

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: APRIL 28, 2026

FILE OVERVIEW

Item Name	The Reserve Residential Rezone
Address	9633 South Temple Drive
File Number	PLZBA202600048
Applicant	Derek Rindlisbacher
Property Owner	LUDWIG S & MARTHA M BLAIMER FAMILY TRUST & AMY GONZALES REVOCABLE TRUST
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	12.94 Acres
Recorded Subdivision	Unplatted Land
Current Zone	A-5 (Agriculture 5 Acres)
Proposed Zone	R-2.5 (Single-Family Residential 2.5 du/a)
Current Land Use	Stable Neighborhood (SN)
Property to the North	Zone A-5, Current Land Use (SN)
Property to the East	Zone R-1.8, Current Land Use (SN)
Property to the South	Zone R-1.8, Current Land Use (SN)
Property to the West	Zone R-2.5 & Zone R-3, Current Land Use (SN)

ITEM SUMMARY

The applicant is requesting the City approve a rezone to change the zoning of two properties from agriculture to single-family residential. Their application includes a proposed new subdivision concept. Staff is recommending approval of the application.

TIMELINE

- **March 19, 2026** the applicant submitted a complete rezone application to Staff for review. The application was revised a total of 1 time to address all staff comments.

REPORT ANALYSIS

Summary: Located at 9633 S. Temple Drive, the subject area comprises two parcels (27-11-101-064 and 27-11-101-065) totaling 12.94 acres. Both properties currently carry split-zoning designations of Agricultural (A-5) and Single-Family Residential (R-2.5). This zoning configuration is uncommon but likely an is the result of property line adjustments that diverged from established zoning boundaries.

Concept: The applicant has submitted a concept plan for a 32-lot residential subdivision, yielding a gross density of approximately 2.47 units per acre. Access to the development is proposed via two new residential streets connecting to 1300 West. The plan includes an emergency access link on the north side and terminates the internal streets in stubs at the northern property line for future integration with adjacent developments.

Uses Summary:

Uses allowed in both [A-5] and [R-2.5]:

- Neighborhood residential facility
- Single-family, detached
- Community services*
- Public safety*
- Religious assembly and worship*
- Elementary/secondary education*
- Telecommunication facility *
- Utility services
- Daycare

Uses allowed in [A-5] that are prohibited in [R-2.5]:

- Animal Husbandry
- Horticulture
- Plant Nursery*
- Public Agriculture Facility*
- Energy conversion (only with conditional use permit)

Uses allowed in [R-2.5] that are prohibited in [A-5]:

- None

Space Limits Comparison:

- Minimum Lot Size: A-5: 5 acres. R-2.5: 12,000 sq. ft.
- Maximum Density: A-5: One single family primary dwelling per parcel. R-2.5: 2.5 du/a.
- Minimum Lot Width: A-5: 100'. R-2.5: 90'.
- Maximum building coverage: A-5: 20%. R-2.5: 40%.
- Front Setback: A-5: 30'. R-2.5: 25'.
- Rear Setback (interior): A-5: 25'. R-2.5: 25'.
- Rear Setback (corner): A-5: 10'. R-2.5: 10'.
- Side Setback (interior): A-5: 10'. R-2.5: 10'.
- Side Setback (corner): A-5: 25'. R-2.5: 25'.
- Maximum Height: A-5: 35'. R-2.5: 35'.

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

Strategic Priorities Conformance:

The application 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

Findings:

- There is no development agreement associated with this application.
- Both subject properties are already partly zoned R-2.5. This application would clean up the split-zoning so zoning is consistent across both properties and consistent with the residential neighborhood to the west.
- The concept proposes a 32-lot subdivision with new residential streets connected to Temple Drive.
- The proposed gross density with the proposed 32 lots on 12.94 acres is approximately 2.47 units/acre. This is nearly at the maximum 2.5 units/acre and no additional lots would be permitted in the 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 recommendations listed above.

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.

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 Planning Commission recommends that the City Council approves of:

1. Ordinance 2026-05-Z, The Reserve Residential Rezone, rezoning property from Agriculture Minimum 5 Acres (A-5) to Single-Family Residential 2.5 units/acre (R-2.5).

