

DEVELOPMENT PLAN VARIATION

Authority:

13-71-5

- A. Qualified Variations: Variations or modifications to an approved development plan ("variation") are classified as either major or minor. Any variation of or change to an approved development plan, whether major or minor, may only occur as set forth in this section.

Request and/or Question:

Variation of Master Development Plan "MDP" for ONE11 master plan.

Request by:

Ryan Campbell
DAI Utah
14034 South 145 East
Draper, Utah 84020
801-633-7312

Analysis:

C. Minor Variation:

1. A variation is considered "minor" only if the Zoning Administrator determines in writing that (i) the following conditions of the approved development will exist if the variation is approved, and (ii) that the following characteristics of the development will exist following the implementation of the variance in the development:

- a. No additional uses are added to the approved development plan or the development (residential, commercial, office space, medical, or otherwise);
No additional uses will be added to the approved development plan.
- b. All footprints, setbacks, and other requirements of city ordinances, standards, and regulations are met;
All requirements of City ordinance and as approved by the city council are met and not changed by the request.
- c. The heights of the buildings are the same or lower than in the approved development plan and in the development;
The heights of the buildings will not change with this request.
- d. The density of the housing units, if any, is the same or lower than in the approved development plan and in the development;
The density of the housing units will decrease from 6.1 dwelling unit per acre to 5.7 dwelling units per acre.
- e. The amount of office space, commercial space, or other similar required space, if any, is the same or more than in the approved development plan and in the development;
The amount of commercial space will remain unchanged in space and location.
- f. The amount or number of improvements and amenities, if any, is the same or more than in the approved development plan and in the development;
Clubhouse location has moved but has not changed in size / scope. All other amenities

remain unchanged.

- g. All other similar measurable criteria are the same or more or "better" on the approved development plan and in the development.

The variation request is the same and will not be discernable from what is approved in the adopted development plan Amendment now anticipates future development to the East and the incorporation of the nuisance strip (old Kennecott rail spurs).

4. The Zoning Administrator is authorized to grant a minor variation in his or her sole discretion only upon a written determination and explanation by the Zoning Administrator, including specific facts related to the development ("written determination"), as follows:

- a. How and why the variation is consistent with the intent of this article;

The variation request will incorporate:

- ***Decreasing Front-Load SF Detached (Village) minimum frontage from 60' to 58'.***
- ***Increasing the number of twin homes from 12 units to 22 units.***
- ***Decreasing the number of single family detached homes by net 8 (Front-Load SF***
- ***Detached Village -5; Front-Load SF Detached Cottage +6; Rear Load SF Detached***
- ***Cottage -9)***
- ***Decreasing the number of Townhomes by 13 (Front-Load TH's -2; Rear-Load TH's - 11).***
- ***Decreasing density from 6.1 Units / Acre to 5.7 Units / Acre.***

Minor amendment will allow for additional stubs for future development to the east incorporating the rail spurs and Harper property. The amendment will also help accommodate a larger variety of Edge Homes product line up. The requested amendment does not affect the overall intent and purpose of the approved development plan and the IH-D zoning.

The requested variation will not be discernable from what is approved in the adopted development plan. The types of uses, amount of uses, setbacks and other bulk approvals are consistent with the Integrated Housing Ordinance.

- b. That the variation does not increase the overall allowable maximum density granted to the development;

The variation request will decrease the density from 6.1 dwelling unit per acre to 5.7 dwelling units per acre.

- c. Why the variation does not affect an approved preliminary or final site plan;

The variation request does not affect an approved site plan.

- d. Why the variation does not affect an approved preliminary or final subdivision or condominium plat;

The variation request does not affect an approved final subdivision plat.

- e. Specific facts as to why the variation does not constitute a major variation and therefore may be granted by the Zoning Administrator;

The requested variation will not be discernable from what is approved in the adopted development plan. The types of uses, amount of uses, setbacks and other bulk approvals are consistent with the Integrated Housing Ordinance.

- f. The written determination shall be provided to the council office.

A written determination was emailed to the Council office on September 25, 2024, by Larry D. Gardner.

Determination:

The request meets the intent of 13-7I-5 and has been evaluated based on the criteria of 2009 City Code and it is my determination that the request is a minor variation and is approved.

Attachments:

- A. Written request.
- B. MDP requested changes.

A handwritten signature in cursive script that reads "Larry Gardner". The signature is written in black ink and is positioned above a horizontal line.

