David L. Alvord, *Mayor*
Mark Seethaler, *Councilman*
Chuck Newton, *Councilman*
Donald J. Shelton, *Councilman*
Steve Barnes, *Councilman*
Christopher J. Rogers, *Councilman*

SOUTH JORDAN
UTAH

PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

January 14, 2014

This application has been withdrawn. For new application see files LUA-2013.12 and REZ-2013.20

Damir Drozdek
Planner II
City of South Jordan

1600 WEST TOWNE CENTER DRIVE SOUTH JORDAN, UTAH 84095 WWW.SJC.UTAH.GOV

SOUTH JORDAN

CITY OF SOUTH JORDAN ■ PLANNING & ZONING
1600 W. TOWNE CENTER DRIVE ■ SOUTH JORDAN UT 84095
TEL. (801) 254-3742 ■ FAX. (801) 253-5235

PLANNING & ZONING APPLICATION

CHECK ONE:

Appeal		Minor Site Plan Amendment		Site Plan	
Concept		Land Use Amendment		Other	
CUP		Rezoning	X		

#REZ-2013.

Project Name: SJ MARKETPLACE

Property Owner Name: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Address: C/O PROPERTY RESERVE, INC. 79 SOUTH MAIN ST. SALT LAKE CITY, UT 84111

Phone (business, home or cell): (801) 321-7535 Email or Fax: MCLAYD@PRIPD.COM

Agent Name: GORDON KRIG Business: KORNWASSER SHOPPING CENTER PROPERTIES, LLC

Address: 2355 E. CAMELBACK ROAD #315, PHOENIX, AZ 85016

Phone (business, home or cell): (602) 889-2072 Email or Fax: GKRIG@KORNWASSERPROPERTIES.COM

Contact

Engineer/Surveyor/Architect

Name: JERE PLANCK Cert. Number 95-285993-0301

Firm Name: ARCHICON Address: 5055 E. WASHINGTON ST. #201 PHOENIX, AZ 85034

Phone (business, home or cell): (602) 222-4266 Email or Fax: JERE@ARCHICON.COM

Subject Property Information:

Address/Location: SWC - 114TH SOUTH & BANGERTER HWY Zone District: A-5

Property I.D. # (Sidwell) 27.19.430.002.0000 27.19.431.002.0000 27.20.302-002.0000 Property Size (acres): 45

Proposed Use of Property: MIXED USE - COMMERCIAL, SINGLE FAMILY; MULTI-FAMILY

If Rezoning or Land Use Change:

Proposed change from: A-5 to: VARIOUS

Fee: $687.00
Date Paid: 08-19-13
Received By:
F/COMMON/APPLICATIONS/GENERAL APP.DOC

DAMIR
SHANE

OWNERS AFFIDAVIT

I(we), Corporation of the Presiding Bishop, am(are) the rightful owner(s) of property involved in this application. I acknowledge by my signature below that

MARK GIBBONS is authorized to represent me(us) and my(our) interests as
(print name of agent)
my(our) agent in the processes involved with this application. Further, I(we) agree to let the above named agent negotiate on my(our) behalf and I(we) acknowledge my(our) understanding that I(we) will be bound by all conditions specified in any approval of this Planning & Zoning application that is before the City of South Jordan. The foregoing statements and answers herein contained and the statements and answers contained in the attached plans and exhibits, to the best of my(our) knowledge and belief are true and correct.

