

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/23/2023

Issue: **PARK PLACE PHASE 2 AMENDED
SUBDIVISION AMENDMENT**

Address: 1079 W. Jordan River Dr.

File No: **PLPLA202100136**

Applicant: Josh Gera, Ensign Engineering

**Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer**

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Park Place Phase 2 Amended Subdivision, File No. PLPLA202100136 subject to all public utility easements from the previous phases, and not showing on the proposed plat, are vacated by the City Council.

ACREAGE:	Approximately 2.3 acres
CURRENT ZONE:	R-2.5 (Single-family residential, 2.5 lots per acre)
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-2.5 / Jordan River Dr. South – R-1.8 / Midas Creek West – R-2.5 / Single-family residences East – R-2.5 / Boyleston Ct.

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

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.

BACKGROUND:

The applicant is requesting that the Planning Commission approve a subdivision plat amendment between lots 123 and 124 of the Park Place Phase 1 subdivision and lots 202 and 203 of the Park

Place Phase 2 subdivision. The proposed amendment is generally located at 1079 W. Jordan River Dr.

The proposed subdivision amendment will not create any new lots. It will only shift property lines between lots. Lot 211 will substantially increase in size while all other lots will decrease in size. Lot 211 will generally expand east into lot 212 with some minor increase to the north by pushing into lots 123 and 124.

No public improvements will be constructed with this amendment. The subdivision developer already constructed all required public improvements with the previous two phases.

A building permit for a new single-family home has been issued on lot 211 and the home is currently under construction. The owner of lot 211 intends to add a detached garage as well as a swimming pool to the property. The property will be fully fenced. These improvements, except for fencing, will be reviewed under the various building permit applications and are not part of the subdivision amendment application. This paragraph is informational only and provided as background information to the project.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is good cause to approve the proposed subdivision amendment because it will allow the owner of 211 to utilize the property to its full potential.
- Lot 211 will increase from 0.87 acres to 1.4 acres. Lot 212 will decrease in size from 0.82 to 0.34 acres, while lots 209 and 210 will decrease in size by approximately 1,000 sq. ft. to roughly 13,000 sq. ft. and 12,000 sq. ft. respectively.
- No new lots will be created by the proposed subdivision plat amendment. There will be no density change.
- All lots will still meet the minimum size requirements of the zone.

Conclusion:

- The proposed subdivision amendment meets all City Code requirements and thus the application 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:

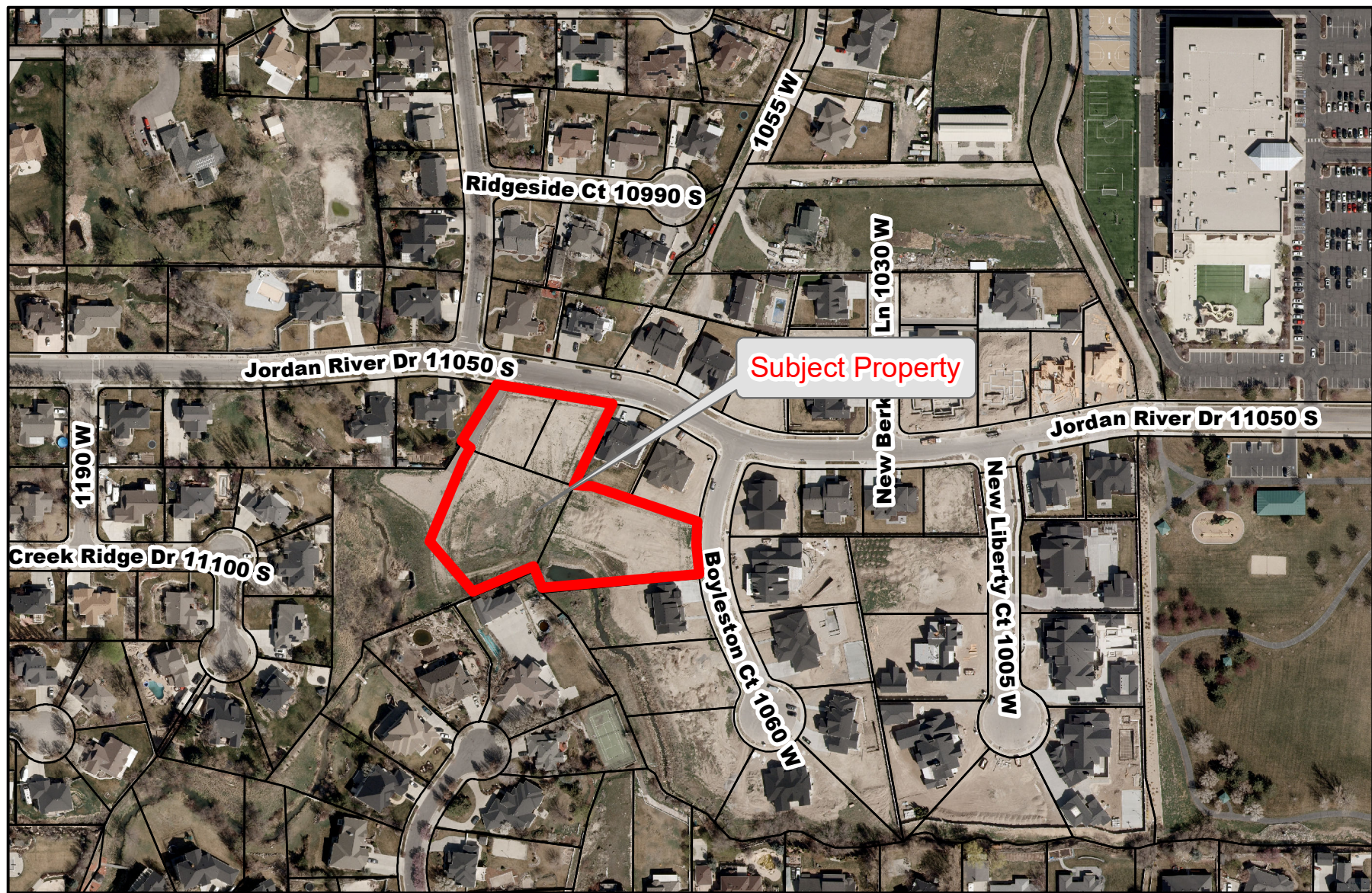
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


