

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: MARCH 10, 2026

## FILE OVERVIEW

Item Name	Daybreak Urban Center Plat 1 Amendment #2 Subdivision Amendment
Address	11195 S Grandville Avenue
File Number	PLPLA202500235
Applicant	Larry H Miller Real Estate
Staff Author	Greg Schindler, City Planner
City Engineer	Chris Clinger, Senior Engineer

## PROPERTY OVERVIEW

Acreage	5.384		
Recorded Subdivision	Daybreak Urban Center Plat 1		
Current Zone	Planned Community (P-C)		
Current Land Use	Vacant		
General Plan Designation	Mixed Use Transit Oriented Development (MU-TOD)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	Restaurants, Offices, Megaplex
	<i>East</i>	P-C	Vacant
	<i>South</i>	P-C	Future Performing Arts Center
	<i>West</i>	P-C	Vacant

## ITEM SUMMARY

A complete subdivision amendment application for Daybreak Urban Center Plat 1 Amendment 2 was submitted on November 25, 2025. The proposed amendment will combine two commercial lots into one.

## TIMELINE

- **On November 25, 2025**, the applicant submitted a complete application to Staff for review. Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat to conform to applicable city regulations. Two reviews were completed by staff with all required corrections completed on February 18, 2026. The application was reviewed by the following departments:
  - Planning:
  - Engineering:

## REPORT ANALYSIS

The applicant, Larry H Miller Real Estate, is proposing to combine two lots into one 5.384 acre lot. The combined lot is bounded by Grandville Avenue on the east, Parkline Drive on the west, Centerfield Drive on the north and Lake Avenue on the south. The reason for the amendment is that it is the applicant's intention to build one building that will cover the entire lot. The proposed building is currently under review by City staff. The proposed building will include a mix of commercial uses, apartments, and a parking garage.

## FINDINGS AND RECOMMENDATION

### Findings:

- Good cause for approving the amendment is as follows: The combined mix of uses proposed for the future building will require a certain amount of parking that needs to be located on site.
- The proposed subdivision amendment 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 Code [§16.14](#).

## 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 amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements.

### Motion Ready:

I move that the Planning Commission approves:

1. File PLPLA202500235, Daybreak Urban Center Plat 1 Amendment #2

#### Alternatives:

1. [Recommend approval with conditions.]
2. [Recommend denial of the application.]
3. [Schedule the application for a decision at some future date.]

