

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: October 14, 2025

FILE OVERVIEW

Item Name	Daybreak South Station Plat6
Address	Generally located along the north side of Lake Avenue between Grandville Avenue and Freestone Road.
File Number	PLPP202500131
Applicant	Vagner Soares (LHM Real Estate)
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	3.619 Acres		
Current Zone	P-C (Planned Community)		
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	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 complete preliminary subdivision application for Daybreak South Station Plat 6 was submitted on July 3, 2025. The proposed subdivision will create two Commercial lots and dedicate 0.437 acre for public street right-of-way.

TIMELINE

- On **July 1, 2025**, the applicant submitted an incomplete application to Staff for review. The application was initially rejected and a revised application was submitted and deemed complete on **July 3, 2025**. Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat to conform to applicable city regulations. Multiple reviews and re-reviews were completed by staff with all required corrections completed on September 16, 2025. The application was reviewed by the following departments:
 - Planning:
 - Engineering:
 - Building:
 - Fire:
 - Public Works, Stormwater, Streets, Parks and Water Divisions

REPORT ANALYSIS

Larry H. Miller Real Estate has filed an application that will create two commercial lots and dedicate public street right-of-way generally located along the north side of Lake Avenue between Freestone Road and Grandville Avenue.

The subdivision is located within the boundaries of the Daybreak Town Center. Section 17.72.020 describes the Town Center designation as “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.”

The future land use designation for the property is Mixed Use Transit Oriented Development (MU-TOD). “MU-TOD identifies active areas that are within ¼ mile of transit hubs. These areas support a vertical or horizontal mix of commercial, office, and higher density residential uses with entertainment, restaurants, bars, cafes, and businesses that do not required automotive transportation. These areas shall be located adjacent to regional transit hubs and provide accommodation for active transportation such as bike racks.”

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 [§17.72.110](#) 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 PLPP202500131, Daybreak South Station Plat 6 Preliminary Subdivision.

Alternatives:

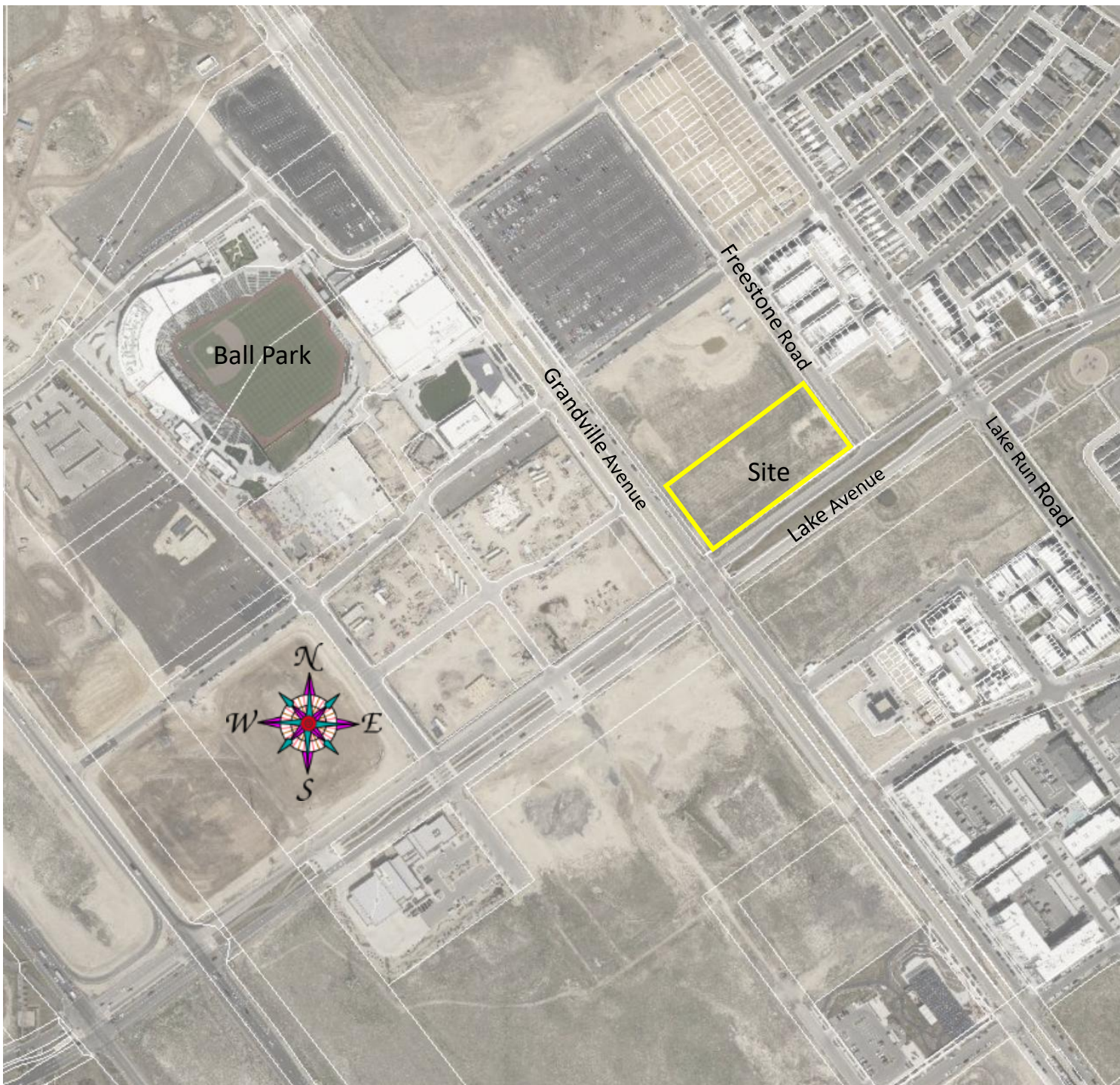
1. Recommend denial of the application.

2. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachments (Location Map, Proposed Preliminary Subdivision)

Location Map



VP DAYBREAK OPERATIONS, LLC
26-13-352-005

ALPHA ROAD
(Public Right-of-Way)

LAKE AVENUE
(Public Right-of-Way)

FREESTONE ROAD
(Public Right-of-Way)

DAYBREAK URBAN CENTER PLAT #1
BK. 2024F PG. 055

DAYBREAK SOUTH STATION MULTI FAMILY #6
BK. 2022P PG. 205

VP DAYBREAK OPERATIONS, LLC
26-24-127-001

LOT 101
114,397 sq. ft.

LOT 102
23,983 sq. ft.

14.00' PUBLIC ACCESS/SIDEWALK & P.U.E. EASEMENT

18.00' PUBLIC ACCESS/SIDEWALK & P.U.E. EASEMENT

14.00' PUBLIC ACCESS/SIDEWALK & P.U.E. EASEMENT

10.00' PUBLIC ACCESS/SIDEWALK & P.U.E. EASEMENT

GRAPHIC SCALE
1 inch = 30 ft.

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.

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	32.175	25,000	073°44'23"	S6°34'54"W	30,000
C2	28.375	21,000	077°28'20"	N87°40'45"W	26.281
C3	4.326	28,000	008°51'11"	S6°48'42"W	4.322

Line Table

Line #	Length	Direction
L1	16,500	N83°27'06"E
L2	555	N36°32'54"W

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE

PUBLIC UTILITY EASEMENTS
TYPICAL (UNLESS OTHERWISE NOTED)

Sheet 2 of 4

DAYBREAK SOUTH STATION PLAT #6
ATTENDING LOT 13 OF THE KENNESOTT MASTER SUBDIVISION #1 ATTENDED

Located in the Northwest Quarter of Section 24, T35, R24, Salt Lake Base and Meridian.

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF, _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FILE # _____ **DEPUTY SALT LAKE COUNTY RECORDER** _____