

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JUNE 24, 2025

FILE OVERVIEW

Item Name	Daybreak South Station Plat 5
Address	Generally located at 11234 S Grandville Avenue
File Number	PLPP202500034
Applicant	Perigee Consulting on behalf of LHM Real Estate
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	6.308 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 5 was submitted on February 25, 2025. The proposed subdivision will divide 6.308 acres into two Civic/Commercial lots and associated public right-of-way.

TIMELINE

- **On February 20, 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 February 25, 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 June 11, 2025. The application was reviewed by the following departments:
 - Planning:
 - Engineering:
 - Building:
 - Fire:
 - Public Works, Stormwater, Streets, Parks and Water Divisions

REPORT ANALYSIS

Perigee Consulting, on behalf of applicant Larry H. Miller Real Estate has filed an application that will divide 6.308 acres into two Civic/Commercial lots and associated public right-of-way.

The property is located immediately north of the Salt Lake County Daybreak Library.

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.”

The anticipated use of the property includes the Larry H. and Gail Miller Family Arts Center on Lot –C-101 and mixed use (likely a mix of residential and retail) on lot C-102.

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 PLPP202500034, Daybreak South Station Plat 5 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