## SUPPORTING MATERIALS

1. Location Map
2. Proposed Amended Plat
3. Original Recorded Plat



Ballpark

Grandville Ave

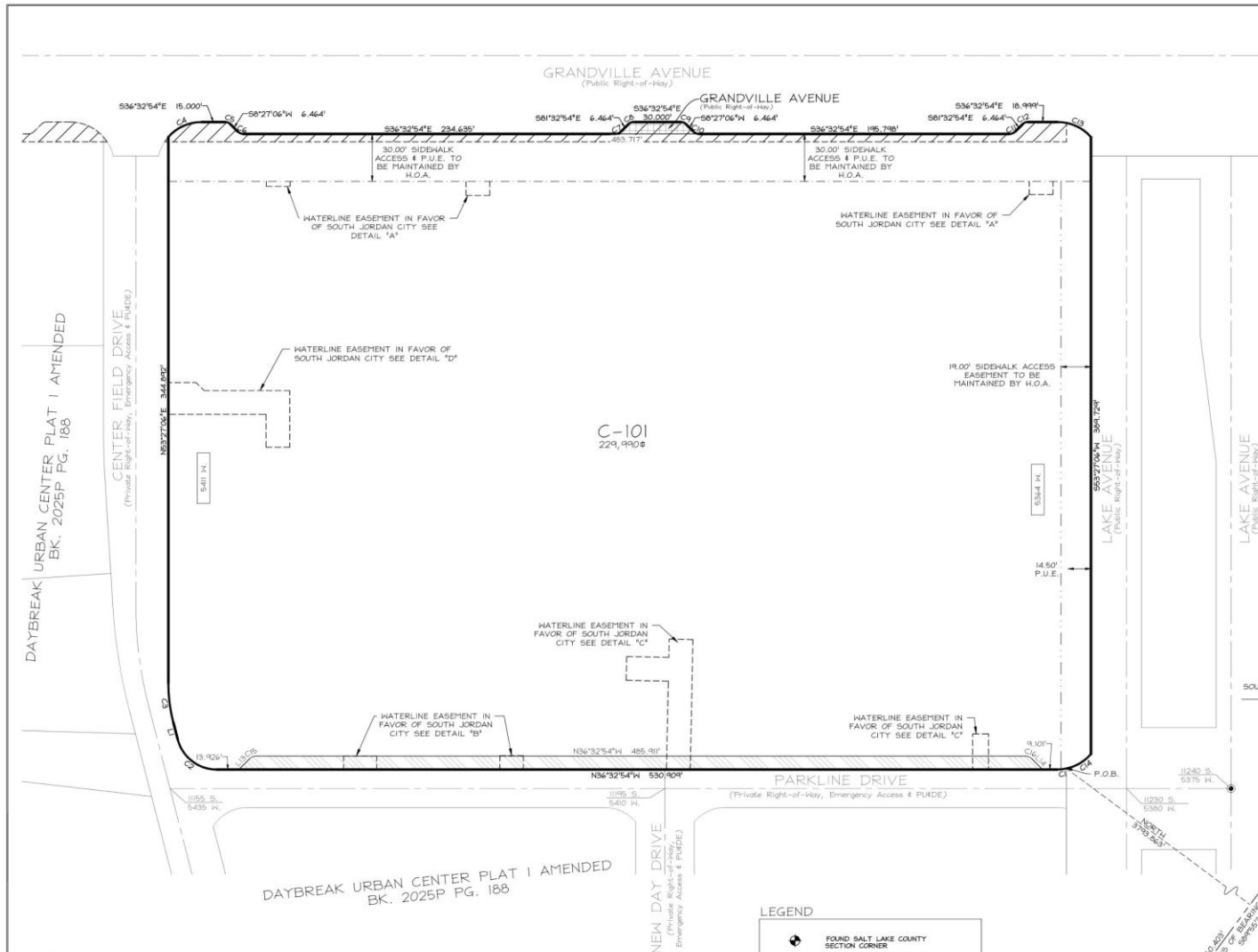
Amendment Site

Center Field Dr

Lake Ave



SJ Fire Station 64



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	6.045	26.500	012°09'12"	N42°37'30"W	6.034
C2	33.619	25.500	075°32'16"	N01°15'15"E	31.237
C3	25.114	99.500	042°27'42"	N46°13'15"E	25.047
C4	23.746	28.000	048°35'25"	S67°50'37"E	23.041
C5	3.534	4.500	049°00'00"	S14°02'54"E	3.444
C6	4.320	5.500	049°00'00"	S14°02'54"E	4.210
C7	4.320	5.500	049°00'00"	S59°02'54"E	4.210
C8	3.534	4.500	049°00'00"	S59°02'54"E	3.444
C9	3.534	4.500	049°00'00"	S14°02'54"E	3.444
C10	4.320	5.500	049°00'00"	S14°02'54"E	4.210
C11	4.320	5.500	049°00'00"	S59°02'54"E	4.210
C12	3.534	4.500	049°00'00"	S59°02'54"E	3.444
C13	23.746	28.000	048°35'25"	S12°15'12"E	23.041
C14	15.314	26.500	034°49'07"	N67°06'39"W	15.001
C15	4.712	6.000	044°59'40"	S59°02'45"E	4.592
C16	4.712	6.000	045°00'00"	S14°02'54"E	4.592