Alternatives:

1. Recommend approval with conditions.
2. Recommend 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, Notice Aerial Map

4. Attachment D, Existing Site Pictures
5. Attachment E, Concept Plan
6. Ordinance 2026-05-Z
 - a. Exhibit A

Attachment A

The Reserve Rezone Location

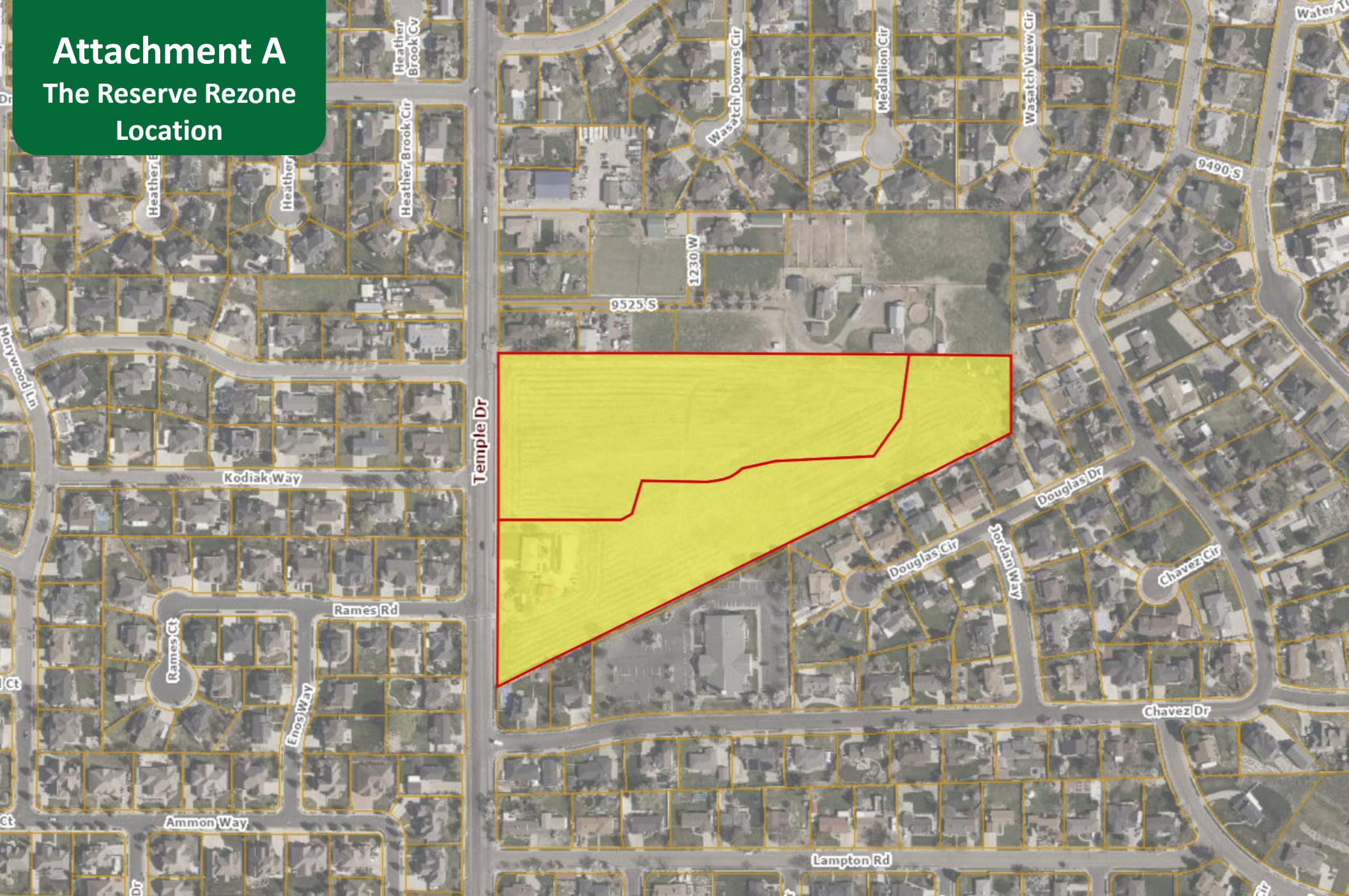


Image Description: The map shows two adjacent, irregularly shaped land parcels highlighted in yellow, located on the east side of Temple Drive. The northern parcel is rectangular, while the southern parcel is triangular. The subject area is bordered by Temple Drive to the west, an agricultural lot to the north, and existing low-density residential neighborhoods with cul-de-sacs to the east and south. A north arrow in the bottom-left corner indicates that Temple Drive runs north-south.

