

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 28, 2025

FILE OVERVIEW

Item Name	PD Floating Zone Text Amendment
Address	1600 W Towne Center Dr.
File Number	PLZTA202500012
Application Type	Zoning Code Text Amendment
Applicant Name	South Jordan City
Staff Contact	Joe Moss, Long Range Planner
Report Presenter	Joe Moss, Long Range Planner

ITEM SUMMARY

The City has proposed a text amendment to modify the Planned Development (PD) Floating Zone to include the area east of the frontrunner station to areas eligible for density above 8 dwelling units per acre. The proposed text change would not rezone any property, but allow the City the flexibility to consider denser residential uses in the area east of the Frontrunner rail line in PD rezoning requests. Staff is recommending approval of the proposed text amendment.

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

This is a legislative item that will be decided by the City Council. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

Motion Ready:

I move that the Planning Commission recommends that the City Council approval for the following item:

1. Ordinance 2024-06, Prohibitions in the Planned Development Floating Zone

Alternatives:

1. Recommend approval of the application with changes.
2. Recommend denial of the application.
3. Schedule the application for a recommendation at some future date.

TIMELINE

- **January 7, 2025**, Staff brought the question of if changes should be made to the Planned Development Floating Zone to accommodate density greater than 8 units per acre in areas east of the frontrunner station. Upon council direction, Staff has drafted a text amendment to modify the zoning code accordingly.
- **January 16, 2025**, Staff submitted an application with draft text to amend South Jordan Municipal Code, Section 17.130.050.020.

REPORT ANALYSIS

Request Summary: The proposed text amendment to the Planned Development Floating Zone (PD) in South Jordan Municipal Code, Section [17.130.050.020](#) in order to modify where planned

developments are eligible to have more than 8 dwelling units per acre. The current Code limits more than 8 dwelling units per acre except in 2 scenarios:

- 1- The PD is located in a designated Station Area Plans, or
- 2- The City is the applicant.

The proposed text amendment would allow for a third exception for all areas located east of the Frontrunner rail line. While much of the area north of South Jordan Parkway would be included in the current allowance due to the proximity of the Frontrunner station, areas generally south of South Jordan Parkway would only be able to include density above 8 units per acre if the City was the applicant.

Area Context: The proposed amendment would add approximately 195 acres in total to the area eligible for density greater than 8 dwelling units per acre. This area is currently zoned Commercial Freeway (C-F) and is primarily developed with commercial and office uses with some vacant parcels. As commercial and office use demands have changed in recent years, there is a future possibility aging commercial and office uses could be redeveloped to mixed-use projects. Given the areas proximity to transit and major roadways, this area is well suited for additional development in the future. With current and forecasted economic trends, additional commercial infill and redevelopment may likely include denser residential uses as part of a general development model. Without the inclusion of housing, developers may not be able to invest in the commercial elements of a project.

Process: The proposed text amendment would not rezone any property. Should the proposed text amendment be approved, an applicant would still need to go through a rezone process to request a PD. An associated development agreement would also need to be approved in order to approve a PD, this can include provisions about timing for commercial and residential components of a project. The proposed text amendment would not change the requirement for a legislative approval at the City Council's discretion. Any applicant wishing to establish a PD would require both the PD and the development agreement to be considered by the Planning Commission for a recommendation and then taken before the City Council for final action.

FINDINGS AND RECOMMENDATION

General Plan Conformance:

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

- LIVE GOAL 1: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate income households within the City

- LG1.4. Provide a plan and opportunities for mixed-use development near transit that includes affordable housing
- LIVE GOAL 2: Promote the development of diverse housing types which provide life-cycle housing for a full spectrum of users
- GATHER GOAL 3: Promote infill and redevelopment of underutilized properties and public spaces
- GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development

The future land use map designates the area east of the Frontrunner line as Economic Center (EC) in areas south of South Jordan Parkway, and Mixed Use Transit Opportunity (MU-TOD) in areas north of South Jordan Parkway. Dense residential and mixed-uses are anticipated in both the MU-TOD and the EC designations.

Strategic Priorities Conformance:

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

- 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-3. Enhances a dynamic, sustainable, and diversified tax base, balancing taxes, fees and charges

Findings:

- The proposed text amendment would allow PD requests for density greater than 8 acres in approximately 195 acres of land east of the Frontrunner rail line.
- The proposed area to be included is currently zoned C-F for commercial uses.
- Any rezone into the PD zone would require additional approval from the City Council through a legislative process.