Line Table		
Line #	Length	Direction
L1	10.917	N38°59'24"E
L2	15.000	N36°32'54"W
L3	15.000	N36°32'54"W
L4	0.204	S63°27'06"W
L5	20.885	N36°32'54"W
L6	20.885	S36°34'20"E
L7	14.801	N36°32'54"W
L8	14.801	S36°34'20"E
L9	34.138	S36°32'54"E
L10	10.000	N36°32'54"W
L11	15.003	N36°32'54"W
L12	20.066	N83°27'06"E
L13	9.537	N81°32'35"W
L14	9.536	N08°27'06"E

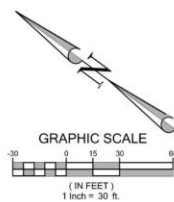
DAYBREAK URBAN CENTER PLAT I AMENDED  
BK. 2025P PG. 188

**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- EXISTING POWER LINE EASEMENT PER ENTRY NO. 141819A
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY, EMERGENCY ACCESS & P.U.E.

SOUTHEAST COR. SECTION 19,  
T35, R2W, S16M  
FIND BRASS CAP  
S.L. CO. MONUMENT

SOUTHWEST COR. SECTION 24,  
T35, R2W, S16M  
FIND BRASS CAP  
S.L. CO. MONUMENT



**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.

**PERIGEE CONSULTING**  
CIVIL - STRUCTURAL - SURVEY

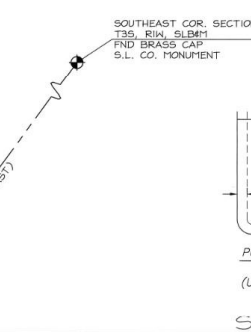
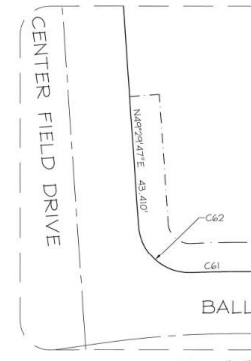
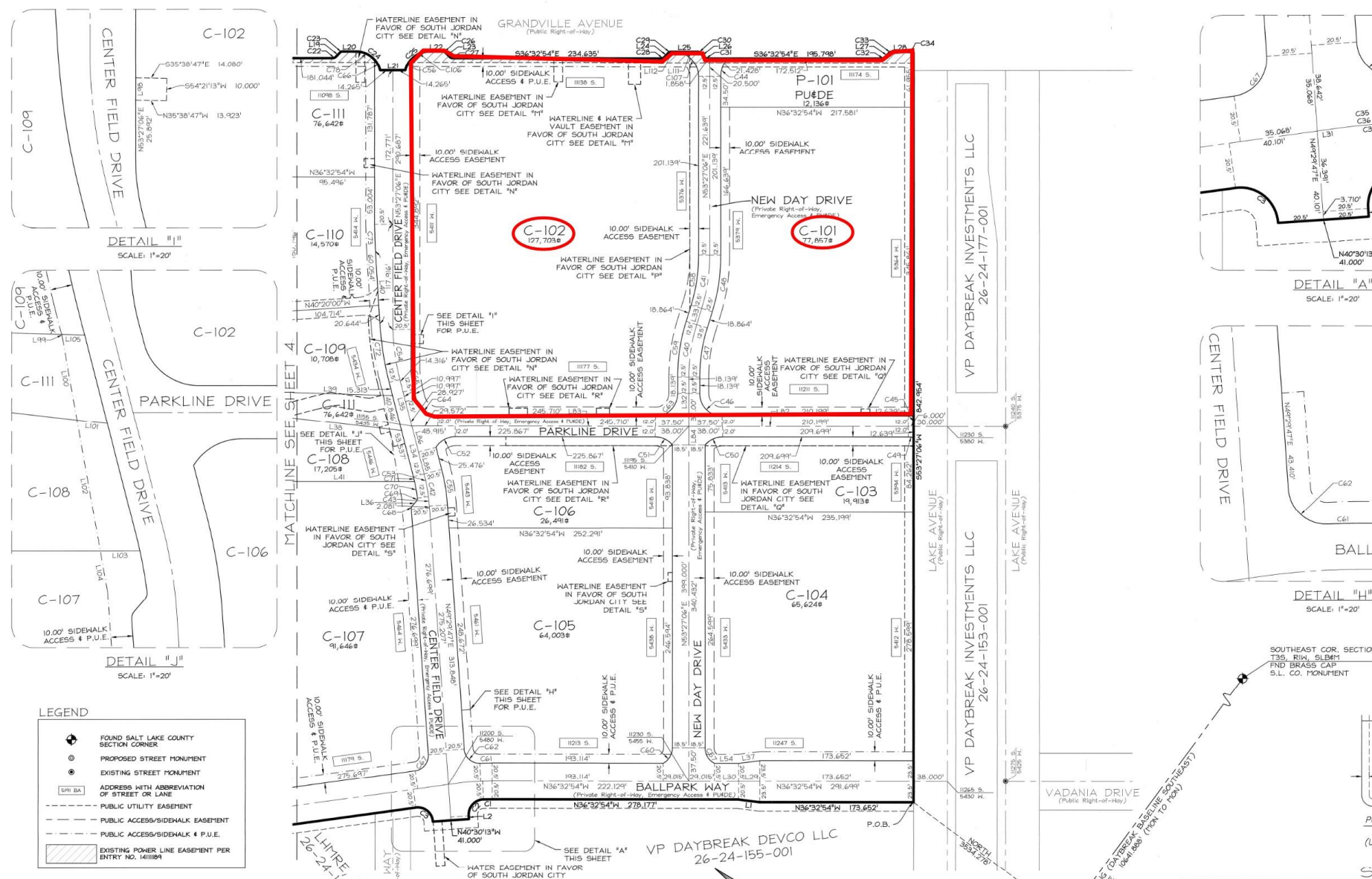
809 SOUTH 1200 WEST, SUITE 100 WEST JORDAN, UT 84086  
801.946.2126 TEL. 801.946.8111 FAX WWW.PERIGEECONSULTING.COM

