

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05-24-2022

Issue: DAYBREAK VILLAGE 9 PLAT 4
PRELIMINARY SUBDIVISION
Location: Generally 11375 South 6750 West
Project No: PLPP202200018
Applicant: LHM Real Estate
Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202200018 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 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.

BACKGROUND

ACREAGE	15.097 Acres
CURRENT LU DESIGNATION	Residential Development Opportunity (RDO)
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - RDO, (P-C)/Vacant South- RDO, (PC)/Village 9 Plat 1 East - RDO, (PC)/Vacant West - RDO (P-C)/Vacant

Perigee Consulting, on behalf of LHM Real Estate, has filed an application for preliminary plat review and approval of the Daybreak Village 9 Plat 4 subdivision. The proposed subdivision will divide the property into 141 residential lots, 8 park lots (P-lots) and associated public rights-of-way.

The residential density of this proposal is 9.3 units per acre (gross density) and 11.7 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,400 sq. ft. to 10,978 sq. ft. with an average lot size of 3,711 sq. ft. The proposed subdivision proposes a variety of lot types, townhomes, twin homes and single family detached.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those approved for the previous Daybreak Village 9 subdivisions.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- The future land use designation for the property is Residential Development Opportunity (RDO). RDO identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.
- 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 and complies with the General Plan.
- All lots 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 both the Daybreak Community Structure Plan the South Jordan General 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 Jordan Parkway

Silver Pond Dr

Watercourse Rd

Docksider Dr

Prosperity Rd

Preliminary
Daybreak Village
9 Plat 4

Preliminary
Daybreak Village
9 Plat 3

Preliminary
Daybreak
Village 9 Plat 2

Preliminary
Daybreak
Village 9 Plat 1

Preliminary Daybreak
Upper Villages
Water course

Daybreak West
Village Roadway
Dedication

Daybreak
Village
8 Plat 5A

Daybreak
Village 8
Plat 7

Daybreak
Village 8 Plat
5B

Daybreak
Village
Plat 5B

Daybreak
Village
Plat 1D

Daybreak
Village 8
Plat 1B

Daybreak
Village
11A Plat 1

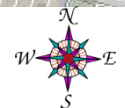
Daybreak
Village
11A Plat 3

Daybreak
Village
11A Plat 1

Daybreak
School
Site C-102

Daybreak
Village 8
Plat 1C

Location Map



VP DAYBREAK DEVCO LLC
26-22-253-002

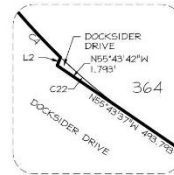
VP DAYBREAK DEVCO LLC
26-22-254-001

VP DAYBREAK INVESTCO 3 LLC
(FUTURE VILLAGE 9 PLAT 3)

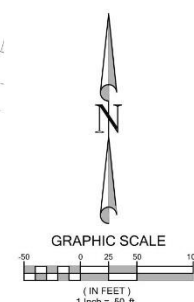
VP DAYBREAK DEVCO LLC
26-22-436-001
(FUTURE VILLAGE 9 PLAT 2)

VP DAYBREAK INVESTCO 3 LLC
26-22-326-001
(FUTURE VILLAGE 9 PLAT 2)

VP DAYBREAK DEVCO LLC
26-22-402-001
(FUTURE VILLAGE 9 PLAT 1)

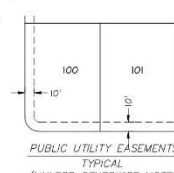


DETAIL "A"
SCALE: 1" = 1'



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- ▨ PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- ▨ VACATED AREA OF SILVER POND DRIVE (SEE ENTRY 16 FOR VACATION ORDINANCE RELATED TO SOUTH JORDAN PARKWAY)
- ▨ PRIVATE RIGHT-OF-WAY



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

Sheet 2 of 9

DAYBREAK VILLAGE 9 PLAT 4
AMENDING LOT 2101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1

Located in Section 22, T35, R2W, S4E,
Salt Lake Base and Meridian

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE
REBAR # 4 CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.



3009 SOUTH 1200 WEST, SUITE 100 WEST JORDAN, UT 84062
801.633.8004 TOLL FREE 801.250.0871 FAX WWW.PECSURVEY.COM

3025.329'
SOUTHWEST COR. SECTION 22,
T35, R2W, S4E
FIND BRASS CAP
S.L. CO. MONUMENT

3507.872'
BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)
S89°56'57"E 10583.405' (10N TO 10N)

SOUTHEAST COR. SECTION 23,
T35, R2W, S4E
FIND BRASS CAP
S.L. CO. MONUMENT

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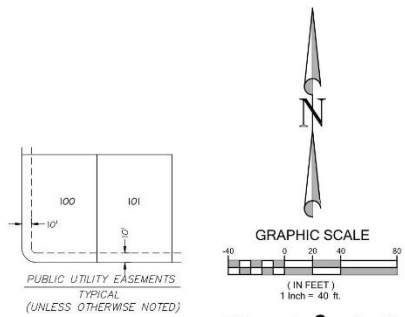
VP DAYBREAK DEVCO LLC
26-22-253-001
(FUTURE VILLAGE 9 PLAT 3)



DRAINAGE EASEMENTS
① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 294-307, P-109 & P-110 (APPLY TO ALL LOT LINES FOR SAID LOTS)

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SNOW REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
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- PRIVATE RIGHT-OF-WAY



PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR 4 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
3089 SOUTH 1200 WEST, SUITE 100
SALT LAKE CITY, UT 84119
TEL: 801.455.8004 FAX: 801.540.6011
WWW.PERIGEECONSULTING.COM

SOUTHWEST COR. SECTION 22, T35S, R24W, S18M1
FIND BRASS CAP
S.L. CO. MONUMENT
BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)
S89°56'31"E (105°83'40" (MON TO MON))

SOUTHEAST COR. SECTION 23, T35S, R24W, S18M1
FIND BRASS CAP
S.L. CO. MONUMENT

Sheet 3 of 9
DAYBREAK VILLAGE 9 PLAT 4
AMENDING LOT 2.01 OF THE VP DAYBREAK OPERATIONS-INVESTMENT'S PLAT 1
Located in Section 22, T35S, R24W, Salt Lake Base and Meridian
RECORDED
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ SALT LAKE COUNTY RECORDER

VP DAYBREAK DEVCO LLC
26-22-254-001

SOUTH JORDAN PARKWAY
(Public Right-of-Way)



LOT	ADDRESS
343	2777 N. SOUTH JORDAN PARKWAY
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