

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12-12-2023

Issue: DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A
PRELIMINARY SUBDIVISION
Address: 5208 W. Black Twig Drive
Project No: PLPP202300146
Applicant: Daybreak Communities

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202300146 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed condominium plat. The Planning Commission may approve, approve with conditions or if the proposed condominium plat does not meet City ordinances, sanitary sewer or culinary water requirements, deny the preliminary condominium plat application.

BACKGROUND

ACREAGE	0.723 acre
CURRENT LU DESIGNATION	Mixed Use Transit Oriented Development (MU TOD)
CURRENT ZONING	Planned Community (P-C)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North – MU TOD, (P-C)/Vacant South- Stable Neighborhood, (PC)/South Station Apartments Phase 2 East - MU TOD, (P-C)/Condominiums West - MU TOD, (P-C)/Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the South Station Plat 3 Condominiums Phase 2A. This condominium plat was previously approved by the Planning Commission on February 8, 2022. However, the plat was not recorded nor was an extension of time requested prior to the approval expiration date of February 8, 2023. No changes have been made to the originally approved condominium plat.

This condominium plat is the first of a multi-phase project that will eventually include four buildings with a total sixty units. This initial phase has one 3-story building with 10 condo units and 10 tuck under parking spaces. Also shown on the plat are 16 additional parking

spaces that will be covered and shared among the entire project. Once completed the project will have sixty-six parking spaces on site and additional on-street parking available adjacent to the site. Because of the project's proximity to a light rail transit station, the parking space requirement for the project is 1 space for each unit instead of the usual 1.5 spaces required for condominium development in Daybreak.

The residential density of this proposal is 13.8 units per acre, which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed unit sizes range from 1,063 sq. ft. to 1,301 sq. ft.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: "This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre."
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All units in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

- The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat
- Building Elevation Drawings



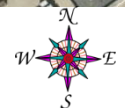
South Station Plat 3
Condos 2A

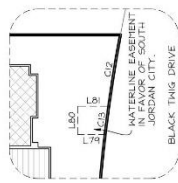
Grandville Ave

Black Twig Dr

Lake Run Rd

Location Map





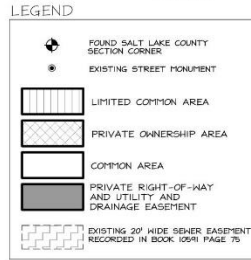
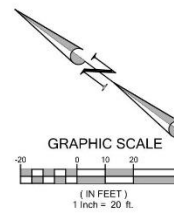
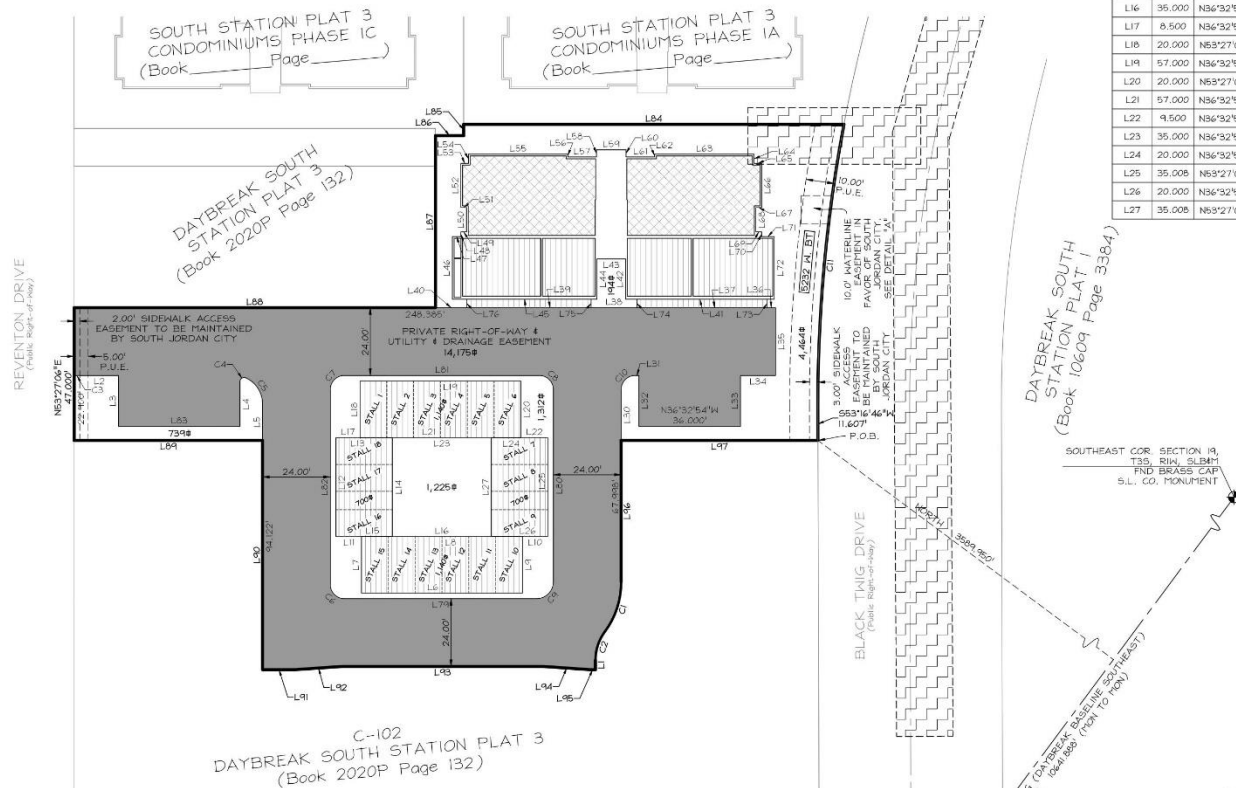
DETAIL "A"
SCALE: 1" = 20'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	18.935	30.000	036°09'50"	S71°32'00"W	18.623
C2	10.890	17.253	036°09'50"	S71°32'00"W	10.710
C3	2.003	20.000	005°44'21"	N89°25'05"W	2.003
C4	2.993	1.500	114°18'53"	N6°23'26"W	2.521
C5	11.464	10.000	065°41'03"	N20°36'34"E	10.847
C6	7.854	5.000	070°00'00"	N08°27'06"E	7.071
C7	7.854	5.000	070°00'00"	S81°32'54"E	7.071
C8	7.854	5.000	070°00'00"	S08°27'06"W	7.071
C9	9.425	6.000	070°00'00"	N01°32'54"W	8.485
C10	7.854	5.000	070°00'00"	N01°32'54"W	7.071
C11	100.863	532.500	010°51'09"	S58°42'21"W	100.712
C12	25.599	532.500	002°45'16"	S62°45'18"W	25.597
C13	10.084	532.500	001°05'06"	S60°50'07"W	10.084