Larry Gardner, AICP
Zoning Administrator

September 25, 2024
Date

Larry / Tayler,

See our responses to the Minor Amendment questions below in **RED**.

- Is the request unique to the approved development plan; **Yes**
- Was recommended and/or adopted as a condition of approval of the development plan by the Planning Commission; **No**
- Was adopted as a condition of approval of the development plan by the city council; or Was suggested or offered by an applicant as part of the initial application or following submission of the initial application suggested or offered to be included in the development plan by the applicant. **No**
- No additional uses are added to the approved development plan or the development (residential, commercial, office space, medical, or otherwise); **No additional uses have been incorporated.**
- All footprints, setbacks, and other requirements of city ordinances, standards, and regulations are met; **Yes**
- The heights of the buildings are the same or lower than in the approved development plan and in the development; **Yes**
- The density of the housing units, if any, is the same or lower than in the approved development plan and in the development; **Density has lowered from 6.1 units / acre to 5.7 units acre**
- The amount of office space, commercial space, or other similar required space, if any, is the same or more than in the approved development plan and in the development; **Commercial space will remain the same both in acreage & location.**
- The amount or number of improvements and amenities, if any, is the same or more than in the approved development plan and in the development; **Clubhouse location has moved but has not changed in size / scope.**
- All other similar measurable criteria are the same or more or "better" on the approved development plan and in the development, as determined by the Zoning Administrator. For example: owner-occupied residential units are deemed to be better than leased or rented residential units; or vinyl fencing is not the same or better than pre-cast concrete decorative fence. Requesting Minor Amendment to accommodate Edge Homes product types. **Amendment now anticipates future development to the East and the incorporation of the nuisance strip (rail spurs).**
- The request for a minor variation shall be submitted in writing to the Zoning Administrator and shall include the following:

a. A detailed description and/or depiction of the nature of the variation or modification request;

and **See Below and attached exhibits**

b. A detailed explanation of how the variation will not affect the overall intent and purpose of the approved development plan. **See Below and attached exhibits**

a.

- Decreasing Front-Load SF Detached (Village) minimum frontage from 60' to 58'.
- Increasing the number of twin homes from 12 units to 22 units.
- Decreasing the number of single family detached homes by net 8 (Front-Load SF Detached Village -5; Front-Load SF Detached Cottage +6; Rear Load SF Detached Cottage -9)
- Decreasing the number of Townhomes by 13 (Front-Load TH's -2; Rear-Load TH's -11).
- Decreasing density from 6.1 Units / Acre to 5.7 Units / Acre.

b. Minor amendment will allow for additional stubs for future development to the east incorporating the rail spurs and Harper property. The amendment will also help accommodate a larger variety of Edge Homes product line up. The requested amendment does not affect the overall intent and purpose of the approved development plan and the IH-D zoning.

Let us know if you need any additional info for the Minor Amendment.

Thanks!

Ryan

On Tue, Sep 17, 2024 at 2:45 PM Larry Gardner <larry.gardner@westjordan.utah.gov> wrote:

Ryan, to meet ordinance I need the following answered by the developer before I can issue a minor variation. You can answer below the question in red.

- Is the request unique to the approved development plan;
- Was recommended and/or adopted as a condition of approval of the development plan by the Planning Commission;
- Was adopted as a condition of approval of the development plan by the city council; or
- Was suggested or offered by an applicant as part of the initial application or following submission of the initial application suggested or offered to be included in the development plan by the applicant.
- No additional uses are added to the approved development plan or the development (residential, commercial, office space, medical, or otherwise);

- All footprints, setbacks, and other requirements of city ordinances, standards, and regulations are met;
 - The heights of the buildings are the same or lower than in the approved development plan and in the development;
 - The density of the housing units, if any, is the same or lower than in the approved development plan and in the development;
 - The amount of office space, commercial space, or other similar required space, if any, is the same or more than in the approved development plan and in the development;
 - The amount or number of improvements and amenities, if any, is the same or more than in the approved development plan and in the development; and
 - All other similar measurable criteria are the same or more or "better" on the approved development plan and in the development, as determined by the Zoning Administrator. For example: owner-occupied residential units are deemed to be better than leased or rented residential units; or vinyl fencing is not the same or better than pre-cast concrete decorative fence.
-
- The request for a minor variation shall be submitted in writing to the Zoning Administrator and shall include the following:
 - a. A detailed description and/or depiction of the nature of the variation or modification request; and
 - b. A detailed explanation of how the variation will not affect the overall intent and purpose of the approved development plan.

