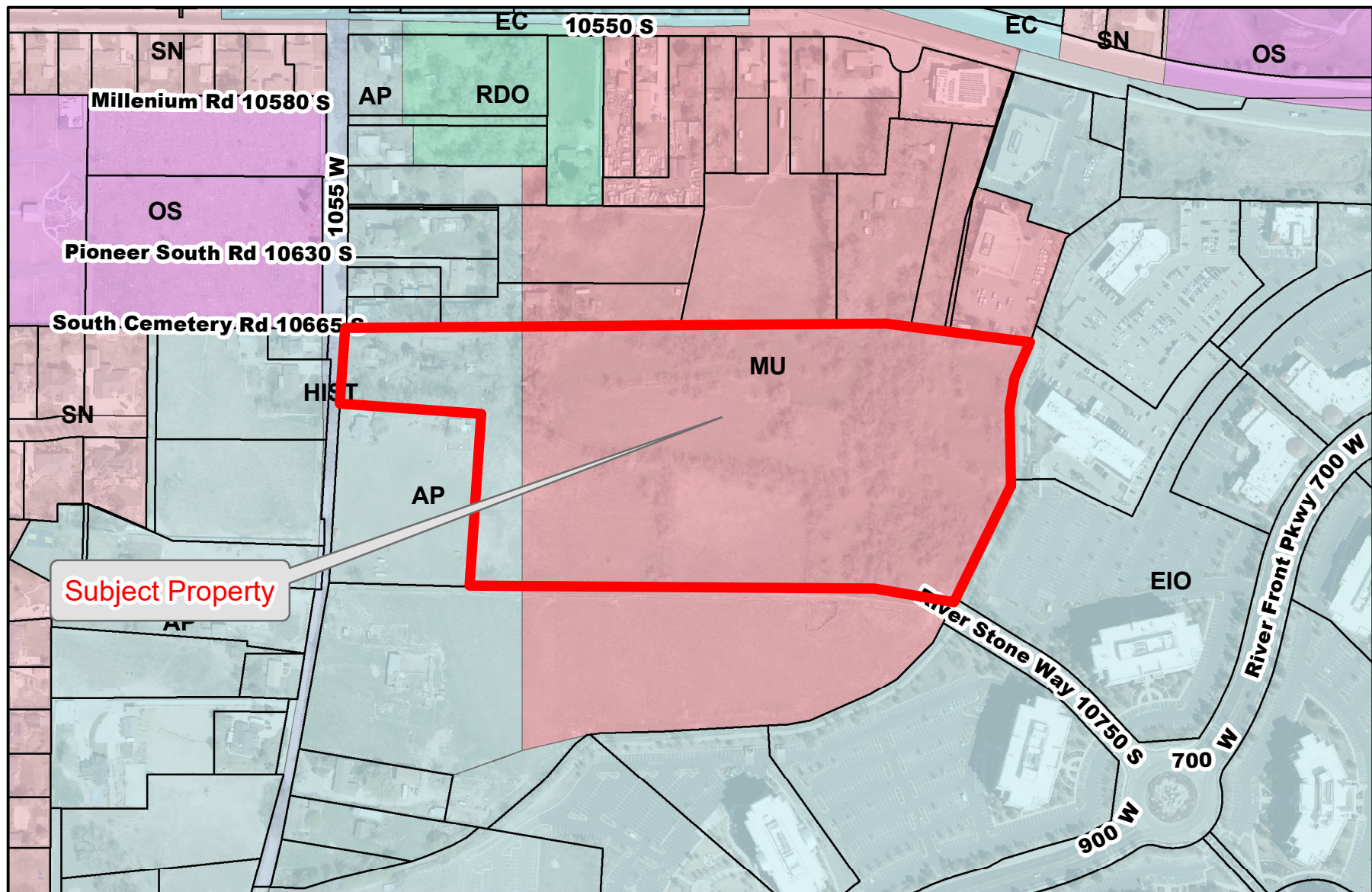
Contains: 15,477 square feet or 0.36 acres+/-

MIXED USE (MU) BOUNDARY

A part of the Southeast Quarter and the Southwest Quarter of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being located in South Jordan, Utah, being more particularly described as follows:

Beginning at a point located on the westerly side of Lot 17A, RIVERPARK CORPORATE CENTER SUBDIVISION – RETAIL PHASE 2, according to the official plat thereof of recorded February 12, 2008 as Entry No. 10345465 in Book 2008P at Page 33, in the office of the Salt Lake County Recorder, said point being S00°24'12"W 499.21 feet along the Section line and N89°35'48"W 1,277.35 feet from the East 1/4 Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following six (6) courses: (1) S21°17'11"W 77.66 feet; thence (2) S10°38'34"W 65.51 feet; thence (3) S02°07'19"E 99.35 feet; thence (4) S01°02'49"E 77.84 feet; thence (5) S27°24'17"W 146.95 feet; thence (6) S23°28'27"W 125.50 feet to a southwesterly corner of said subdivision; thence along a boundary described in that certain Warranty Deed recorded October 15, 2018 as Entry No. 12867392 in Book 10721 at Page 5285 in the office of the Salt Lake County Recorder, S27°50'39"W 45.34 feet to a northeasterly corner of a boundary described in that certain Warranty Deed, recorded on December 31, 2012 as Entry No. 11547173 in Book 10093 at Page 5725 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N81°57'57"W 243.90 feet; thence (2) N88°44'53"W 855.27 feet to a point on a boundary line described in that certain Warranty Deed recorded on December 2, 2005 as Entry No. 9570739 in Book 9225 at Page 3334 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N04°16'11"E 392.11 feet; thence (2) thence N86°07'49"W 207.30 feet; thence N03°38'08"E 138.30 feet; thence S89°27'35"W 114.45 feet to a point of the easterly right-of-way line of 1055 West Street; thence along said easterly right-of-way line N04°57'08"E 40.69 feet to a point on an existing fence line; thence along said existing fence line and the extension thereof N89°27'35"E 1,269.26 feet to the extension of a fence line; thence to and along said fence line S80°22'10"E 285.19 feet to the point of beginning.

Contains: 17.45 acres+/-



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Exhibit 'A' - 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 2021</p> 
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ORDINANCE NO. 2022-07-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10657 S. 1055 W. FROM THE A-5 TO THE R-M-PD ZONE.

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 City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Bryan Flamm, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached Exhibit A; 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 PLZBA202200147 located in the City of South Jordan, Utah is hereby reclassified from the A-5 Zone to R-M-PD 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 _____, 2022 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

EXHIBIT A

(Property Description)

