

## 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:**

Mike Winters, PE  
Edge Homes  
13702 South 200 West  
Draper, Utah 84020  
801-949-0150

**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 development is unchanged.***

- 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;  
***All amenities will 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.***
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:***
    - ***The variation will reduce the lot width of twin homes from 45 feet to 40 feet which will match the lot frontage of alley loaded and front loaded single family detached homes.***  
***The variation will allow for more product diversity (a different twin-home style will be applied to those that face 7400 South (rear load) vs. those that front-load along Street D within Phase 5). Also, the twin-homes along 7400 South will now enjoy more space between building footprints.***
  - b. That the variation does not increase the overall allowable maximum density granted to the development;  
***The variation request will not increase the density of 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 March 25, 2025, 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.

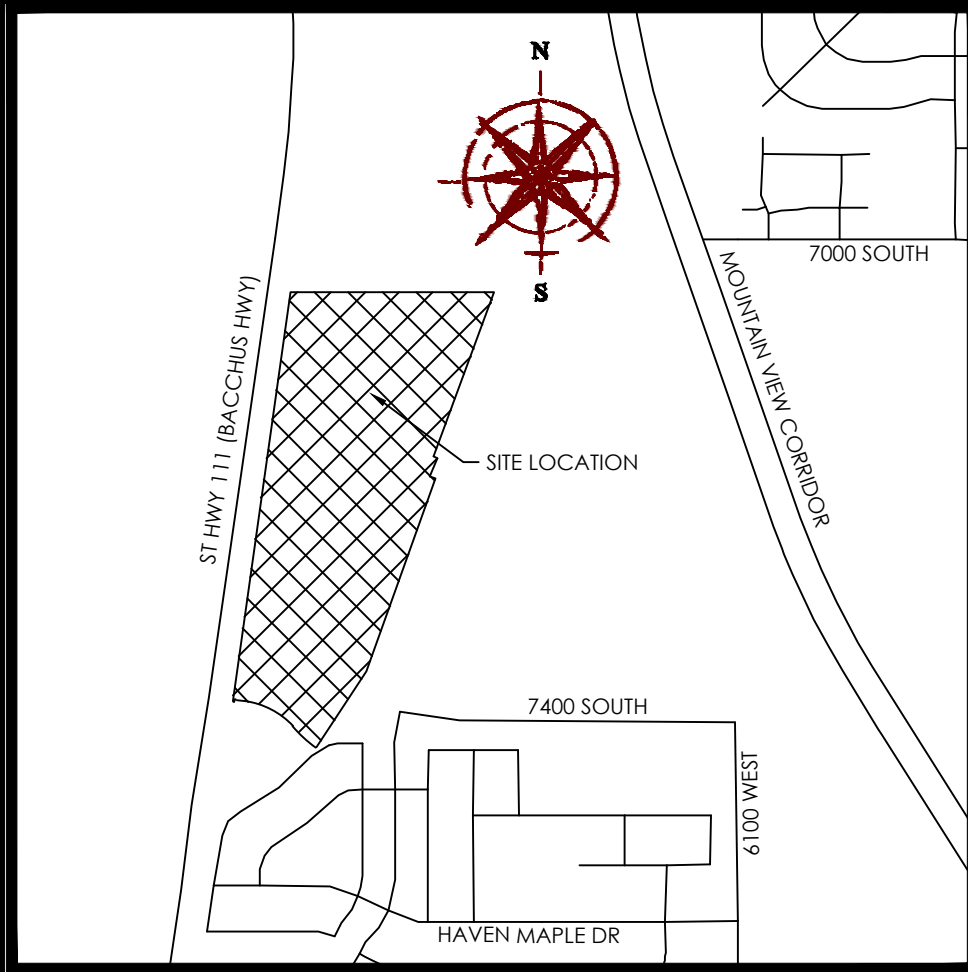
A handwritten signature in cursive script that reads "Larry Gardner". The signature is written in black ink and is positioned above a horizontal line.

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Larry Gardner, AICP  
Zoning Administrator

March 25, 2025  
Date





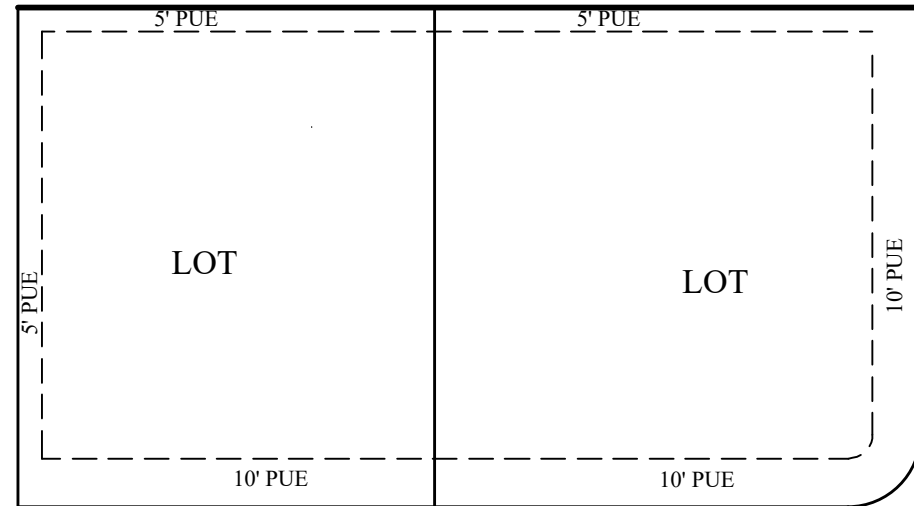
VICINITY MAP  
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- 6" OPAQUE FENCE OR WALL
- DECORATIVE MASONRY WALL