Larry D. Gardner

City Planner/Zoning Administrator

West Jordan City

801-569-5067

Larry.gardner@westjordan.utah.gov

From: Ryan Campbell <ryan@daiutah.com>

Sent: Wednesday, September 11, 2024 1:57 PM

To: Tayler Jensen <tayler.jensen@westjordan.utah.gov>; Larry Gardner <larry.gardner@westjordan.utah.gov>

Cc: Mike Winters <mwinters@edgehomes.com>; Chase Andrizzi <chase@daiutah.com>

Subject: ONE11 - Minor Amendment Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tayler / Larry,

Thank you for meeting with us to discuss the scope of our proposed minor amendment to the ONE11 project and the process by which that would occur. This is our formal written request asking that the Planning Director consider the following items for a minor amendment to the ONE11 Project:

- Decreasing Front-Load SF Detached (Village) minimum frontage from 60' to 58'.
- Increasing the number of twin homes from 12 units to 22 units.
- Decreasing the number of single family detached homes by net 8 (Front-Load SF Detached Village -5; Front-Load SF Detached Cottage +6; Rear Load SF Detached Cottage -9)
- Decreasing the number of Townhomes by 13 (Front-Load TH's -2; Rear-Load TH's -11).
- Decreasing density from 6.1 Units / Acre to 5.7 Units / Acre.

These changes are reflected in the attached updated Master Plan. Please let me know if any of these changes rise to the level of an actual amendment to the MDA/MDP. If so, we would approach this a bit differently.

Thanks! Appreciate your help on this.

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Ryan Campbell

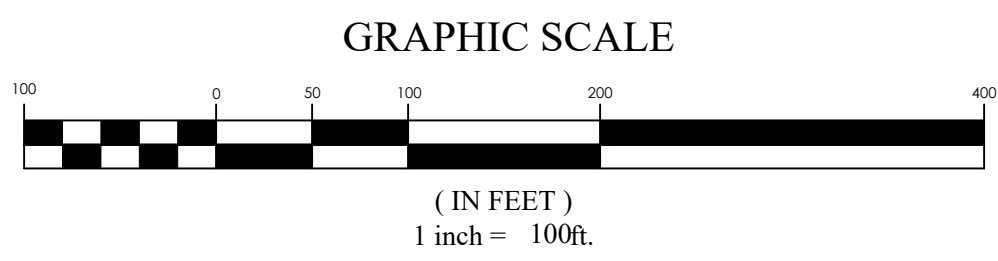
Project Manager

Direct [801.633.7312](tel:801.633.7312) | Main [801.495.3414](tel:801.495.3414)

