SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: Shields Lane Subdivision Amended

PRELIMINARY SUBDIVISION AMENDMENT

Address: 1720 W Shields Lane File No: PLPLA202300036 Applicant: Allison Morgan

Submitted by: Miguel Aguilera, Planner I

Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve**, with the condition of the cross access agreement, the Shields Lane Subdivision Amendment, File No. PLPLA202300036.

ACREAGE: Approximately 2.23 Acres

CURRENT ZONE: Commercial Neighborhood (C-N)

CURRENT USE: Vacant Lot

FUTURE LAND USE PLAN: EC (Economic Center)

NEIGHBORING ZONES/USES: North – MU-V (Santorini Village)

South – MU-R_D (PD) (Vacant Land) West – P-O (Jordan River Medical) East – C-N (Kum & Go Gas Station)

Meeting Date: 07/11/2023

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 City Code Chapter 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 City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

City Code § 16.14.020

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision amendment for the Shields Lane subdivision located at 1720 W Shields Lane. The proposed amendment will divide the current lot into two separate lots. The larger of the two lots (Lot 2A)

will 1.308 acres and be located on the corner of Shields Lane and Emporio Drive. The smaller lot (Lot 2B) will be 0.911 acres and be located between Lot 2A and 1710 W Shields Lane.

Lot 2A is on a corner and will have the two addresses of 1816 W Shields Lane and 9777 S Emporio Drive. The address for Lot 2B is 1780 W Shields Lane. Lot 2A also has a proposed site plan application for a new daycare center.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property is located in the Commercial Neighborhood (C-N) Zone, and is its future land use is Economic Center (EC). It meets the Planning and Zoning, as well as the Subdivision Amendment and Development Code requirements of the South Jordan Municipal Code.
- This property is part of the Shields Lane recorded subdivision
- The subdivision Amendment will result in a total of three lots

Conclusion:

• The proposed preliminary subdivision amendment application meets the City Code requirements and as such should be approved.

Recommendation:

Based on the Findings and Conclusions listed above, Staff recommends that the Planning
Commission take comments at the public hearing and approve the Application, 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.

ALTERNATIVES:

- Approve an amended Application.
- Deny the proposed Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Future Land Use Map
- Proposed Subdivision Amendment Plat

Brad Klavano (Jul 5, 2023 16:54 MDT)

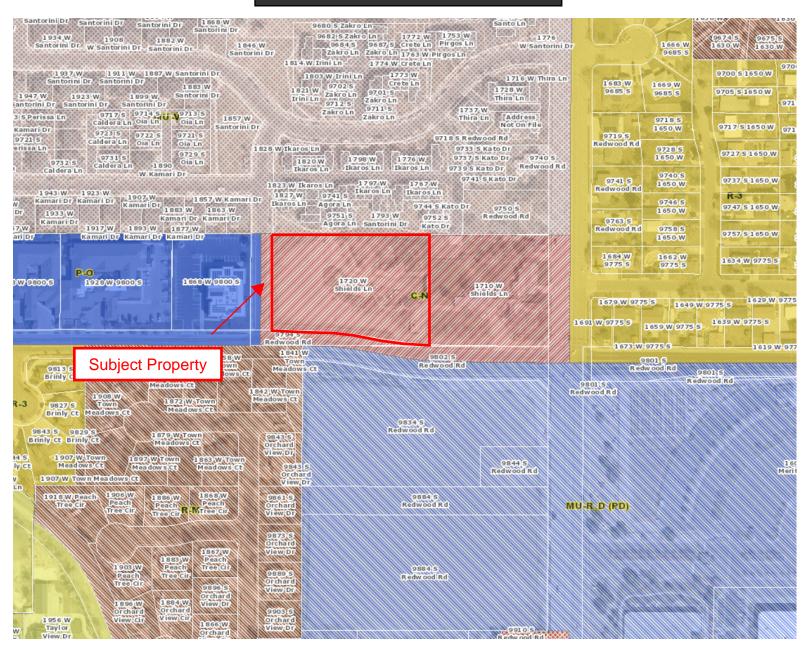
Brad Klavano, P.E.
City Engineer

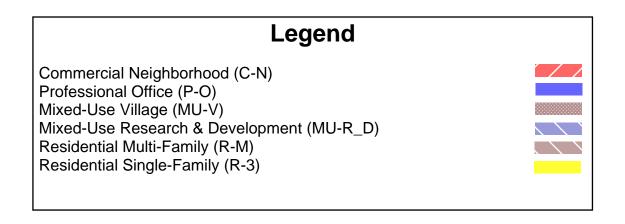
<u>Miguel Aguilera</u>

Miguel Aguilera Planner I, Planning Department

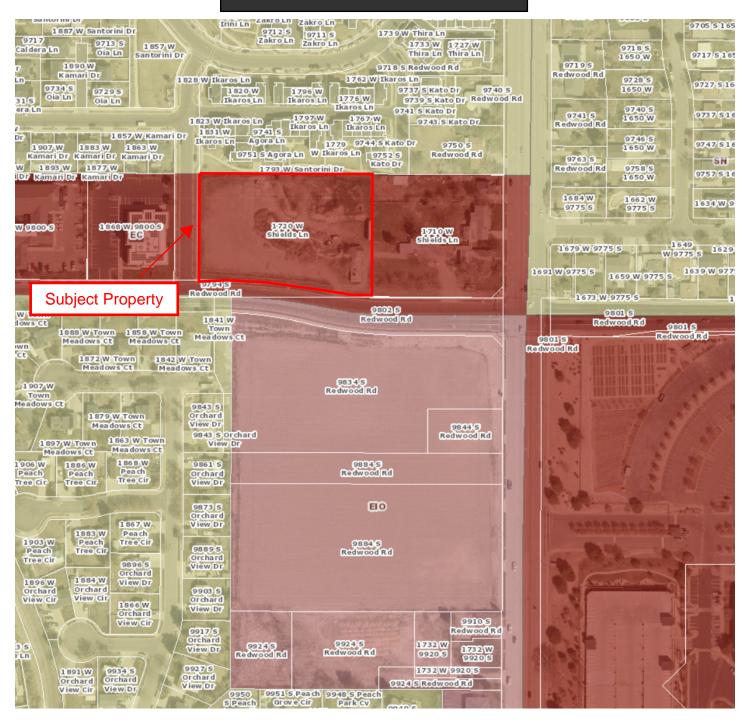


Zoning Map *City of South Jordan*Everbrook Academy Site





Land Use Map City of South Jordan Shields Lane Subdivision



Legend	
Stable Neighborhood (SN)	
Economic Center (EC)	
Economic Infill Opportunity (EIO)	