Attachment B

The Reserve Rezone Zone Map

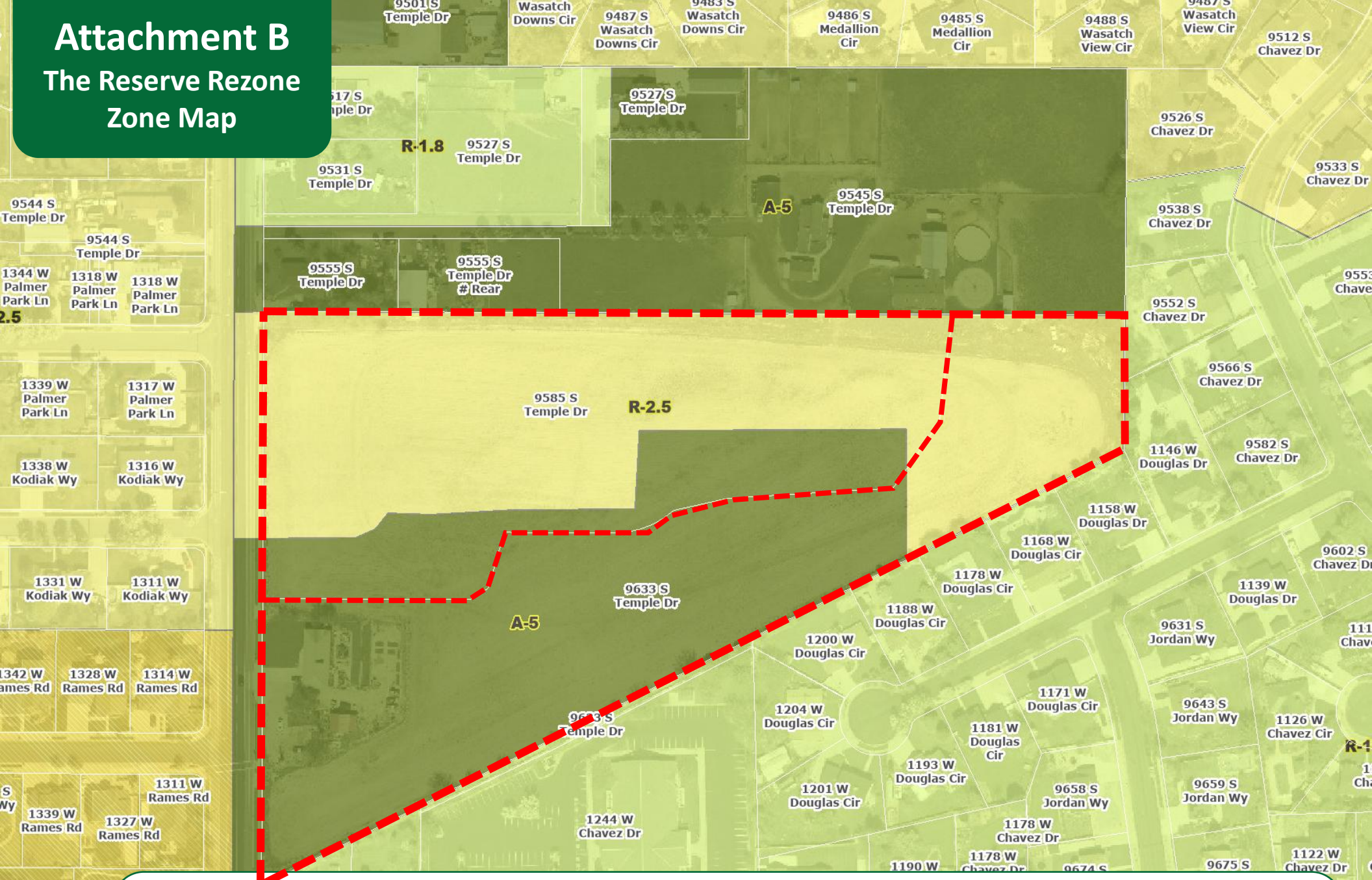


Image Description: The image shows two subject parcels outlined with a red dashed line. A color overlay indicates the current zoning districts, which do not align perfectly with the property lines. The northern parcel (9585 S Temple Dr) and the southern parcel (9633 S Temple Dr) are both "split-zoned." The lighter yellow overlay represents the R-2.5 (Single-Family Residential, 2.5 units/acre) zone, while the darker green overlay represents the A-5 (Agricultural, 5 Acres) zone. Both parcels contain portions of both zones. The map is bordered by Temple Drive to the west, with surrounding residential lots to the north, east, and south also displaying their respective R-2.5, R-1.8, or A-5 zoning designations.



