

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 8, 2025

FILE OVERVIEW

Item Name	Daybreak Village 12A Plat 5
Address	Generally located near 7125 W Granbury Drive.
File Number	PLPP202400223
Applicant	Perigee Consulting on behalf of LHM Real Estate
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	3.668 Acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Residential Development Opportunity (RDO)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	RDO
	<i>East</i>	P-C	RDO
	<i>South</i>	P-C	RDO
	<i>West</i>	P-C	OS

ITEM SUMMARY

A preliminary subdivision application for Daybreak Village 12A Plat 5 has been submitted. The proposed subdivision will divide 3.668 acres into 34 single family lots and associated public right-of-way.

The gross density of the proposed subdivision is 9.2 dwelling units per acre and the net density is 15.11 dwelling units per acre.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those approved for the Daybreak Village 12A Plats 1, 2 and 3 subdivisions.

Staff is recommending approval of the application.

TIMELINE

- **On November 13, 2024**, 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:
 - Public Works: Stormwater, Streets, Parks and Water Divisions

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 3.668 acres into 34 single family lots and associated public right-of-way.

Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”

The future land use designation for the property is Residential Development Opportunity (RDO). RDO identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.

FINDINGS AND RECOMMENDATION

Findings:

- The proposed subdivision is consistent with the City General Plan.

- 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](#) and the General Plan of South Jordan.

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 **PLPP20240023**, Daybreak Village 12A Plat 5 Preliminary Subdivision

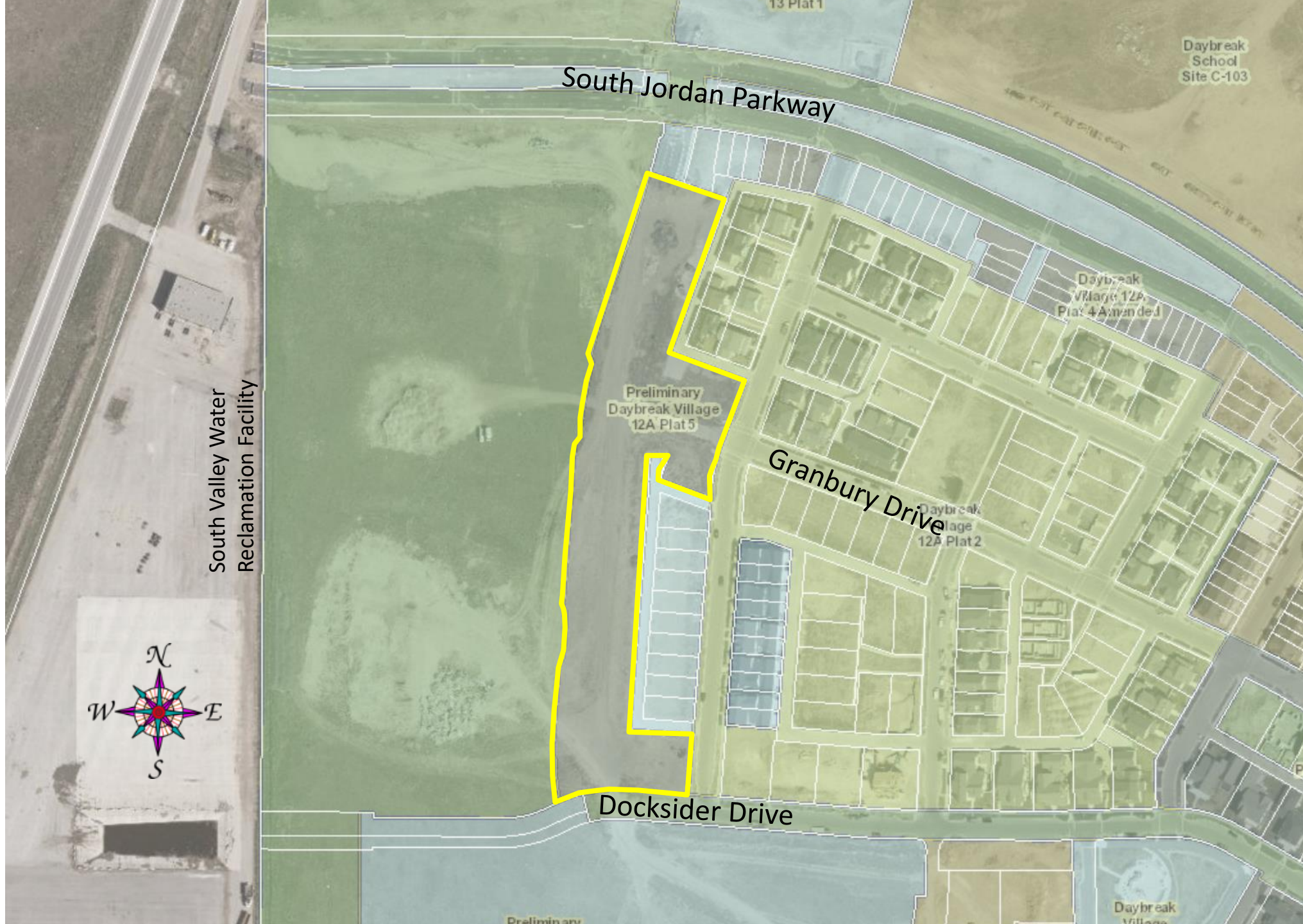
Alternatives:

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



PROPERTY CORNERS
 PROPERTY CORNERS TO BE SET WILL BE
 REBAR 4 CAP OR NAILS SET IN THE TOP
 OF CURB OR ALLEY ON THE EXTENSION OF
 SIDE LOT LINES.

