

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 8, 2025

## FILE OVERVIEW

<b>Item Name</b>	South Station Plat 7 Preliminary Subdivision
<b>Address</b>	Generally located between along the east side of Grandville Ave, between Rain Lily Dr and Big Sur Dr.
<b>File Number</b>	PLPP202500011
<b>Applicant</b>	LHM Real Estate
<b>Property Owner</b>	
<b>Staff Author</b>	Greg Schindler
<b>Presenter</b>	Greg Schindler

## PROPERTY OVERVIEW

<b>Acreage</b>	5.928 Acres		
<b>Current Zone</b>	P-C (Planned Community)		
<b>Current Land Use</b>	Vacant		
<b>General Plan Designation</b>	Mixed Use Transit Oriented Development (MU-TOD)		
<b>Neighboring Properties</b>	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	MU-TOD
	<i>East</i>	P-C	MU-TOD
	<i>South</i>	P-C	MU-TOD
	<i>West</i>	P-C	MU-TOD

## ITEM SUMMARY

A preliminary subdivision application for South Station Plat 7 has been submitted. The proposed subdivision will divide 5.928 acres into 2 civic/commercial lots for future development.

Staff is recommending approval of the application.

## TIMELINE

- **On January 21, 2025**, the applicant submitted a complete application to Staff for review. The application was revised a total of 4 times to address all staff comments. The application was reviewed by the following departments:
  - Planning:
  - Engineering:
  - Building:
  - Fire:Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat to conform to applicable city regulations. Resubmitted materials addressed staff comments.

## REPORT ANALYSIS

Perigee Consulting, on behalf of applicant Larry H. Miller Real Estate has filed an application that will divide 5.928 acres into 2 civic/commercial lots for future development.

## FINDINGS AND RECOMMENDATION

### Findings:

- 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 density of fifty (50) units per acre.”
- All State and Local subdivision review requirements have been followed.
- The proposal complies with all City ordinances, the Daybreak Master Development Agreement and the Daybreak Master Subdivision requirements.

### Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Codes [§16.10.040](#) and [§17.72110](#).

### Planning Staff Recommendation:

**Staff recommends approval of the application** based on the report analysis, findings, and conclusions listed above.

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

### Standard of Approval:

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

### Motion Ready:

I move that the Planning Commission approve:

1. File **PLPP202500011**, South Station Plat 7 Preliminary Subdivision

### Alternatives:

1. Recommend denial of the application.
2. Schedule the application for a decision at some future date.

## SUPPORTING MATERIALS

1. Attachments (Location Map, Proposed Preliminary Subdivision)



## Location Map





# Proposed Preliminary Subdivision