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS, NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- ALL PARCELS HEREBY CONVEYED TO HOMEOWNERS ASSOCIATION AS COMMON AREA.



RIGHT OF WAY

TYPICAL P.U.E.

N.T.S.

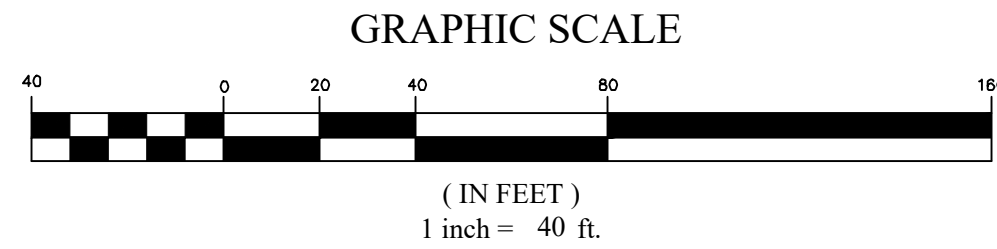
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OWNER/DEVELOPER  
ONE ELEVEN DEVELOPMENT  
14034 SOUTH, 145 E #204  
DRAPER, UTAH 84020  
(801) 633-7312  
CONTACT: RYAN CAMPBELL

ONE11  
PRELIMINARY PLAT

LOCATED IN THE NE & NW 1/4 OF SECTION 27, T2S, R2W,  
SALT LAKE BASE & MERIDIAN  
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 SOUTH HIGH TECH DRIVE SUITE 200  
MIDVALE, UT 84047 PH: (801) 352-0075  
www.focusutah.com



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ONE11

PRELIMINARY PLAT

LOCATED IN THE NE & NW 1/4 OF SECTION 27, T2S, R2W,  
SALT LAKE BASE & MERIDIAN  
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

DECORATIVE MASONRY WALL  
OWNED AND MAINTAINED BY HOA

BACCHUS HIGHWAY  
STATE HIGHWAY 111  
(PUBLIC ROAD)

7.5' P.U.E.

FORTRESS FENCE  
OWNED AND  
MAINTAINED BY HOA

TERRAINE ROAD  
(PUBLIC - 30' WIDE)