Conclusions:

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

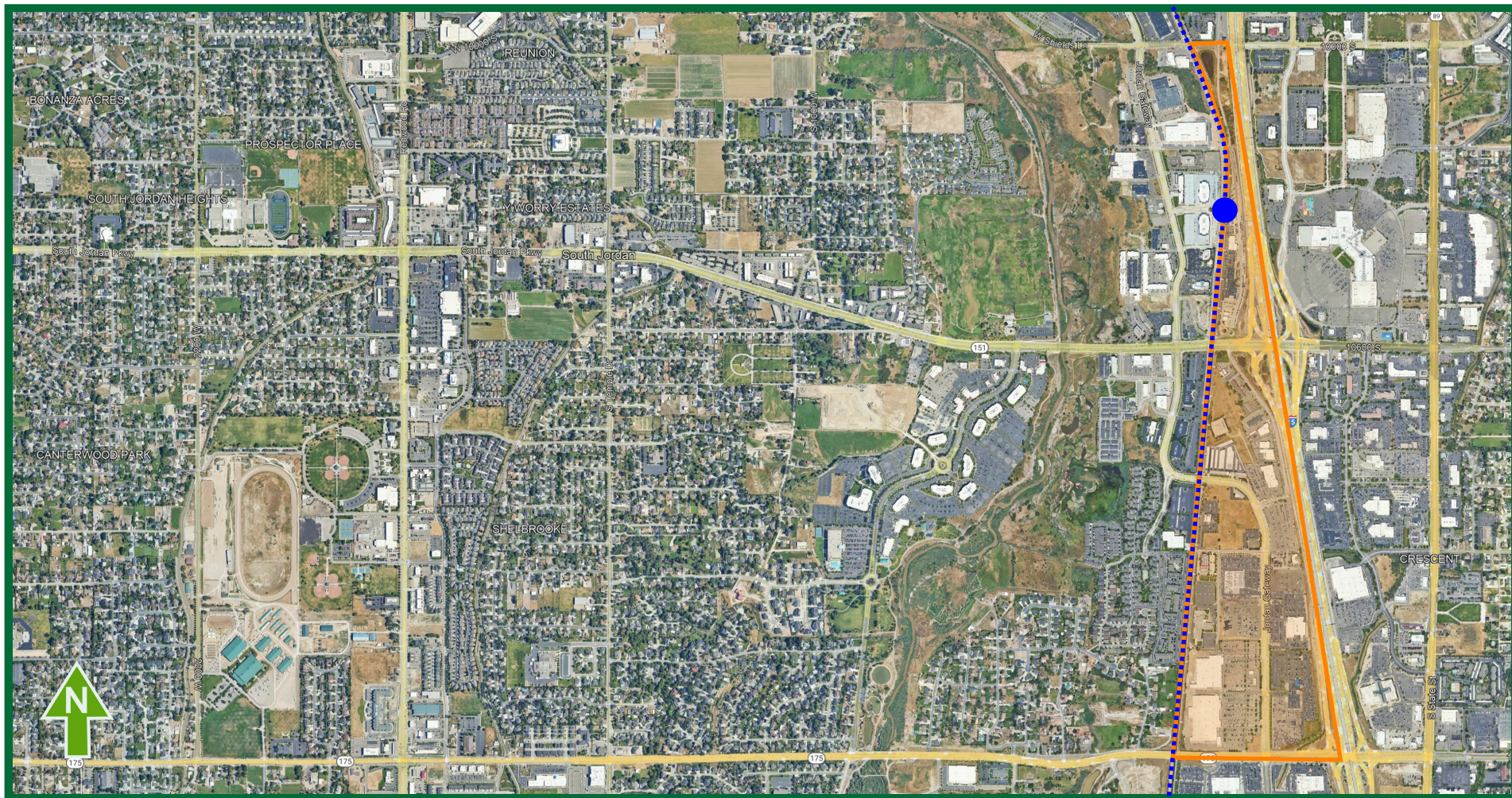
- The proposed text amendment would allow City Council to consider Planned Development applications with denser residential uses than is currently permitted in the Planned Development Floating Zone.

