

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04-12-2022

Issue: DAYBREAK VILLAGE 7 PLAT 5
PRELIMINARY SUBDIVISION
Location: Generally 11700 South 6165 West
Project No: PLPP202200020
Applicant: LHM Real Estate
Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202200020 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 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.

BACKGROUND

ACREAGE	11.207 Acres
CURRENT LU DESIGNATION	Stable Neighborhood (SN)
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - SN, (P-C)/Single Family Residential South- SN, (PC)/Future 7 Plat 4 East - SN, (PC)/Village 7 Plat 4 West - SN, (P-C)/Village 8 Plat 4A

Perigee Consulting, on behalf of Clayton Properties, has filed an application for preliminary plat review and approval of the Daybreak Village 7 Plat 5 subdivision. The proposed subdivision will divide the property into 85 residential lots, 1 park lot (P-lot) and associated public rights-of-way.

The residential density of this proposal is 7.5 units per acre (gross density) and 10.6 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 3,199 sq. ft. to 6,000 sq. ft. with an average lot size of 4,085 sq. ft.

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 previous Daybreak Village 7 subdivisions.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Village.
- 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 General Plan Future Land Use designation for the property is Stable Neighborhood (SN). Stable Neighborhood identifies residential areas throughout South Jordan that are mostly built out and not likely to change or redevelop into a different land use. This land use designation supports existing or planned residential with a variety of housing types, densities, and styles. 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.
- 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 and complies with the General Plan.
- All lots 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 both the Daybreak Community Structure Plan the South Jordan General 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:

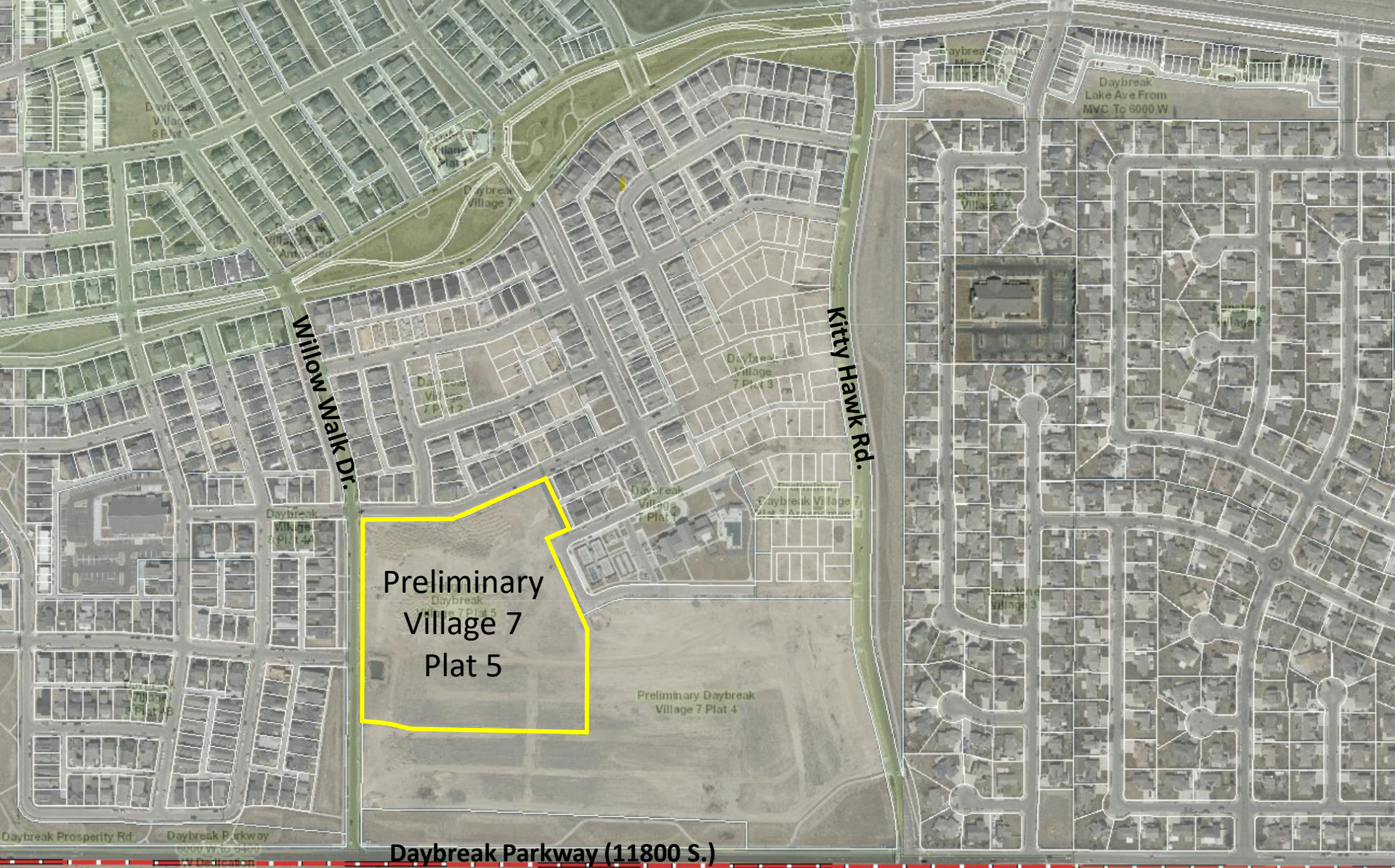
- Minimal.

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



Location Map