Sheet 2 of 5

DAYBREAK URBAN CENTER PLAT I AMENDED #2  
AMENDING LOTS C-101, C-102 AND PRIVATE RIGHT-OF-WAY  
OF THE DAYBREAK URBAN CENTER PLAT I AMENDED

Located in the Northwest Quarter of Section 24, T35, R2W,  
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED #  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ DEPUTY, SALT LAKE COUNTY RECORDER



**LEGEND**

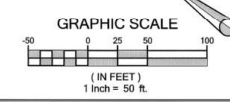
- FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- ⊙ EXISTING STREET MONUMENT
- SRM BA ADDRESS WITH ABBREVIATION OF STREET OR LANE
- - - PUBLIC UTILITY EASEMENT
- - - PUBLIC ACCESS/SIDEWALK EASEMENT
- - - PUBLIC ACCESS/SIDEWALK & P.U.E.
- ▨ EXISTING POWER LINE EASEMENT PER ENTRY NO. 14118184

**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.



9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
 801.628.6094 TEL 801.290.0811 FAX WWW.PERIGEECONSULTING.COM

**RECORDED PLAT**



SOUTHWEST COR. SECTION 24, T35, R20N, S18W S.L. CO. MONUMENT

110-8330 BASIS OF BEARING: 044°16'58" (FROM TO MON)  
 110-8330 BASIS OF BEARING: 044°16'58" (FROM TO MON)

DAYBREAK URBAN CENTER  
 T35, R20N, S18W  
 AMENDED AND PRIVATE RIGHTS-OF-WAY CENTER ROADWAY DEDICATION PLAT IN L...  
 Located in the Northwest Quarter of Section 24, T35, R20N, S18W, S.L. CO. MONUMENT

SALT LAKE COUNTY RECORDER RECORDED # 141  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED REQUEST OF: VP Daybreak Operations LLC  
 DATE: 3/8/2024 TIME: 3:31pm BOOK: 2  
 8488.00  
 FEE \$