Line Table		
Line #	Length	Direction
L1	3.240	S53°27'06"W
L2	13.739	N36°32'54"W
L3	18.000	N53°27'06"E
L4	15.746	N53°27'06"E
L5	15.000	N53°27'06"E
L6	57.000	N36°32'54"W
L7	20.000	N53°27'06"E
L8	57.000	N36°32'54"W
L9	20.000	N53°27'06"E
L10	8.963	N36°32'54"W
L11	4.037	N36°32'54"W
L12	35.008	N53°27'06"E
L13	20.000	N36°32'54"W
L14	35.008	N53°27'06"E
L15	20.000	N36°32'54"W
L16	35.000	N36°32'54"W
L17	8.500	N36°32'54"W
L18	20.000	N53°27'06"E
L19	57.000	N36°32'54"W
L20	20.000	N53°27'06"E
L21	16.667	N53°27'06"E
L22	9.500	N36°32'54"W
L23	35.000	N36°32'54"W
L24	20.000	N36°32'54"W
L25	35.008	N53°27'06"E
L26	20.000	N36°32'54"W
L27	35.008	N53°27'06"E

Line Table		
Line #	Length	Direction
L28	5.351	N14°36'03"W
L29	6.359	N64°52'43"W
L30	18.000	N53°27'06"E
L31	1.250	N36°32'54"W
L32	18.000	N53°27'06"E
L33	18.000	N36°32'54"W
L34	12.396	N36°32'54"W
L35	24.000	N53°27'06"E
L36	3.000	N36°32'54"W
L37	46.042	N36°32'54"W
L38	16.292	N36°32'54"W
L39	44.000	N36°32'54"W
L40	11.073	N36°32'54"W
L41	52.646	N36°32'54"W
L42	14.250	N53°27'06"E
L43	10.188	N36°32'54"W
L44	14.250	N53°27'06"E
L45	51.146	N36°32'54"W
L46	22.146	N53°27'06"E
L47	3.000	N36°32'54"W
L48	1.667	N53°27'06"E
L49	2.000	N36°32'54"W
L50	8.646	N53°27'06"E
L51	2.000	N36°32'54"W
L52	15.604	N53°27'06"E
L53	2.667	N36°32'54"W
L54	3.250	N53°27'06"E

