

ORDINANCE NO. 2025 – 03-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT APPROXIMATELY 272 WEST 11000 SOUTH IN THE CITY OF SOUTH JORDAN FROM C-F (COMMERCIAL - FREEWAY) ZONE TO C-F (COMMERCIAL – FREEWAY) ZONE AND PD (PLANNED DEVELOPMENT) FLOATING ZONE; NICHOLS NAYLOR ARCHITECTS (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 Municipal Code) with the accompanying Zoning Map; and

WHEREAS, Applicant, Nichols Naylor Architects, 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 PLZBA202500035, filed by Nichols Naylor Architects and located at approximately 272 West 11000 South in the City of South Jordan, Utah, is hereby rezoned from C-F (Commercial - Freeway) Zone to C-F (Commercial - Freeway) Zone and PD (Planned Development) Floating 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 _____, 2025 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:



GREGORY SIMONSEN (Apr 30, 2025 08:26 MDT)
Office of the City Attorney

EXHIBIT A
(Property Description)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING ALL OF LOT 2, MFH SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2005P OF PLATS AT PAGE 338, AND ALL/PORTIONS OF THOSE CERTAIN PARCELS CONVEYED BY SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 11969725 IN BOOK 10285 AT PAGE 8851 AND SPECIAL WARRANTY DEED RECORDED AS 14354902 IN BOOK 1154 AT PAGE 8745 AND WARRANTY DEED RECORDED AS ENTRY NO. 12768434 IN BOOK 10672 AT PAGE 5606 ALL IN THE OFFICE OF SAID COUNTY RECORDER, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE SALT LAKE COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 0°04'17" WEST 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 11000 SOUTH STREET; THENCE SOUTH 89°41'55" WEST 219.53 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 5°33'36" EAST 213.62 FEET; THENCE SOUTH 89°55'43" EAST 199.10 FEET; THENCE NORTH 0°04'17" EAST 415.80 FEET TO THE SOUTH LINE OF SAID MFH SUBDIVISION; THENCE ALONG THE PERIMETER OF SAID LOT 2, MFH SUBDIVISION THE FOLLOWING FIVE COURSES: 1) NORTH 89°41'25" WEST 209.70 FEET, 2) NORTH 5°33'36" EAST 213.10 FEET, 3) SOUTH 84°25'36" EAST 321.94 FEET TO A POINT OF CURVATURE, 4) SOUTHEASTERLY ALONG THE ARC OF A 324.30 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°32'09" A DISTANCE OF 20.02 FEET, CHORD BEARS SOUTH 82°39'33" EAST 20.01 FEET, 5) SOUTH 0°18'35" WEST 180.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°41'25" EAST 242.79 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE WESTERLY RIGHT OF WAY LINE OF JORDAN GATEWAY AND TO A POINT ON THE ARC OF A 324.30 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°54'45" A DISTANCE OF 22.15 FEET, CHORD BEARS SOUTH 23°21'01" EAST 22.14 FEET, 2) SOUTH 21°24'13" EAST 284.63 FEET, TO A POINT OF CURVATURE, 3) SOUTHEASTERLY ALONG THE ARC OF A 603.17 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°11'01" A DISTANCE OF 96.68 FEET, CHORD BEARS SOUTH 16°48'46" EAST 96.57 FEET; THENCE NORTH 89°41'25" WEST 218.18 FEET; THENCE SOUTH 0°18'35" WEST 255.50 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°41'25" WEST 85.82 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 0°18'35" WEST 27.50 FEET TO THE SECTION LINE; THENCE NORTH 89°41'25" WEST 228.82 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.