

ZONE CHANGE APPLICATION
NARRATIVE

March 21, 2025

The property located at 5891 W 7000 S West Jordan, UT, referred to Bingham Heights Phase 5, is in the planning stages of development. The property is currently zoned LSFR. The future land use designation for this property is Very Low Density Residential. The overall site consisting of 21.0 acres is under consideration for rezoning to the R-1-9 zone, which falls within the the Very Low Density Residential land use category in the future land use map. Within the proposed R-1-9 zone is a proposed single family residential development with 63 lots. Shown below is the parcel information:

IDENTIFIED ADDRESSES: 5891 W 7000 S N

PARCEL NUMBERS: 20262000060000

The developer is requesting to consider rezoning the property to the R-1-9 zone for the use of single family lots. The R-1-9 designation is an appropriate use for the property as it falls within the Very Low Density Residential land use category. Lot sizes for this zone would be a minimum of 9,000 square feet. The overall density of this development would be 3.0 units/acre, which is a lower density for residential areas and is the maximum allowed density for Very Low Density Residential land uses. This zone is compatible with the surrounding zones, which consist of R-1-8, R-1-10, P-C, and MFR zones. The rezone should not stray from West Jordan City's goals of providing lower density housing for this area. Potential impacts are similar to any single family development, which may include land impacts, increased noise levels from construction, increased traffic, and an increased burden on public infrastructure. While no development currently exists directly adjacent to the site, there are preliminary plans for Copper Rim. Existing phases of Bingham Heights are on the other side of the power corridor open space that is directly east of Bingham Heights Phase 5. These are the only existing homes near the proposed area for rezone that may be impacted by future development. Future development of Bingham Heights Phase 5 would impact student enrollment numbers in local schools. The development would increase tax revenue for the city and increase commercial patronage in and outside of the city.