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## PLANNING COMMISSION STAFF REPORT

**SUBJECT:** Oneleven Preliminary Plat; ~ 7400 South Bacchus Highway (Highway U-111); Major Subdivision (Three hundred and thirteen [313] units on approximately 53.2 acres); Integrated Housing Development (IH-D) Zone; Mike Winters / Edge Construction LLC / Bland Recycling (applicant / owner)[Tayler Jensen/Nate Nelson/David Murphy/Paul Brockbank; #34235; Parcels #20-27-200-001-0000 & 20-27--100-002-0000]

**SUMMARY:** Approval of a preliminary major subdivision for *One11*, a three hundred and thirteen (313) lot subdivision located on approximately 53.2 acres in the Integrated Housing Development (IH-D) Zone, subject to the One11 Master Development Plan (MDP) and Master Development Agreement (MDA).

**STAFF RECOMMENDATION:** Based on the analysis contained in this Staff Report, staff recommends that the Planning Commission approve the Preliminary Major Subdivision for *One11* located on approximately 53.2 acres at 7400 South Bacchus Highway, with the conditions and requirements of approval listed in this staff report.

**MOTION RECOMMENDED:** *"I move that the Planning Commission approve a Preliminary Major Subdivision One11 located at 7400 South Bacchus Highway (U-111), subject to all requirements of approval"*

### CONDITIONS AND REQUIREMENTS OF APPROVAL:

1. Address and correct all redline comments generated by City during Final subdivision reviews
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#### I. BACKGROUND:

*One11* is located East of Bacchus Highway (U-111), directly east of *Terraine* and Northwest of *Maples at Jordan Hills*. The *One11* Project received the following approvals on *July 31<sup>st</sup>, 2024*:

- a. Future Land Use Map Amendment changing the designation of the property from *Research Park* to *Medium Density Residential*.
- b. Rezoned to Integrated Housing Development Zone (IH-D).
- c. MDA and MDP approvals for up to **324** dwelling units.

A minor variation to approved development standards was approved on *September 25<sup>th</sup>, 2024*, which:

- a. Changed the frontage for Front Load SF Detached (Village) units from 60' to 58'
- b. Increased the number of twin homes from 12 to 22 units.
- c. Decreased total number of SFDs by 8.
- d. Decreased total number of townhomes by 13.
- e. Decreased total unit count from 324 to 313 (6.1 DU/AC -> 5.7 DU/AC).

A second minor variation to approved development standards was approved on *March 25<sup>th</sup>, 2025*, which:

- a. Decreased lot width requirement for Twinhomes from 45' to 40'.

#### II. GENERAL INFORMATION & ANALYSIS:

- I. The subject property's surrounding zoning and land uses are as follows:

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Condition</b>
<b>North</b>	Unincorporated Salt Lake County	n/a	Residential Subdivision
<b>South</b>	Low Density Residential	P-C	The Maples at Jordan Hills Subdivision
<b>West</b>	Master Planned Community	PCH/MDA	Terraine (Woods Ranch) Master Development Plan
<b>East</b>	Low Density Residential	MFR	Harper Gravel Pit

II.

III. The applicant is requesting preliminary subdivision approval for the subject parcels according to the current General Plan designation of *Medium Density Residential* and the zoning designation of IH-D (Integrated Housing Development) and in accordance with the Oneleven (One11) Master Development Plan and Agreement. The subdivision will consist of three hundred thirteen (313) residential lots. The proposed subdivision is planned to be built in 7 phases, with the first phase completing 7000 South and 7400 South from U-111 to the project boundary line, as well as the backbone/spine road through the center of the project that connects these two roadways.

**III. FINDINGS OF FACT:**

14-3-7 states: Preliminary and final subdivision plats shall be approved only if:

***Criteria A. The proposed plat conforms to, and is consistent with, the adopted goals, objectives and policies as set forth in the City Code and city public improvement standards, specifications and plans manual;***

**Staff Analysis:** The subject parcel is designated as *Medium Density Residential* on the City’s Future Land Use Map, and is zoned *Integrated Housing Development (IH-D)*, and is subject to the *One11 MDA/MDP*. The proposed preliminary plat consists of 313 units, and complies with the layout, unit type, lot and bulk standards, open space/recreation requirements, transportation plans of the MDA/MDP.

**Staff Opinion:** The proposed development conforms to, and is consistent with the adopted goals, objectives, and policies as set forth in the City Code and City public improvement standards, specifications, plans manual, and the One11 MDA/MDP.

***Criteria B: The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that proposed vehicular and pedestrian circulation is adequate to permit movement in a manner which is safe and efficient;***

**Staff Analysis:** The One11 development has two access points onto U-111 at 7000 South and 7400 South, both of which are slated to be signalized intersections in the future. While these roadways currently end at the property boundary, 7400 South will eventually connect into Maple Hills and tie in 6400 West, and 7000 South will eventually construct a flyover of Mountain View Corridor connecting near Falcon Ridge Elementary. Not only will the project have adequate access with the connection points to U-111 but as development continues to the East, it will provide improved connectivity to the entire section of the city.

**Staff Opinion:** The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic that may be generated by the subject use, and the proposed vehicular and pedestrian circulation is adequate to permit movement in a manner that is safe and efficient.

**Criteria C: Public facilities and services intended to serve the subject development, including but not limited to, roadways, parks and recreation facilities, police and fire protection, storm water drainage systems, water supplies, wastewater, and power are adequate to serve the site:**

**Staff Analysis:** The *One11* MDA evaluated the utilities in the area and clarified current and future capacity and required improvements, and the developer has acknowledged and agreed to be bound by utility capacity. The Utilities department has reviewed the Preliminary Plat and has determined the development will have no undue impact on the adequacy of public services or facilities.

The Fire Department has reviewed the development and has not indicated any serviceability concerns.

**Staff Opinion:** Public facilities and services intended to serve the subject development, including but not limited to, roadways, parks and recreational facilities, schools, police, and fire protection, stormwater drainage systems, water supplies, wastewater, and power are adequate to serve the site, subject to development rights and obligations in section D of the *One11* MDA.

**Criteria D: The proposed plat complies with all provisions of this title, the zoning ordinance and other development standards of the City.**

**Staff Analysis:** The proposed plat complies with all applicable provisions of the subdivision and zoning ordinance, all lots meet the zoning area, width, and setback requirements of the IH-D Zone. The lot layout, block layout, and width conform to subdivision standards, and the *One11* MDA and *One11* MDP. The configuration of the roads and all other planned utilities meet the requirements of the subdivision ordinance.

**Staff Opinion:** The proposed plat complies with all provisions of this title, the zoning ordinance and other development standards of the city, provided all approval conditions are met.

#### **IV. ATTACHMENTS:**

- Exhibit A: Aerial Map
- Exhibit B: Preliminary Plat
- Exhibit C: *One11* MDA
- Exhibit D: *One11* MDP
- Exhibit E: Minor Variation #1
- Exhibit F: Minor Variation #2