PERPETUAL  
EASEMENT  
ENTRY #13940320

20-27-100-006  
BLAND RECYCLING, LLC

20-27-200-014  
BLAND RECYCLING LLC

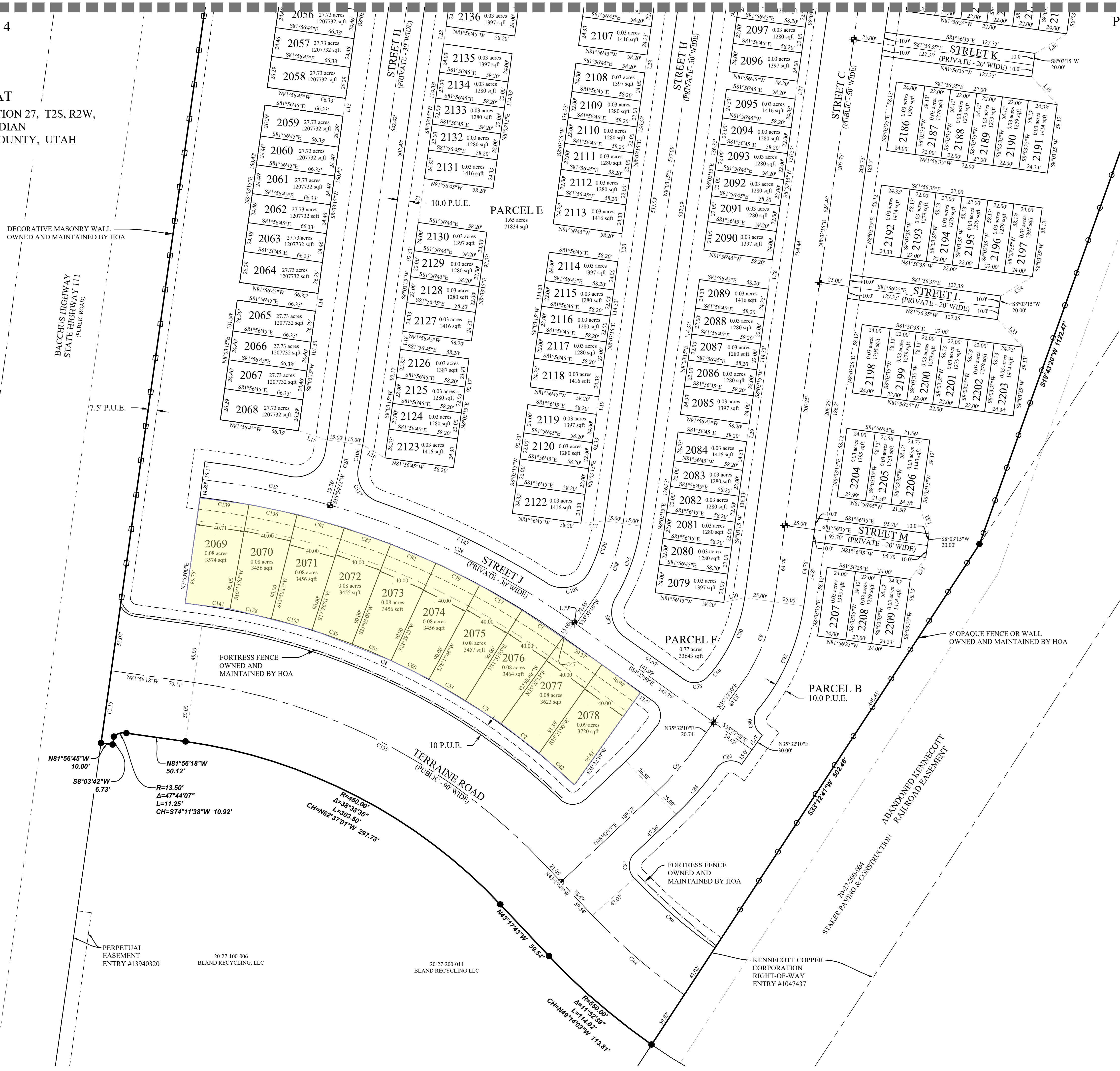
FORTRESS FENCE  
OWNED AND  
MAINTAINED BY HOA

KENNECOTT COPPER  
CORPORATION  
RIGHT-OF-WAY  
ENTRY #1047437

PARCEL B  
10.0 P.U.E.

PARCEL F

PARCEL E  
1.65 acres  
71834 sqft



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## LAND USE VISION

The One11 residential community will feature a variety of residential types and lot sizes. The intent of the different residential types is to provide future residents of One11 with a variety of lot sizes, architectural styles, lifestyles, and affordability options. This diversity of housing types will appeal to a broad group of future West Jordan homeowners and will help create a more integrated and vibrant community.

## RESIDENTIAL BULK & INTENSITY REQUIREMENTS

The housing types in One11 are shown in the table below along with the area, setback, and height requirements proposed within this planned community. The variation in these types of housing will increase West Jordan's housing supply at multiple levels of affordability, making housing more accessible to residents. Single family units will be traditional, detached homes on a lot with minimum lot widths and area depicted herein. Twin homes and townhome units will be a mix of front-load and alley-load units with full driveways and guest parking, with close proximity to open space and other amenities.

|   | Alley-Load Townhomes                               | Front-Load Townhomes                               | Twin Homes            | Alley-Load Single-Family Detached Cottage Lot | Front-Load Single-Family Detached Cottage Lot | Single-Family Detached Village Lot |
|---|--|--|-----------------------|---|---|------------------------------------|
| Min. Lot Area                                   | NA   | NA   | 4,000                 | 4,350 sqft                                    | 4,350 sqft                                    | 6,000 sqft                         |
| Minimum Lot Width (Measured at Setback)         | NA   | NA   | <del>45'</del><br>40' | 40'   | 40'   | 60'                                |
| Min. Front Yard Setback                         | 10'  | 20'  | 20'                   | 10'   | 20'   | 20'                                |
| Minimum Side Yard Setback (Interior Lots)       | 15' between buildings (must comply with fire code) | 15' between buildings (must comply with fire code) | 8'                    | 5'  | 5'  | 5'                                 |
| Minimum Side Yard Setback (Corner Lots)         | 10'  | 10'  | 10'                   | 10'   | 10'   | 10'                                |
| Minimum Rear/Alley Yard Setback (Interior Lots) | 20'  | 10'  | 15'                   | 20'   | 20'   | 20'                                |
| Maximum Building Height                         | 45'  | 45'  | 40'                   | 40'   | 40'   | 40'                                |
| Minimum Living Area                             | 1,000 sqft   | 1,000 sqft   | 1,000 sqft            | 1,500 sqft                                    | 1,500 sqft                                    | 1,500 sqft                         |

### NOTES

1. The average lot area for single-family lots is 6,392 square feet.
2. The average lot frontage for single-family lots is 45.16 feet.