Exchange Place | Building B

14034 South 145 East, Suite 204 | Draper, Utah 84020

Ryan@DAUtah.com | DAUtah.com

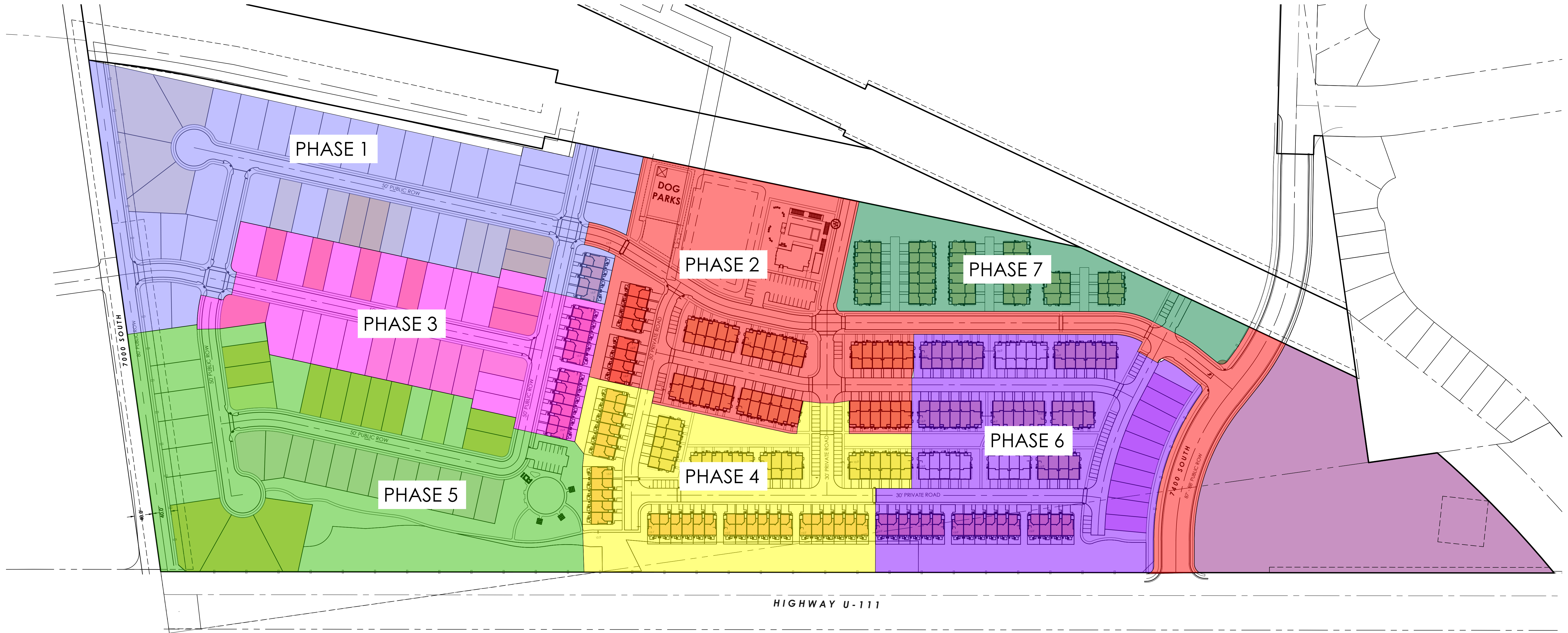


PROPERTY OVERVIEW

TOTAL ACREAGE	±53.2 ACRES
RESIDENTIAL ACREAGE	±47.7 ACRES
COMMERCIAL ACREAGE	±5.5 ACRES
SINGLE FAMILY LOTS	92
TOWNHOME UNITS	199
TWIN HOMES	22
TOTAL RESIDENTIAL UNITS	313

TOTAL SINGLE FAMILY AREA	29.5 ACRES (61.8% OF TOTAL RESIDENTIAL ACREAGE)
TOTAL MULTIFAMILY AREA	18.2 ACRES (38.2% OF TOTAL RESIDENTIAL ACREAGE)

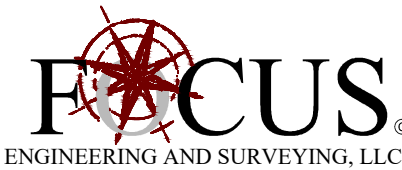
ALL OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA. ALL PUBLIC RIGHTS-OF-WAY TO BE MAINTAINED BY WEST JORDAN CITY.



ONE11 Master plan PHASING PLAN

WEST JORDAN, SALT LAKE COUNTY
9/11/2024

21-0434



Z:_2023\23-0434 Oneleven Prelim\design\23-0434.dwg Concept\21-0434 Oneleven Master Plan 8.082423.dwg