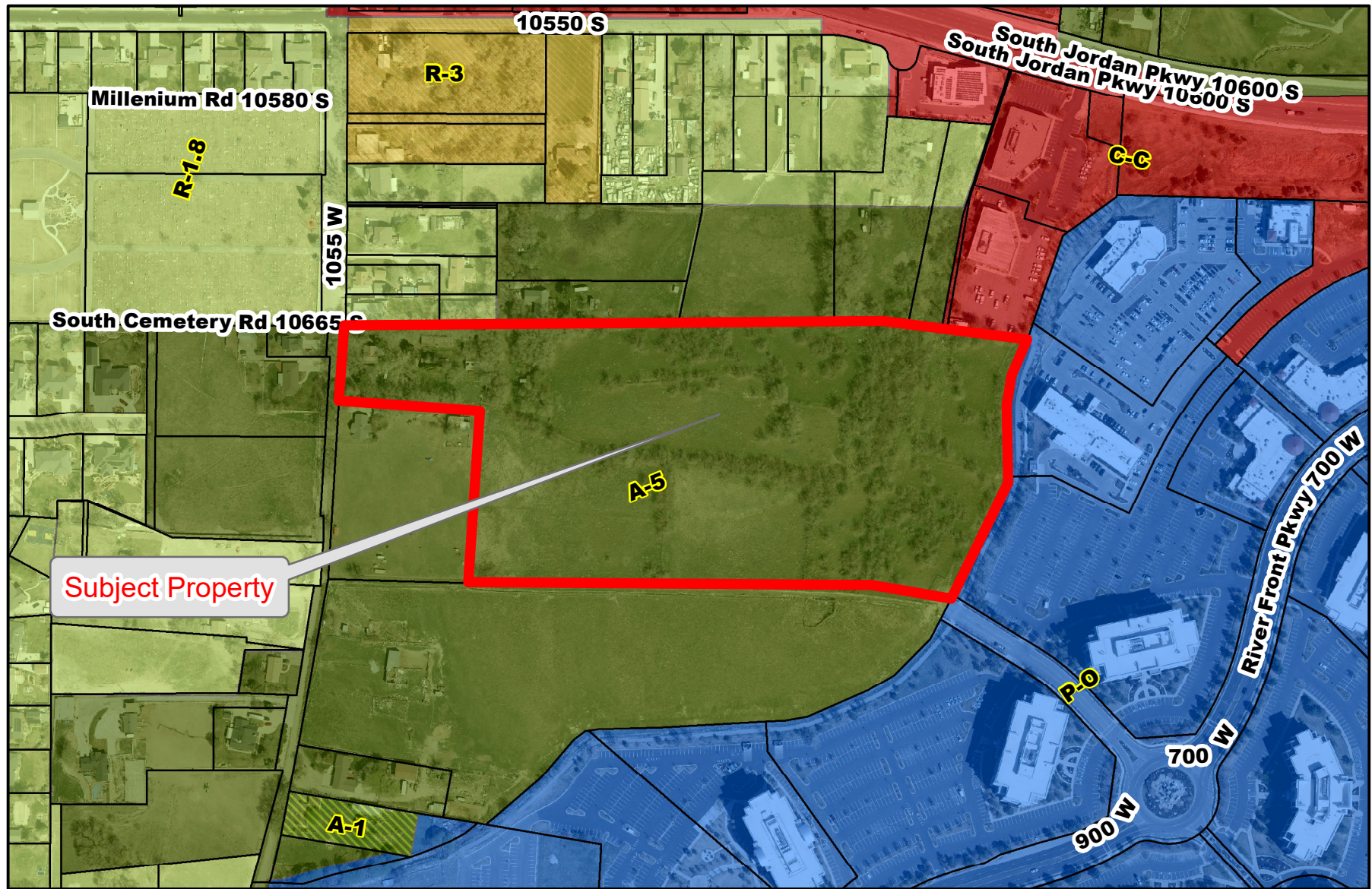
A-5 Zone to R-M-PD Zone

PARCEL NUMBER: 27-14-401-023-0000

A part of the Southeast Quarter and the Southwest Quarter of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being located in South Jordan, Utah, being more particularly described as follows:

Beginning at a point located on the westerly side of Lot 17A, RIVERPARK CORPORATE CENTER SUBDIVISION – RETAIL PHASE 2, according to the official plat thereof of recorded February 12, 2008 as Entry No. 10345465 in Book 2008P at Page 33, in the office of the Salt Lake County Recorder, said point being S00°24'12"W 499.21 feet along the Section line and N89°35'48"W 1,277.35 feet from the East 1/4 Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following six (6) courses: (1) S21°17'11"W 77.66 feet; thence (2) S10°38'34"W 65.51 feet; thence (3) S02°07'19"E 99.35 feet; thence (4) S01°02'49"E 77.84 feet; thence (5) S27°24'17"W 146.95 feet; thence (6) S23°28'27"W 125.50 feet to a southwesterly corner of said subdivision; thence along a boundary described in that certain Warranty Deed recorded October 15, 2018 as Entry No. 12867392 in Book 10721 at Page 5285 in the office of the Salt Lake County Recorder, S27°50'39"W 45.34 feet to a northeasterly corner of a boundary described in that certain Warranty Deed, recorded on December 31, 2012 as Entry No. 11547173 in Book 10093 at Page 5725 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N81°57'57"W 243.90 feet; thence (2) N88°44'53"W 855.27 feet to a point on a boundary line described in that certain Warranty Deed recorded on December 2, 2005 as Entry No. 9570739 in Book 9225 at Page 3334 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N04°16'11"E 392.11 feet; thence (2) N86°07'49"W 324.43 feet to a point of the easterly right-of-way line of 1055 West Street; thence along said easterly right-of-way line N04°57'08"E 170.21 feet to a point on an existing fence line; thence along said existing fence line and the extension thereof N89°27'35"E 1,269.26 feet to the extension of a fence line; thence to and along said fence line S80°22'10"E 285.19 feet to the point of beginning.

Contains: 17.81 acres+/-



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Exhibit 'A' - Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
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