

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 02-08-2022

Issue: DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A
PRELIMINARY SUBDIVISION
Address: 5208 W. Black Twig Drive
Project No: PLPP202100232
Applicant: Daybreak Communities

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202100232 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 condominium plat. The Planning Commission may approve, approve with conditions or if the proposed condominium plat does not meet City ordinances, sanitary sewer or culinary water requirements, deny the preliminary condominium plat application.

BACKGROUND

ACREAGE	0.723 acre
CURRENT LU DESIGNATION	Mixed Use Transit Oriented Development (MU TOD)
CURRENT ZONING	Planned Community (P-C)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North – MU TOD, (P-C)/Vacant South- Stable Neighborhood, (PC)/South Station Apartments Phase 2 East - MU TOD, (P-C)/Condominiums West - MU TOD, (P-C)/Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the South Station Plat 3 Condominiums Phase 2A. This condominium plat is the first of a multi-phase project that will eventually include four buildings with a total sixty units. This initial phase has one 3-story building with 10 condo units and 10 tuck under parking spaces. Also shown on the plat are 16 additional parking spaces that will be covered and shared among the entire project. Once completed the project will have sixty-six parking spaces on site and additional on-street parking available adjacent to the site. The parking space requirement for the project is 1 space for each unit.

The residential density of this proposal is 13.8 units per acre, which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed unit sizes range from 1,063 sq. ft. to 1,301 sq. ft.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: “This category is 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.”
- 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
- All units 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 the Community Structure 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



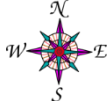
South Station Plat 3
Condos 2A

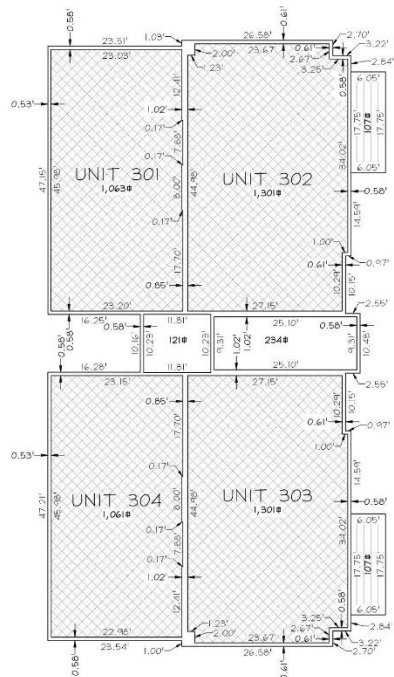
Grandville Ave

Black Twig Dr

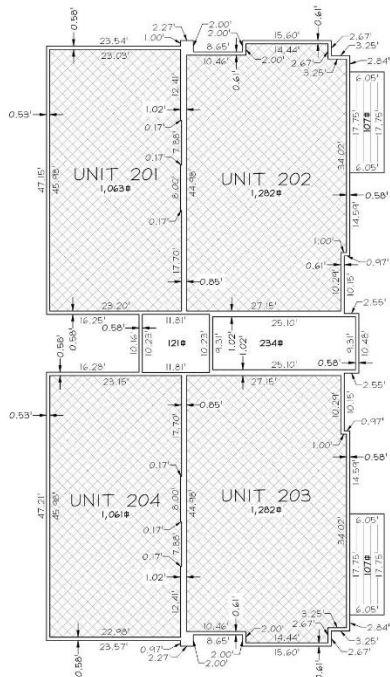
Lake Run Rd

Location Map

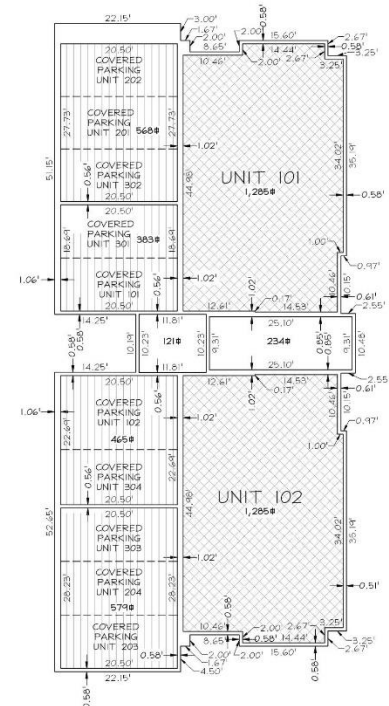




THIRD FLOOR
SCALE: 1" = 10'



SECOND FLOOR
SCALE: 1" = 10'



FIRST FLOOR
SCALE: 1" = 10'

Sheet 3 of 5

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.



