



Incentive-based zoning lets developers build more homes on smaller lots if they provide amenities like open space, trails, parks and more.

The West-Side Master Plan maps the location of neighborhoods, roads, businesses, schools, parks, churches, trails, public facilities, open space and more. It also includes population densities, building intensities, and estimates of future population and employment growth. A detailed look at public facilities including roads, drainage facilities, schools, churches, libraries and other civic uses is also included. Five new zoning districts have also been established to reflect the residential and mixed-use land use categories in the West-Side Master Plan: Very Low Density Single-Family Residential, Low Density Single-Family Residential, Medium Density Multi-Family Residential, High Density Multi-Family Residential, and Mixed Use.

Defines Land Uses

Transportation Issues

The plan includes a transportation analysis that determined the proposed transportation network has been adequately sized to serve the area. Transit, bicycle paths and pedestrian links are also identified on the plan. The lower housing densities and mixed-use centers reduce the need for travel and help reduce traffic.

build out will occur in 25 to 30 years.

Density ranges that determine how many homes can be built are set forth in the plan. Determining density was a challenge. The City Council approved densities that set the population range at 34,000 to 52,000 additional residents, equating a maximum average of 4.34 units per acre. The city currently has about 27,000 homes. Another 13,200 to 19,100 homes could be built on the west side. At the current rate of growth, build out will occur in 25 to 30 years.

How Many Homes Can Be Built?

Another 13,200 to 19,100 homes could be built on the city's west side over the next 25 years.



What's Next?

The plan is the "legislative intent" and zoning is the legal implementation of the plan. It's a constant process of refinement that will take place over many years. Zoning has been established for the first 1,650 acres and will continue until the process is complete. The end result of this process is a well-planned area that will serve the needs of our community for years to come.

The plan also includes standard and optional improvement elements including:

- Required dedication of open space
- Optional trail and open space improvements to earn a density bonus
- Required pedestrian-scale design and traffic calming measures
- Optional landscape buffers and gateway features to earn a density bonus
- Required architectural enhancements on all structures
- Optional building design elements and materials to earn a density bonus

Now that zoning for the area has been identified, density is being determined. The plan calls for a different set of zoning tools than those currently used in West Jordan. "Incentive-based" zoning will be used for the west side. Incentive-based zoning allows a developer to build more homes on smaller lots if certain amenities are provided such as open space, trails, ponds, clubhouses, privately owned and maintained pocket parks or pools, traffic enhancements or wider sidewalks.

Incentive-based Zoning

West-Side Plan Receives Merit Award

The west-side plan received a merit award from the Utah Chapter of the American Planning Association. The plan is patterned after Smart Growth and neo-traditional development methodologies, where the focus



of a development is on architecture and urban design. The plan raises the bar for new residential, commercial and mixed-use development by incorporating requirements for urban design, architecture, subdivision layout, walkability, pedestrian scale and open space.

Master Plan In Place To Guide West-Side Development

There are 20,492 acres in the City of West Jordan – about one-third of which is still undeveloped. The bulk of the undeveloped land – 6,760 acres – is on the city's west side. Because of the size and scope of the area, a team was assembled and tasked with developing a land-use plan that outlines how the area will develop over the long term. The team included land owners, developers and city staff who worked with consultants from the Planning Center, a top west coast planning firm.

Collaborative Effort

Key players contributed to the plan including property owners, City Council members, Planning Commissioners, city staff, UDOT, UTA and the Utah Department of Environmental Quality. The team worked for most of a year to designate land uses for the area west of 5600 West and between 6600 South and 10200 South. The end result is an award-winning plan that will guide development for years to come.