(signature of property owner)
Authorized Agent

(signature of property owner)

Dated this 5th day of August, 2013

State of Utah)
) ss
County of Salt Lake)

On the 5th day of August, 2013, personally appeared before me Sarahi D. Soperanez the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

NOTARY PUBLIC
Residing in Salt Lake County, Utah
Commission expires: 4/22/16

Sarahi D. Soperanez
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 4/22/2016
Commission # 654879

CITY OF SOUTH JORDAN
REVENUE STATEMENT

RECEIVED FROM: Nichole Poelman

DATE: 08-19-13

ACCOUNT #	DESCRIPTION	AMOUNT
	Rezone Application	$687.00
	TOTAL	$687.00

COMMENTS:

CHECK # 15086

CHECK ✓
CASH
DB. CARD
CR. CARD

RECEIVED BY:

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CCA Acquisition Company, LLC
5670 Wilshire Blvd, Suite #1250
Los Angeles, CA 90036
(323) 965-1510

NATIONAL BANK OF CALIFORNIA
LOS ANGELES, CA 90036
16-3936/1220

15086

Aug 2, 13

PAY TO THE ORDER OF City of South Jordan $687.00

Six Hundred Eighty Seven 00/100 DOLLARS

▲ TAMPER RESISTANT TONER AREA ▲

INK ICON DISAPPEARS WITH HEAT

MEMO

[redacted]

CCA Acquisition Company, LLC 15086

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1600 W TOWNE CENTER DR
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RESIDENT27192000070000
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095

RESIDENT27192000110000
90 S 400 W # 200
SALT LAKE CITY UT 84101

RESIDENT27192800130000
90 S 400 W # 200
SALT LAKE CITY UT 84101

RESIDENT27192800140000
90 S 400 W # 200
SALT LAKE CITY UT 84101

RESIDENT27192800150000
90 S 400 W # 200
SALT LAKE CITY UT 84101

RESIDENT27194000020000
1156 S STATE ST # 201
OREM UT 84097

RESIDENT27194040090000
11492 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194040400000
11506 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194260030000
4158 W 11430 S
SOUTH JORDAN UT 84095

RESIDENT27194270020000
11446 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194270030000
11458 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194270040000
11472 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194280070000
11415 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194280080000
11425 COUNTRY CROSSING RD
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RESIDENT27194280090000
11437 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194280100000
11455 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194280110000
11469 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194290020000
11503 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194290030000
11517 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194290060000
11495 COUNTRY CROSSING RD
SOUTH JORDAN UT 84095

RESIDENT27194300010000
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095

RESIDENT27194300020000
50 E NORTHTEMPLE ST #2225
SALT LAKE CITY UT 84150

RESIDENT27194310010000
50 E NORTHTEMPLE ST #2225
SALT LAKE CITY UT 84150

RESIDENT27194310020000
50 E NORTHTEMPLE ST #2225
SALT LAKE CITY UT 84150

RESIDENT27194760150000
11616 S HARVEST MOON CT
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11622 S HARVEST MOON CT
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11674 S HARVEST MOON CT
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RESIDENT27194760200000
11686 S HARVEST MOON CT
SOUTH JORDAN UT 84095

RESIDENT27194760210000
11704 S HARVEST MOON CT
SOUTH JORDAN UT 84095

RESIDENT27194760220000
1226 W MEADOW RIDGE LN
SOUTH JORDAN UT 84095

RESIDENT27194760230000
11623 S HARVEST MOON CT
SOUTH JORDAN UT 84095

RESIDENT27194760240000
11639 S HARVEST MOON CT
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RESIDENT27194760250000
11657 S HARVEST MOON CT
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RESIDENT27194760260000
11671 S HARVEST MOON CT
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RESIDENT27194760270000
11687 S HARVEST MOON CT
SOUTH JORDAN UT 84095

RESIDENT27194760280000
11703 S HARVEST MOON CT
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RESIDENT27194780020000
3337 S STATE ST
SOUTH SALT LAKE UT 84115