Line Table		
Line #	Length	Direction
L55	35.188	N36°32'54"W
L56	0.969	N53°27'06"E
L57	10.146	N36°32'54"W
L58	2.552	N53°27'06"E
L59	10.479	N36°32'54"W
L60	2.552	N53°27'06"E
L61	10.146	N36°32'54"W
L62	0.969	N53°27'06"E
L63	35.188	N36°32'54"W
L64	3.250	N53°27'06"E
L65	2.667	N36°32'54"W
L66	15.604	N53°27'06"E
L67	2.000	N36°32'54"W
L68	8.646	N53°27'06"E
L69	2.000	N36°32'54"W
L70	1.667	N53°27'06"E
L71	4.500	N36°32'54"W
L72	22.146	N53°27'06"E
L73	3.000	N53°27'06"E
L74	3.000	N53°27'06"E
L75	3.000	N53°27'06"E
L76	3.000	N53°27'06"E
L77	6.791	N39°14'41"E
L78	33.528	N54°56'56"W
L79	4.674	N36°32'54"W
L80	10.000	N53°27'06"E
L81	10.970	N36°32'54"W



Sheet 2 of 5

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION
PLAT 3 SUBDIVISION, ALSO AMENDING A PORTION OF SOUTH
STATION PLAT 3 CONDOMINIUMS PHASE 1E

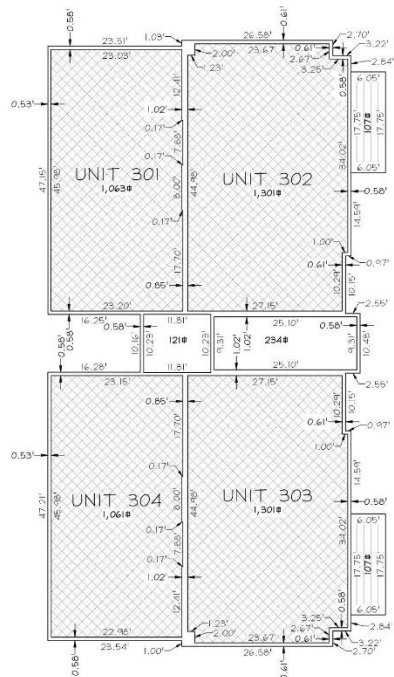
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Salt Lake Base and Meridian

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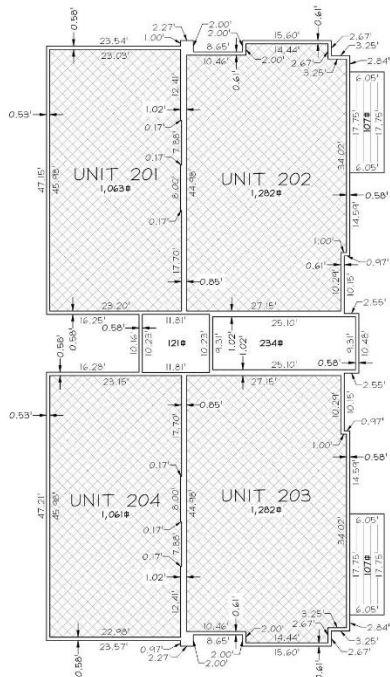
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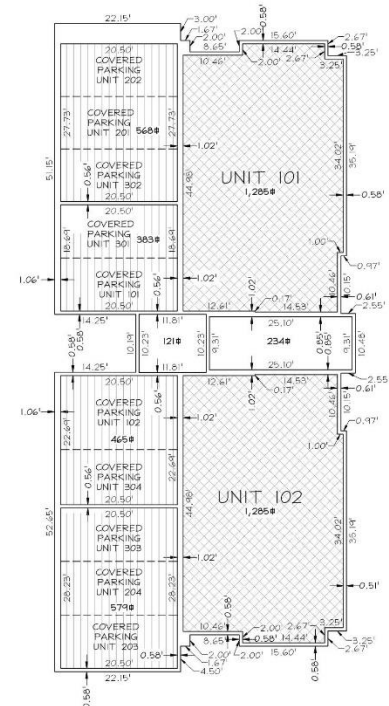
FEE \$ _____ SALT LAKE COUNTY RECORDER



THIRD FLOOR
SCALE: 1" = 10'



SECOND FLOOR
SCALE: 1" = 10'



FIRST FLOOR
SCALE: 1" = 10'

Sheet 3 of 5

PROPERTY CORNERS.
PROPERTY CORNERS TO BE SET WILL BE
REBAR # CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.



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LEGEND

	LIMITED COMMON AREA
	PRIVATE OWNERSHIP AREA
	COMMON AREA

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION
PLAT 3 SUBDIVISION, ALSO AMENDING A PORTION OF SOUTH
STATION PLAT 3 CONDOMINIUMS PHASE 1E

Located in the Northwest Quarter of Section 24, T3S, R2W,
Salt Lake Base and Meridian

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