PROPERTY OVERVIEW

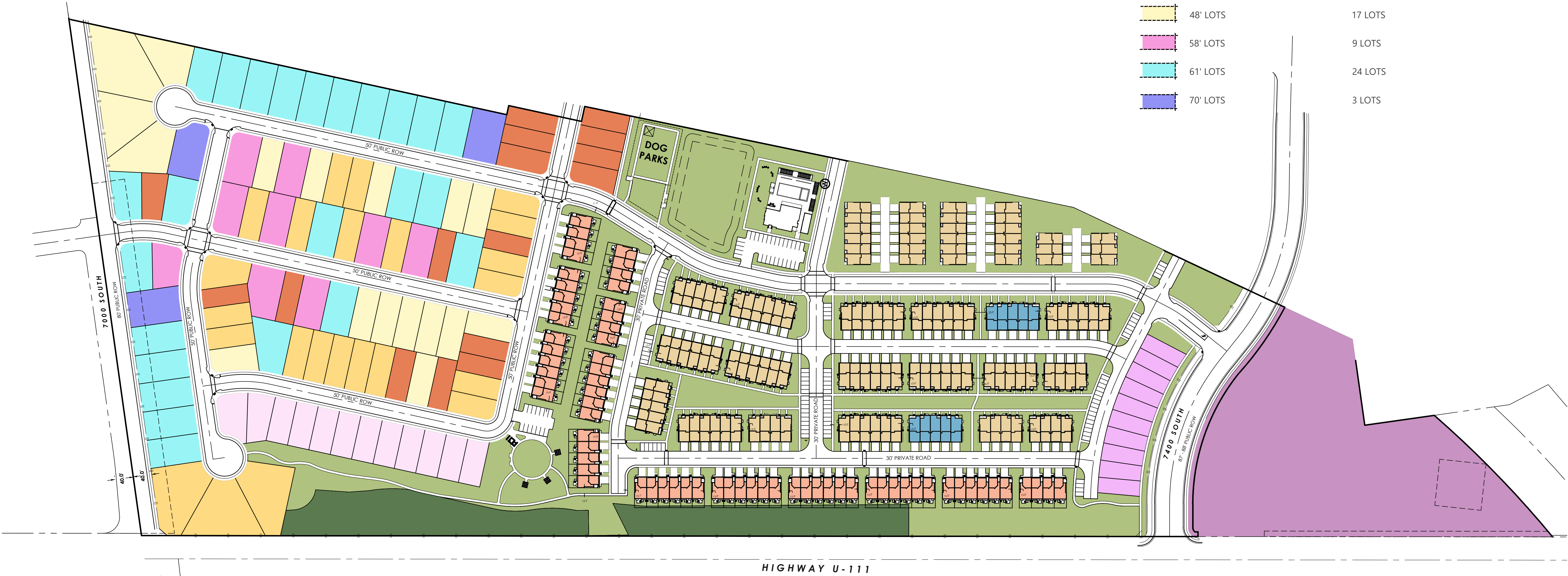
TOTAL ACREAGE	±53.2 ACRES
RESIDENTIAL ACREAGE	±47.7 ACRES
COMMERCIAL ACREAGE	±5.5 ACRES
SINGLE FAMILY LOTS	92
TWIN HOMES	22
TOWNHOME UNITS	199
TOTAL MULTI-FAMILY PARKING	813
DRIVEWAY	338
GARAGE	338
GUEST	137 STALLS

TOTAL RESIDENTIAL UNITS	313
TOTAL DENSITY	5.7 UNITS/ACRE

ALL OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA. ALL PUBLIC RIGHTS-OF-WAY TO BE MAINTAINED BY WEST JORDAN CITY.

LEGEND

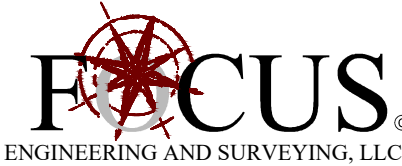
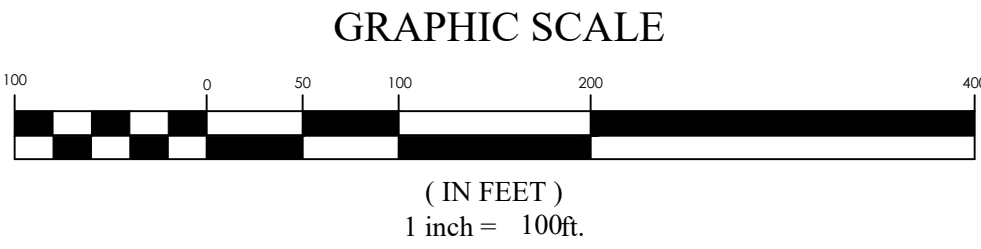
	TWIN HOMES (CHANTELLE)	10 UNITS
	FRONT-LOAD TOWNHOMES	68 UNITS)
	REAR-LOAD TOWNHOMES	121 UNITS
	MODERATE INCOME TOWNHOMES	10 UNITS
	OPEN SPACE	9.8 ACRES (20.5% OF TOTAL RESIDENTIAL ACREAGE)
	SLOPES ABOVE 30%	2.1 ACRES (4.4% OF TOTAL RESIDENTIAL ACREAGE) *NOT INCLUDED IN OVERALL OPEN SPACE ACREAGE.
	COMMERCIAL	5.5 ACRES (10.3% OF TOTAL SITE AC.)
	41' LOTS	16 LOTS
	45' LOTS	23 LOTS
	TWIN HOMES (DRAKE)	12 LOTS
	48' LOTS	17 LOTS
	58' LOTS	9 LOTS
	61' LOTS	24 LOTS
	70' LOTS	3 LOTS



ONELEVEN master plan

WEST JORDAN, SALT LAKE COUNTY
9/11/2024

21-0434



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