

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 02-14-2023

Issue: DAYBREAK VILLAGE 9 PLAT 6
PRELIMINARY SUBDIVISION
Location: Generally North of South Jordan Parkway between 6830 W and 6900 W
Project No: PLPP202200175
Applicant: Perigee Consulting on behalf of Miller Family Real Estate
Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202200175 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	12.52 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 12A Plat 3 East- RDO, (PC)/Vacant West - RDO (P-C)/Vacant

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 9 Plat 6. The applicant is requesting the South Jordan Planning Commission review and approve the 12.52 acres subdivision containing 90 residential lots, 5 park lots (P-Lots) and associated public and private rights-of-way.

The residential density of this proposal is 7.1 units per acre (gross density) and 11.8 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 9,151 sq. ft. with an average lot size of 3,675 sq. ft. The proposed subdivision proposes a variety of lot types, including 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

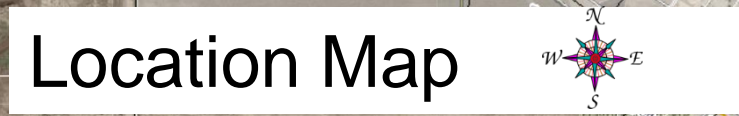
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Location Map

The map displays the following features:

- Streets:** Bacchus Hwy, Future Arranmore Dr, Access Rd, Future Sweet, Sacate Ln, Hilton Ln, Future Granbury Dr, Granbury Dr, Culberson Ln, Brazos Ln, Easy Breez Rd, Magdala Ln, Gilead Ln, Cateran Trail Ln, Swansia Dr, Havature Rd, Golden Day Dr, Repton Ln, Squeaky Ln, Highbrow Way, Orange Peel Ln, Restless Rd, Bingham Rim Rd, Future Dockside Dr, Victor Sierra Ln, Namese Dr, Future Lake Ave, Wink Ln, Bartol Ln, Bluefin Dr, Golden Day Dr, Squeaky Ln, Highbrow Way, Orange Peel Ln, Restless Rd, Bingham Rim Rd, Future Dockside Dr, Victor Sierra Ln, Namese Dr, Future Lake Ave.
- Landmarks:** Trans-Jordan Cities Landfill, Daybreak School Site C-103, Daybreak West Village Roadway Dedication, Future Copperhawk Dr, Daybreak Upper Villages Watercourse, Future South Jordan Pkwy.
- Planned Developments:** Preliminary Daybreak Village 11A Plat 4, Preliminary Daybreak Village 12B Plat 3, Preliminary Daybreak Village 9 Plat 3, Preliminary Daybreak Village 9 Plat 5, Preliminary Daybreak Village 9 Plat 2, Preliminary Daybreak Village 9 Plat 1.
- Highlighted Area:** Proposed Daybreak Village 9 Plat 6 (outlined in yellow).
- Compass Rose:** Located in the bottom left corner, indicating North (N), South (S), East (E), and West (W).

Location Map



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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505 SOUTH 1300 WEST, SUITE 102
505 SOUTH 1300 WEST, SUITE 102

VP DAYBREAK INVESTCO 7 LLC
26-15-451-002

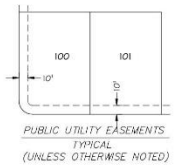
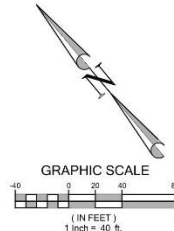
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R=230.000
Δ=30.447°
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LEGEND

- 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
SLOPE REMOVAL, STREET SHEEPING OR
GARAGE COLLECTION IN THESE AREAS.
SLOPE REMOVAL AND STREET SHEEPING
ARE THE RESPONSIBILITY OF THE
ADJACENT LOT OWNERS. GARAGE
CANS MUST BE PLACED ON THE
THROUGH PORTION OF THE ADJACENT
LANE OR STREET.
- PRIVATE RIGHT-OF-WAY

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VP DAYBREAK INVESTCO 5 LLC
26-22-202-001
(FUTURE DAYBREAK VILLAGE 9 PLAT 5)



Sheet 3 of 7

DAYBREAK VILLAGE 9 PLAT 6
APPENDING LOT V5 OF THE KENNICOTT
MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 22, T35S, R24W,
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED IN THE
REQUEST OF:
DATE: TIME: BOOK: PAGE:
FEE \$ DEPUTY, SALT LAKE COUNTY RECORDER

BOARD OF EDUCATION OF
JORDAN SCHOOL DISTRICT
26-22-126-001