Attachment C

The Reserve Rezone Notice Area

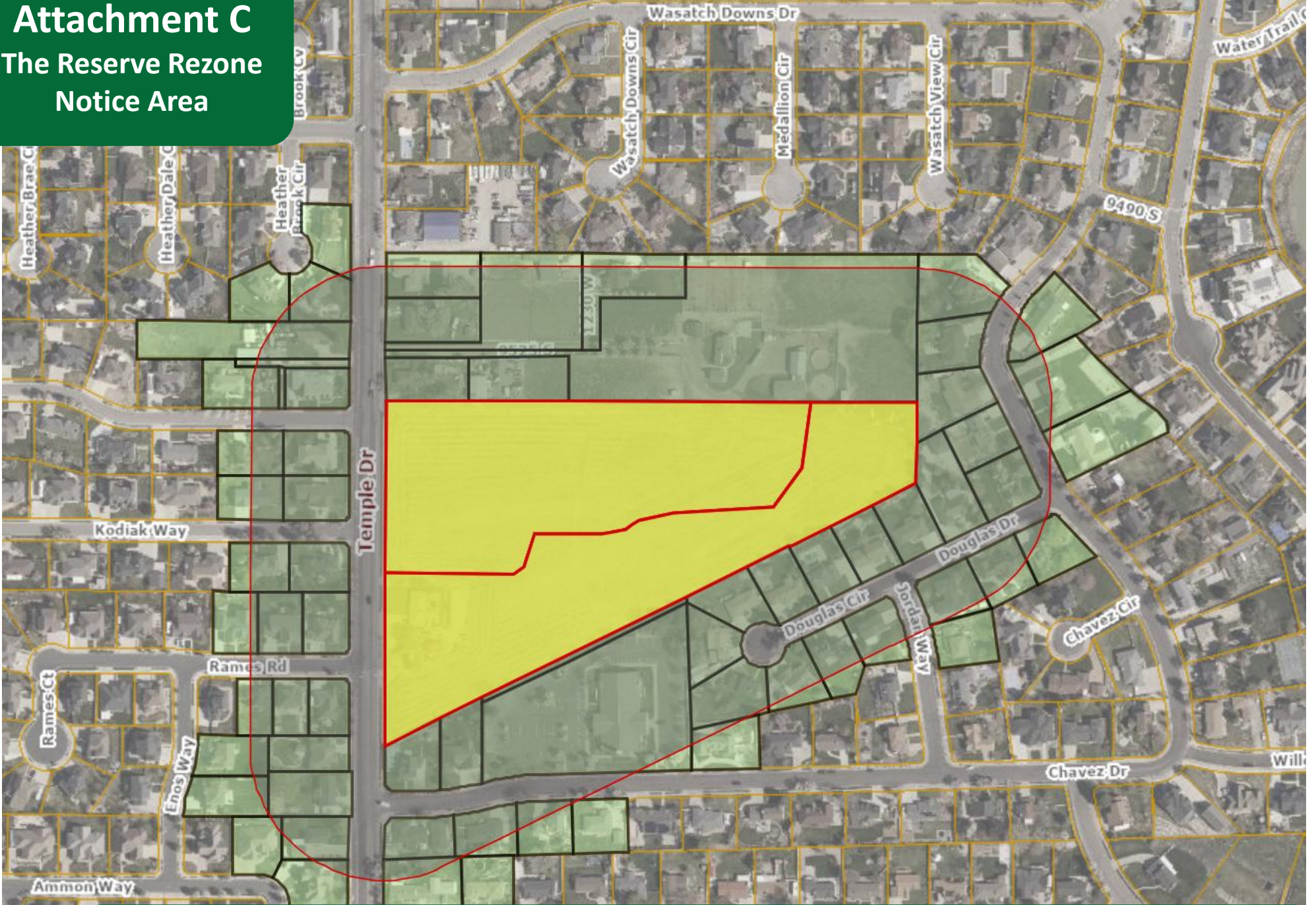


Image Description: The map illustrates the public notification boundary for the rezone application. The two subject parcels are highlighted in yellow in the center of the map. A red circular line indicates a 300-foot buffer extending outward from the perimeter of these yellow parcels. Every property that falls partially or entirely within this 300-foot red buffer is shaded in green, signifying that the owners of these properties were mailed a public notice. The notice area covers residential lots to the west across Temple Drive, agricultural land to the north, and residential homes along Douglas Cir, Douglas Dr, and Jordan Way to the east and south.



Attachment D

The Reserve Rezone

Existing Site



Image Description 1: A street-level photograph looking east from the sidewalk of Temple Drive. In the foreground is a concrete sidewalk and a row of rectangular concrete blocks acting as a curb. A chain-link fence separates the sidewalk from a large, flat, undeveloped agricultural field with low-lying vegetation. In the background, a wide mountain range is visible under a blue sky with light clouds.



Image Description 2: A street-level photograph taken from a position further south along the Temple Drive sidewalk, looking east. The view is similar to the first image, showing the sidewalk, concrete curb blocks, and chain-link fence. The interior of the vacant parcel shows visible rows of tilled earth or low-growth crops, confirming the current agricultural use of the land. The mountain range remains visible in the distance.



Image Description 3: A street-level photograph looking east across the asphalt of Temple Drive toward a portion of the subject property. A small, older one-story building with a dark brick façade and a gabled roof sits on the lot. A large white freight truck is parked on the dirt area directly in front of the building. To the left of the building, a mature deciduous tree is visible, and a utility pole stands near the street.