SUPPORT MATERIALS:

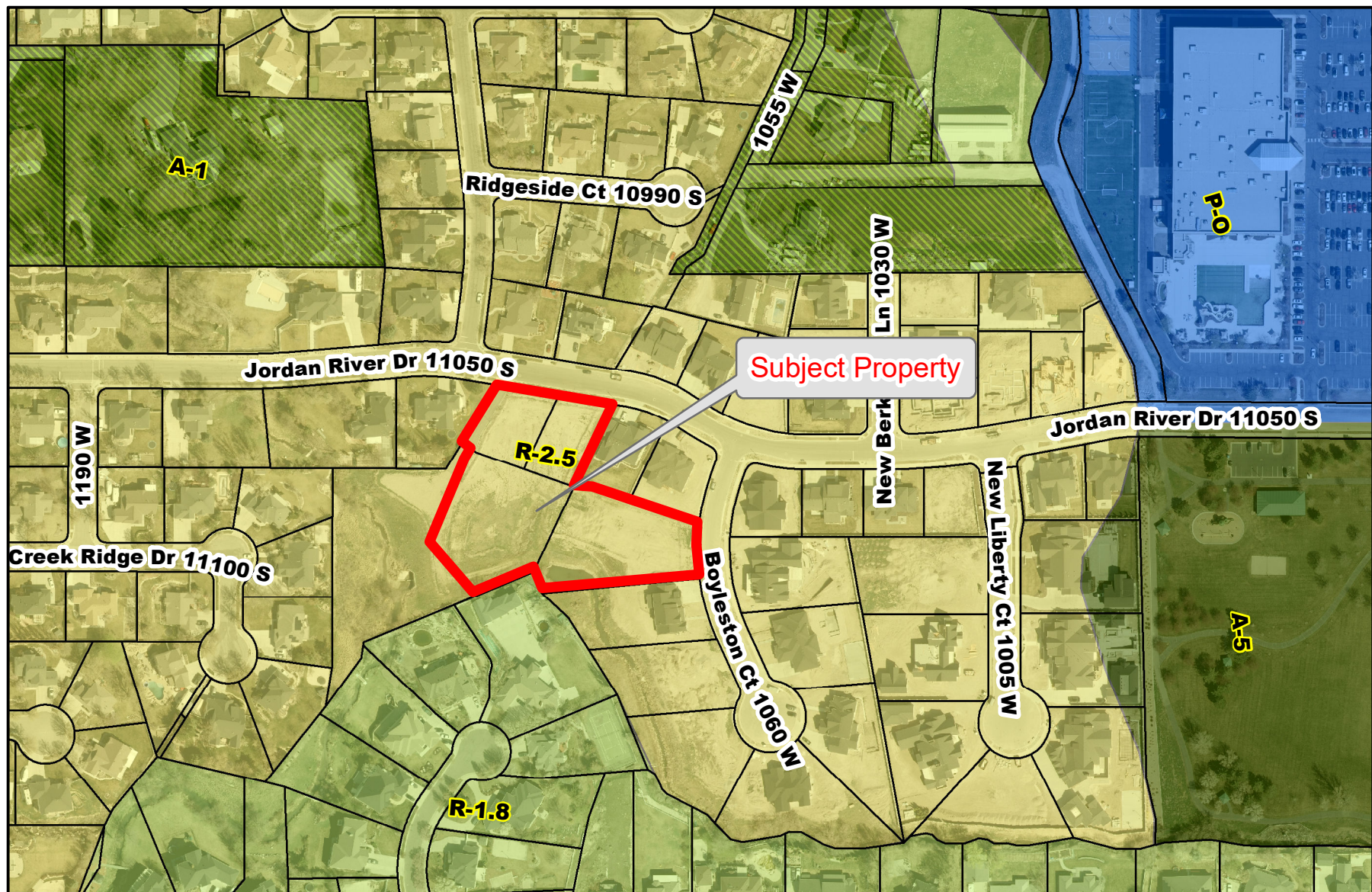
- Aerial Map
- Zoning Map
- Park Place Phase 1
- Park Place Phase 2
- Park Place Phase 2 Amended
- Site Plan
- Fencing Plan


A handwritten signature in black ink, appearing to read 'D. Drozdek', is written over a horizontal line.

Damir Drozdek, AICP
Planner III, Planning Department



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2021</p> 
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