RESIDENT27194780030000
4027 W HARVEST MOON DR
SOUTH JORDAN UT 84095

RESIDENT27194780040000
4013 W HARVEST MOON DR
SOUTH JORDAN UT 84095

RESIDENT27194780100000
11562 S TARA WOODS LN
SOUTH JORDAN UT 84095

RESIDENT27201520110000
90 S 400 W # 200
SALT LAKE CITY UT 84101

RESIDENT27201520130000
11362 S HEREFORD CT
SOUTH JORDAN UT 84095

RESIDENT27201520140000
382 E BRAMBLEBERRY LN
DRAPER UT 84020

RESIDENT27201520150000
11369 S HEREFORD CT
SOUTH JORDAN UT 84095

RESIDENT27201520160000
11363 S HEREFORD CT
SOUTH JORDAN UT 84095

RESIDENT27203010170000
PO BOX 10001
DALLAS TX 75301

RESIDENT27203010190000
90 S 400 W # 200
SALT LAKE CITY UT 84101

RESIDENT27203010230000
90 S 400 W # 200
SALT LAKE CITY UT 84101

RESIDENT27203010260000
90 S 400 W # 200
SALT LAKE CITY UT 84101

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RESIDENT27203510230000
90 S 400 W # 200
SALT LAKE CITY UT 84101

RESIDENT27203510280000
299 S MAIN ST # 2400
SALT LAKE CITY UT 84111

RESIDENT27291010090000
PO BOX 37
TEASDALE UT 84773

RESIDENT27291030020000
3883 W 11800 S
RIVERTON UT 84065

RESIDENT27302000120000
9299 S 4000 W
WEST JORDAN UT 84088

RESIDENT27302000260000
9299 S 4000 W
WEST JORDAN UT 84088

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KORNWASSER
SHOPPING CENTER PROPERTIES, LLC

September 4, 2013

RE: Neighborhood Input Meeting
Proposed Mixed Use Development
SWC Bangerter Highway & 114th South
South Jordan, Utah

Dear Neighbor:

We will be holding two Neighborhood Input Meetings to solicit input from nearby residents on our proposed 45-acre Mixed Use Development. An application has recently been filed with South Jordan City for a rezone from Agriculture to Village Mixed Use (VMU).

The meetings will take place:

Monday, September 9, 2013
The District Banquet Room Suite C at the Megaplex Theatres
Open House Format from 6:30 pm – 8:00 pm

Tuesday September 10, 2013
The District Banquet Room Suite C at the Megaplex Theatres
Open House Format from 6:30 pm – 8:00 pm

***Please use the "Sales/Events Lobby" entrance located on the North side of the building. The most convenient parking is located on the west side of the building.**

We will be presenting to interested residents our preliminary plans for the development of the property and we are looking for comments, questions and feedback.

Sincerely,

Kornwasser Shopping Center Properties
Rockworth Companies

Cc: South Jordan Planning Department
South Jordan City Council

SOUTH JORDAN
PROPOSED DEVELOPMENT

SOUTH JORDAN, UTAH

SCALE: 1" = 150' - 0"
JULY 15, 2013

PROJECT DATA:

RM-6 ZONE - HIGHER DENSITY SINGLE FAMILY HOUSING (5,500 to 6,500 SF LOTS PER 17.48.060)

R-2.5 ZONE - LOW DENSITY SINGLE FAMILY HOUSING (10,000 SF MIN. PER 17.36.060)

MULTI-FAMILY - HIGH DENSITY APARTMENT HOUSING

COMMERCIAL RETAIL

SITE DATA:

ZONE RM-6.....12.57 AC.
MAX. DWELLING UNITS PER ACRE.....6
PROPOSED TOTAL LOTS.....62

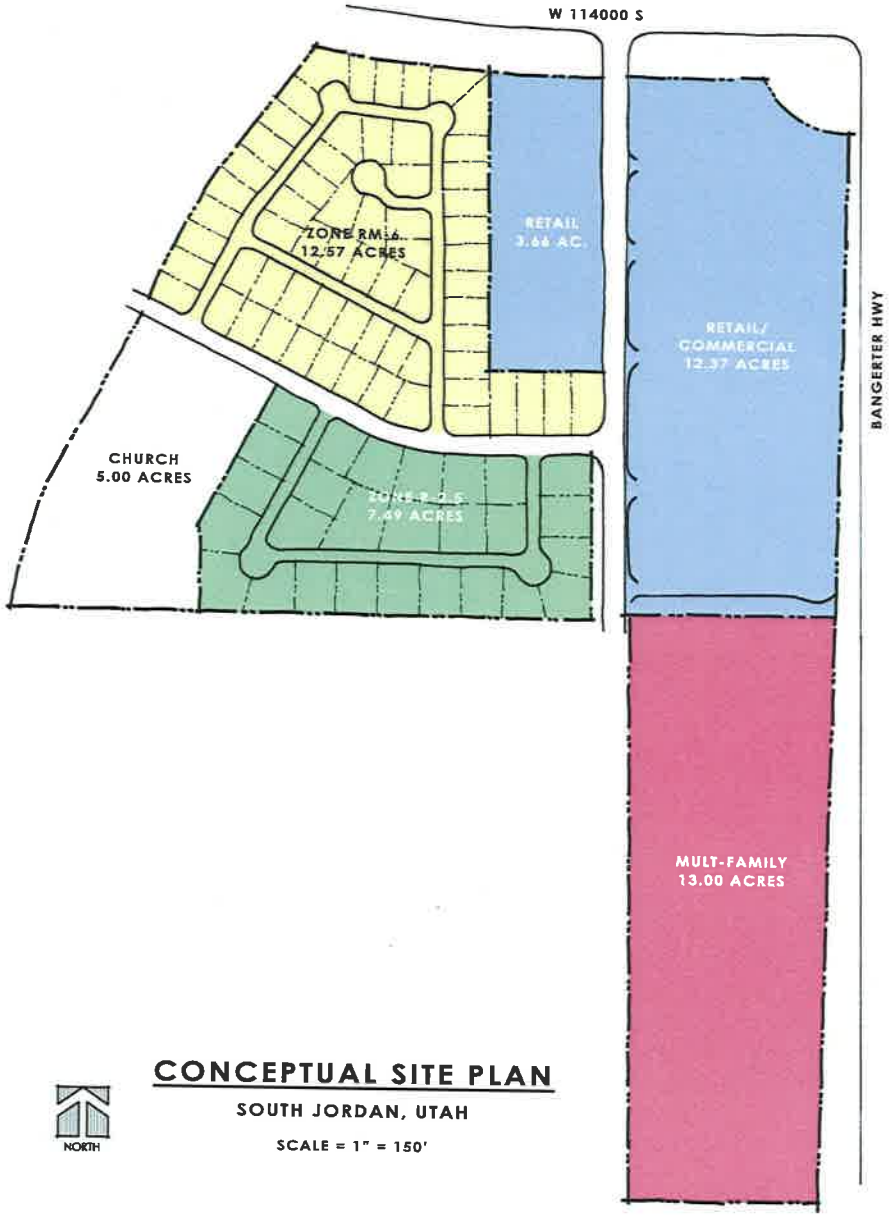
ZONE RM-2.5.....7.49 AC.
DWELLING UNITS PER ACRE.....2.5
(EXCEPTION: SMALLER UNITS ALLOWED PER 17.36.060)
PROPOSED TOTAL LOTS.....27

MULTI-FAMILY APARTMENTS.....13.00 AC.
PROPOSED TOTAL UNITS.....274
25% 1-BR UNITS.....68
63% 2-BR UNITS.....176
12% 3-BR UNITS.....32

PARKING REQUIRED:
STALLS PER 1-BR UNIT.....1.5
STALLS PER 2-BR UNIT.....2
STALLS PER 3-BR UNIT.....2.5
MINIMUM PARKING REQUIRED.....534

PARKING PROVIDED:
GARAGE PARKING.....134
OPEN PARKING.....APPROX. 410
TOTAL PARKING PROVIDED.....APPROX. 544

THE RICHARDSON DESIGN PARTNERSHIP
PLANNING ARCHITECTURE INTERIORS
510 SOUTH 600 EAST, SALT LAKE CITY, UTAH 84102
TELEPHONE: 801.355.6868 FAX: 801.355.6880



NORTH

CONCEPTUAL SITE PLAN

SOUTH JORDAN, UTAH

SCALE = 1" = 150'