Attachment E

The Reserve Rezone Concept Plan

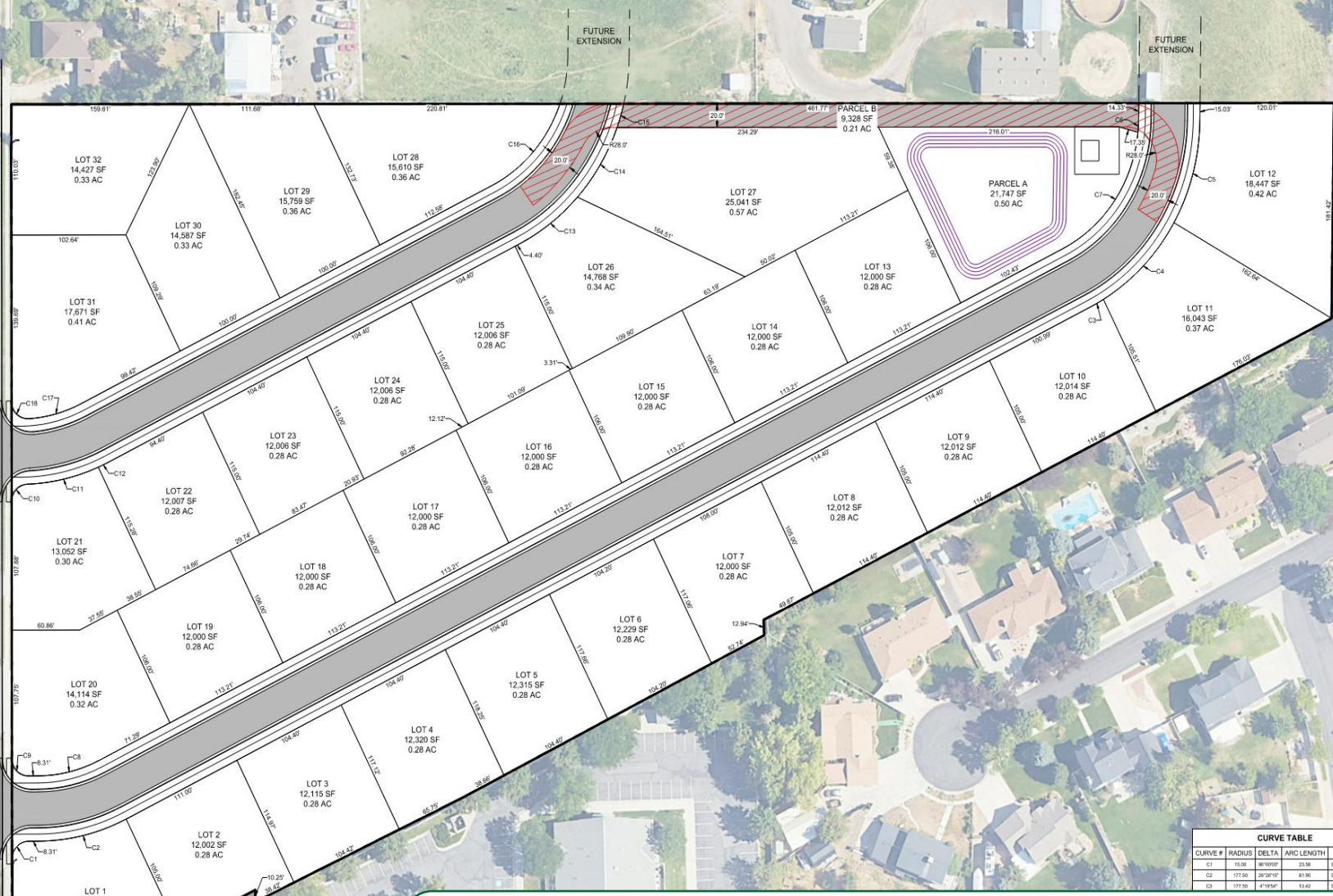


Image Description: The Reserve Rezone Concept Plan" depicting a proposed 32-lot single-family residential subdivision. The layout features two new internal streets that enter from Temple Drive to the west and curve northeast, ending in "future extension" stubs at the northern property boundary with a connecting emergency access alley. The subdivision includes a mix of rectangular and irregular lots, with a typical size of approximately 12,000 square feet (0.28 acres), and a dedicated detention basin (Parcel A) located in the northeast corner.

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	15.50	90°00'00"	25.56	24.491919 31.21
C2	177.50	20°00'00"	61.90	57.420000 81.18
C3	177.50	4°18'54"	14.42	58.128200 13.43



ORDINANCE NO. 2026-05-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 9585 S TEMPLE DRIVE AND 9633 S TEMPLE DRIVE FROM A-5 (AGRICULTURE) TO R-2.5 (SINGLE-FAMILY RESIDENTIAL) ZONE. DEREK RINDLISBACHER (APPLICANT).

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, Derek Rindlisbacher, 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 PLZBA202600048 filed by Derek Rindlisbacher, located at 9585 S Temple Drive & 9633 S Temple Drive, is hereby reclassified from the A-5 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone, 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 _____, 2026 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

/s/ Gregory M. Simonsen

The Office of the City Attorney

EXHIBIT A

(Property Description)

A-5 to R-2.5 Zone

Parcel: **27-11-101-064**

BEG S 00°03'45" E 1056.25 FT & E 40 FT FR NW COR SEC 11, T3S, R1W, SLM; S 00°03'45] E 385.28 FT; E 285.05 FT; N 57°59'41] E 28.85 FT; N 16°33'32] E 78.25 FT; E 151.01 FT; NE'LY ALG A 125 FT RADIUS CURVE TO L 89.15 FT; N 77°34'07] E 77.69 FT; N 86°21'22] E 225.77 FT; N 35°51'08] E 107.72 FT; N 07°02'03] E 147.26 FT; W 947.93 FT TO BEG. 6.47 AC. 9458-2058 9458-2059 09630-6520

Parcel: **27-11-101-065**

BEG S 00°03'45] E 1056.25 FT & E 40 FT & S 00°03'45] E 385.28 FT FR NW COR SEC 11, T3S, R1W, SLM; E 285.65 FT; N 57°59'41] E 28.85 FT; N 16°33'32] E 78.25 FT; E 151.01 FT; NE'LY ALG A 125 FT RADIUS CURVE TO L 89.15 FT; N 77°34'07] E 77.69 FT; N 86°21'22] E 225.77 FT; N 35°51'08] E 107.72 FT; N 07°02'03] E 147.26 FT; E 238.38 FT; S 00°39'24] W 180.65 FT; S 63°30'00] W 1322.13 FT; N 00°03'45] W 385.28 FT TO BEG. 6.46 AC. 9458-2058 9593-2919 10192-4643 10192-4645