

ORDINANCE NO. 2022-01-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 3773 W. SOUTH JORDAN PARKWAY FROM COMMERCIAL COMMUNITY (C-C) ZONE TO MULTIPLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT (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, Peterson Development, proposed that the City Council amend the Zoning Map by rezoning property located at 3773 W. South Jordan Parkway in the City of South Jordan (“City”); 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 PLZBA202000247, located in the City of South Jordan, Utah, is hereby reclassified from the Commercial Community (C-C) to the Multiple Family Residential Planned Development (R-M-PD) on the 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 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 _____, 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:


Gregory Simonsen (May 11, 2022 12:43 MDT)

Office of the City Attorney

EXHIBIT A

(Legal Description for the Property)

Beginning at a point being North 89°57'00" West 290.73 feet along the south line of 10400 South Street from the Northwest Corner of Lot 3, Albertson's 10400 South Street Subdivision as found and on file at the Salt Lake County Recorder's Office, Book 2002, Page 243, and running; thence Southwesterly 27.77 feet along the arc of a 35.00 foot radius curve to the left (center bears South 44°34'51" East and the long chord bears South 22°41 '12" West 27.05 feet with a central angle of 45°27'54"); thence South 0°02'32" East 67.31 feet; thence Southwesterly 12.46 feet along the arc of a 50.00 foot radius curve to the right (center bears North 89°57'15" East and the long chord bears South 7°05'48" West 12.43 feet with a central angle of 14°16'39"); thence South 14°14'07" West 49.15 feet; thence Southwesterly 103.10 feet along the arc of a 119.00 foot radius curve to the right (center bears North 75°45'53" West and the long chord bears South 39°03'22" West 99.91 feet with a central angle of 49°38'29"); thence Southwesterly 100.40 feet along the arc of a 90.00 foot radius curve to the left (center bears South 26°07'24" East and the long chord bears South 31 °55'02" West 95.28 feet with a central angle of 63°55'09"); thence South 0°02'33" East 136.59 feet; thence East 116.23 feet; thence North 188.61 feet; thence East 115.65 feet; thence South 327.62 feet; thence East 193.09 feet to the west line of Lot 2, Albertson's 10400 South Street Subdivision; thence South 156.58 feet along the west line to the Southwest Center of said Lot 2, Albertson's 10400 South Street Subdivision; thence North 89°57'00" West 461.67 feet along the south line to the Southwest Corner of said Albertson's 10400 South Street Subdivision; thence North 0°02'34" West 481.22 feet along the west line of said Albertson's 10400 South Street Subdivision; thence North 89°57'29" east 17.60 feet; thence Northeasterly 82.88 feet along the arc of a 120.00 foot radius curve to the right (center bears South 65°41 '48" East and the long chord bears North 44°05'19" East 81.24 feet with a central angle of 39°34' 13"); thence Northeasterly 99.28 feet along the arc of a 89.00 foot radius curve to the left (center bears North 26°07'35" West and the long chord bears North 31 °54'57" East 94.21 feet with a central angle of 63°54'57"); thence North 0°02'32" West 97.83 feet; thence Northwesterly 28.06 feet along the arc of a 35.00 foot radius curve to the left (center bears South 89°57'35" West and the long chord bears North 23°00' 13" West 27.31 feet with a central angle of 45°55'36") to the south line of 10400 South Street; thence South 89°57'00" East 61.10 feet along the south line of said 10400 South Street to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of Harvest Pointe Drive.

Tax ID: 27-17-176-031

Project Analysis

Project: Harvest Pointe

February 1, 2022

Scenario Descriptions

Scenario 1: No Change - C-C
No Change - Commercial Community C-C PROFESSIONAL OFFICE. Assuming \$22.5M Property Value & \$1.125M Sales.

Scenario 2: No Change - C-C
No Change - Commercial Community C-C DOLLAR STORE. Assuming \$3M Property Value & \$2.249M Sales.

Scenario 3: R-M-PD
Multiple Family Residential Planned Development R-M-PD. Assuming 28 units valued at \$400K/unit.

Financial Summary by Scenario

Direct Impact (General Fund)	Financial Summary by Scenario		
	No Change - C-C	No Change - C-C	R-M-PD
Revenue	\$ 51,084	\$ 28,446	\$ 17,188
Property Tax	\$ 36,630	\$ 4,884	\$ 10,028
Sales Tax (direct)	\$ 11,250	\$ 22,494	\$ -
Other	\$ 3,204	\$ 1,068	\$ 7,160
Expenses	\$ 11,574	\$ 11,574	\$ 13,001
Roads	\$ -	\$ -	\$ -
Emergency Serv.	\$ 5,192	\$ 5,192	\$ 5,663
Parks	\$ -	\$ -	\$ 960
Other	\$ 6,382	\$ 6,382	\$ 6,378
Total	\$ 39,510	\$ 16,872	\$ 4,187
Per Acre	\$ 16,165.82	\$ 9,001.90	\$ 1,325.99
Per Unit	\$ -	\$ -	\$ 149.55
Per Person	\$ -	\$ -	\$ 50.83
Indirect Impact			
Potential Retail Sales	\$ -	\$ -	\$ 1,953,116
Sales Tax (indirect)	\$ -	\$ -	\$ 19,302

*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

