

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: MARCH 25, 2025

## FILE OVERVIEW

<b>Item Name</b>	South Station Plat 3 Multi Family #7 Preliminary Subdivision-Updated
<b>Address</b>	West side of Lake Run Road between Center Field Drive and Split Rock Drive
<b>File Number</b>	PLPLA202500001
<b>Applicant</b>	LHM Real Estate
<b>Property Owner</b>	
<b>Staff Author</b>	Greg Schindler
<b>Presenter</b>	Greg Schindler

## PROPERTY OVERVIEW

<b>Acreage</b>	3.853 Acres		
<b>Current Zone</b>	P-C (Planned Community)		
<b>Current Land Use</b>	Vacant		
<b>General Plan Designation</b>	Mixed Use Transit Oriented Development (MU-TOD)		
<b>Neighboring Properties</b>	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	MU-TOD
	<i>East</i>	P-C	SN (Stable Neighborhood)
	<i>South</i>	P-C	MU-TOD
	<i>West</i>	P-C	MU-TOD

## ITEM SUMMARY

A preliminary subdivision application for South Station Plat 3 Multi Family No. 7 was submitted and approved by the Planning Commission on November 12, 2024. The applicant is now proposing to amend the preliminary by increasing the lot count by 2 additional townhome lots. Staff is recommending approval of the application.

## TIMELINE

- **On January 8, 2025**, the applicant submitted a complete application to Staff for review. The application was revised a total of 4 times to address all staff comments. The application was reviewed by the following departments:
  - Planning: Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Engineering: Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat and civil drawings to conform to applicable city regulations. Resubmitted materials addressed staff comments.

## REPORT ANALYSIS

Perigee Consulting, on behalf of applicant Larry H. Miller Real Estate has filed an application that would amend the previously approved preliminary subdivision for South Station Plat 3 Multi Family No. 7, which was originally approved by the Planning Commission on November 12, 2024. The applicant is now proposing to amend the preliminary plat by increasing the lot count by 2 additional townhome lots. A final plat for the original subdivision was not recorded. Staff is recommending approval of the application.

With the added lots the residential density of this proposal is 15.5 units per acre (gross density) up from 15.0 and 26.1 units per acre (net density) up from 25.8.

The open space area (P-lots) will be reduced from 0.365 Ac. to 0.317 Ac.

## FINDINGS AND RECOMMENDATION

### Findings:

- 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 density of fifty (50) units per acre.”
- 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 [§17.72110](#).

### 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 **PLPLA202500001**, South Station Plat 3 Multi Family # 7 Preliminary Subdivision - Updated

### Alternatives:

1. Recommend denial of the application.
2. Schedule the application for a decision at some future date.

## SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Proposed Amended Plan
3. Attachment C, Original Approved Preliminary Plat



# Location Map





# Proposed Plat With Added Lots