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LEGEND

	LIMITED COMMON AREA
	PRIVATE OWNERSHIP AREA
	COMMON AREA

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION
PLAT 3 SUBDIVISION, ALSO AMENDING A PORTION OF SOUTH
STATION PLAT 3 CONDOMINIUMS PHASE 1E

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

RECORDED #

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

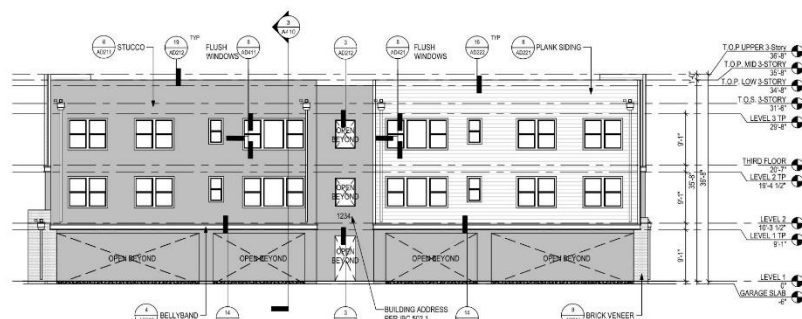
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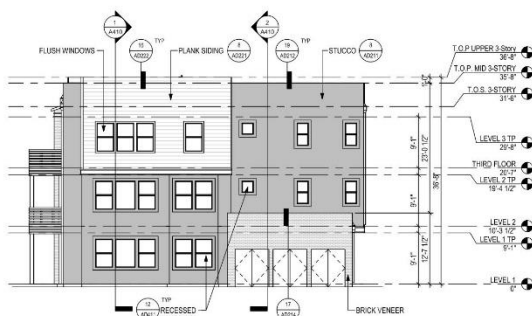
FEE \$ _____ SALT LAKE COUNTY RECORDER



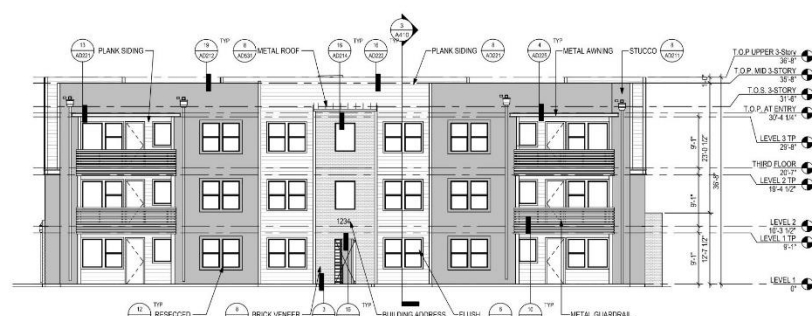
SOUTH ELEVATION
SCALE: 1" = 10'



WEST ELEVATION
SCALE: 1" = 10'



NORTH ELEVATION
SCALE: 1" = 10'



EAST ELEVATION
SCALE: 1" = 10'

BENCHMARK

THE CONTROLLING BENCHMARK IS THE FOUND BRASS CAP SALT LAKE COUNTY MONUMENT LOCATED AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND HAS A NAVD 88 VERTICAL DATUM OF 4915.587' (CONVERTED TO FEET FROM METERS)

4947.00'-0" ON THE ABOVE SHOWN ELEVATION

PROPERTY CORNERS

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Sheet 4 of 5

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION
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Salt Lake Base and Meridian

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FEE \$ _____ SALT LAKE COUNTY RECORDER