CITY OF WEST JORDAN



West Jordan West-Side Master Plan

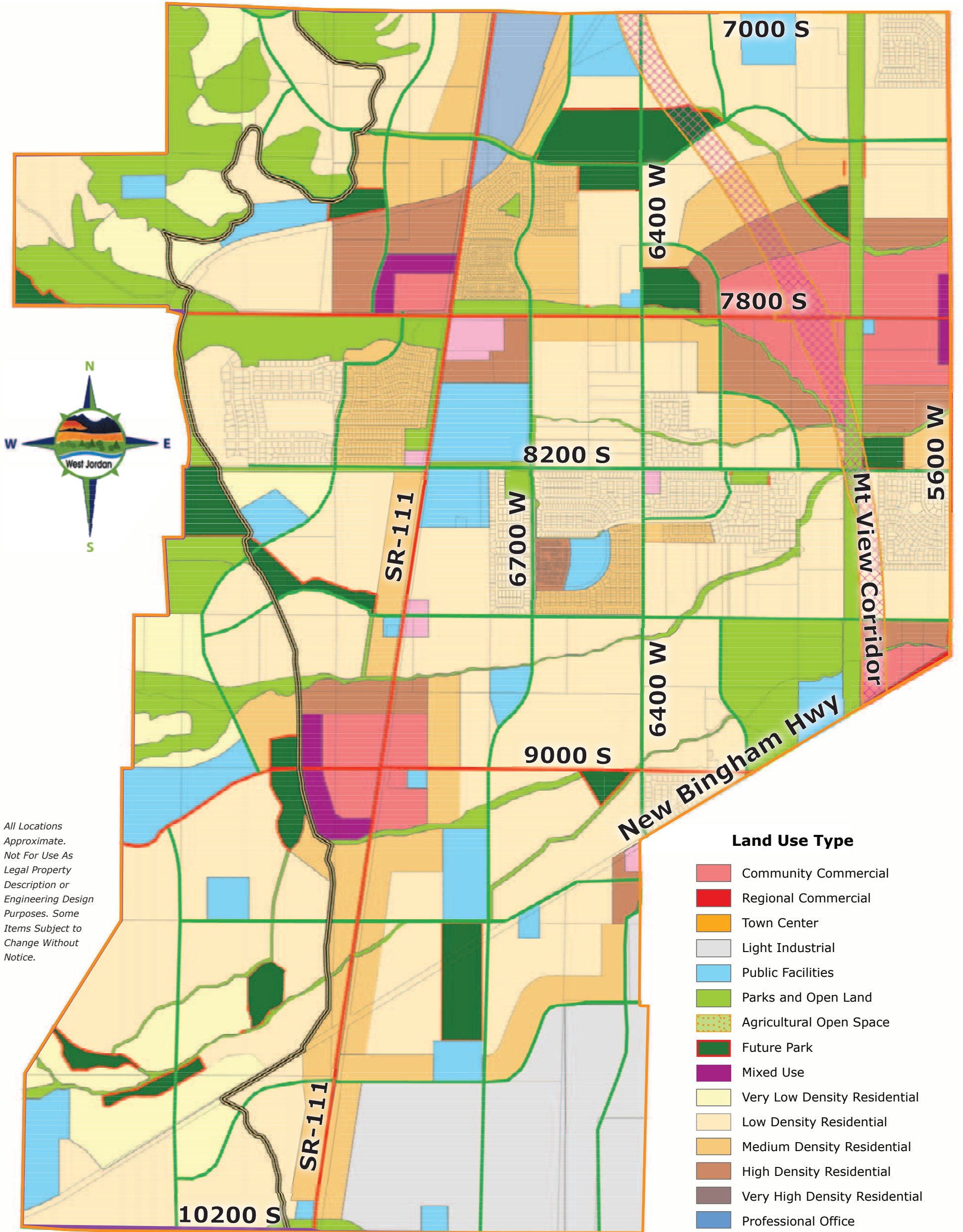
For more information or to view the complete West-Side Master Plan, visit wjordan.com or call (801) 569-5060.



CITY OF WEST JORDAN

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West-Side Plan Area



All Locations Approximate. Not For Use As Legal Property Description or Engineering Design Purposes. Some Items Subject to Change Without Notice.

Land Use Type

- Community Commercial
- Regional Commercial
- Town Center
- Light Industrial
- Public Facilities
- Parks and Open Land
- Agricultural Open Space
- Future Park
- Mixed Use
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Professional Office
- Research Park
- Neighborhood Commercial

- West Side Planning Area Boundary
- Bonneville Shoreline Trail

Street Type

- Arterial
- Collector

This map illustrates the boundary of the West-Side Specific Planning Area, an area approximately 6,700 acres in size. The map type is a Future Land Use map which is meant to signify and guide the type and density to be allocated in a certain area.