Staff Recommendation:

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

SUPPORTING MATERIALS

1. Attachment A, Frontrunner Area Map
2. Exhibit A, Ordinance 2024-06, Prohibitions in the Planned Development Floating Zone



LOCATION MAP

Attachment
A



- SUBJECT AREA
- FRONTRUNNER RAIL LINE
- FRONTRUNNER STATION

ORDINANCE NO. 2025 - 006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 17.130.050 (PLANNED DEVELOPMENT FLOATING ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO INCLUDE THE AREA EAST OF THE FRONTRUNNER RAIL LINE IN ELIGIBLE AREAS FOR DENSITY GREATER THAN EIGHT DWELLING UNITS PER ACRE.

WHEREAS, Utah Code § 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the area east of the FrontRunner rail line is primarily commercial and office uses, changing development conditions may require denser residential uses to further additional commercial development; and

WHEREAS, having available a zoning tool that will allow dense housing uses in the area east of the FrontRunner rail line will promote the goals of the General Plan; and

WHEREAS, the South Jordan Planning Commission held a public hearing and reviewed the subject text amendment before forwarding a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendment; and

WHEREAS, the City Council finds that the subject text amendment will enhance the public health, safety, and welfare, and will promote the water conservation goals of the General Plan.

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

SECTION 1. Amendment. Section 17.130.050 of the South Jordan City Municipal Code, as shown in the attached **Exhibit A**, is hereby amended.

SECTION 2. 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 3. 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 _____, 2025 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____

Dawn R. Ramsey

Attest: _____

City Recorder

Approved as to form:

Office of the City Attorney

Exhibit A

17.130.050.010: PURPOSE

The purpose of the Planned Development Floating Zone (PD) is to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council. The PD may be applied to specific geographical areas ("districts") in circumstances that address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to: improvements in open space and amenities, environmental and resource preservation, tree and vegetation protection, slope accommodations, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The City Council shall consider the purpose of the base zone, the future land use, and the impacts on and from surrounding properties when approving a PD District.

17.130.050.020: ESTABLISHMENT

A. Procedure:

1. Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for City Council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the City's general plan. The Council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section. No action will be taken by the Council, and comments and recommendations will not obligate, compel, or constrain future action by the Council.
2. Rezone: A PD District shall only be established upon approval by the City Council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. Except in those instances where the Applicant is the City of South Jordan the development plan shall be approved by development agreement in conjunction with the rezoning approval. If the Applicant is the City of South Jordan the development plan may be approved as part of the rezone without a development agreement.

3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, Planning Commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the City Council's approval of the PD rezone.

B. Development Plan Requirements:

1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.
2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD District would apply.
3. A development plan shall also include:
 - a) Site plan/conceptual subdivision plan;
 - b) Circulation and access plan;
 - c) Building elevations, materials, and colors;
 - d) Landscape and open space plan;
 - e) Signage plan;
 - g) Lighting plan; and
 - g) Allowed uses.

C. Prohibited:

1. Sexually oriented businesses shall not be allowed in a PD District where otherwise prohibited by this Code.
2. A PD District shall not be approved in the P-C Zone or Single-Family Residential Zones (R-1.8, R-2.5, R-3, R-4, R-5).
3. Residential density in a PD District shall not exceed 8 units per acre unless one or more of the following conditions are applicable:
 - a) The subject property is located entirely within a ~~on properties outside of~~ designated Station Area Plan (SAP).
 - b) The subject property is located east of the Frontrunner rail line.
 - c) ~~areas where the~~ The City of South Jordan is not the applicant.

D. Effect Of Approval:

1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
2. An approved PD District shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
3. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved development plan.

4. The Planning Director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD District and shall not impose increased impacts on surrounding properties.

E. Vested Rights:

1. A property right that has been vested through approval of a PD District shall remain vested for a period of three (3) years or upon substantial commencement of the project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the City Council through an approved PD District.
2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the Planning Director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD District, unless amended per section 17.130.050.030 of this section 17.130.050.

17.130.050.030: AMENDMENTS

Any application to amend an approved PD District shall be processed as a zone text amendment, except that an application to extend the district boundaries shall be processed as a rezone. Except in those instances where the Applicant is the City of South Jordan any amendment to an approved PD District requires that the corresponding development agreement also be amended.