

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 03-22-2022**

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**Issue:** DAYBREAK VILLAGE 12A PLAT 4  
PRELIMINARY SUBDIVISION  
**Location:** Generally 11195 South 7140 West  
**Project No:** PLPP202100115  
**Applicant:** LHM Real Estate  
**Submitted By:** Greg Schindler, City Planner  
Chris Clinger, Senior Engineer

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Staff Recommendation (Motion Ready): Approve Project No. PLPP202100115 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

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## **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.

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## **BACKGROUND**

<b>ACREAGE</b>	14.009 Acres
<b>CURRENT LU DESIGNATION</b>	Residential Development Opportunity (RDO)
<b>CURRENT ZONING</b>	Planned Community (PC)
<b>CURRENT USE</b>	Vacant
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North - RDO, PUBLIC (P-C)/Vacant Future School Site South- RDO, (PC)/Vacant East - RDO, PC)/Village 12A Plat 1 West - RDO, (P-C)/Vacant

LHM Real Estate, has filed an application for preliminary plat review and approval of the Daybreak Village 12A Plat 4 subdivision. The proposed subdivision will divide the property into 112 residential lots, 8 park lots (P-lots) and associated public rights-of-way.

The residential density of this proposal is 7.9 units per acre (gross density) and 16.5 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 1,800 sq. ft. to 11,131 sq. ft. with an average lot size of 5,662 sq. ft.

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 Daybreak Village 12A Plats 1, 2 and 3 subdivisions. The residential lots include 72 townhome lots, 10 twin home lots and 30 single family detached lots.

## **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
- 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:**

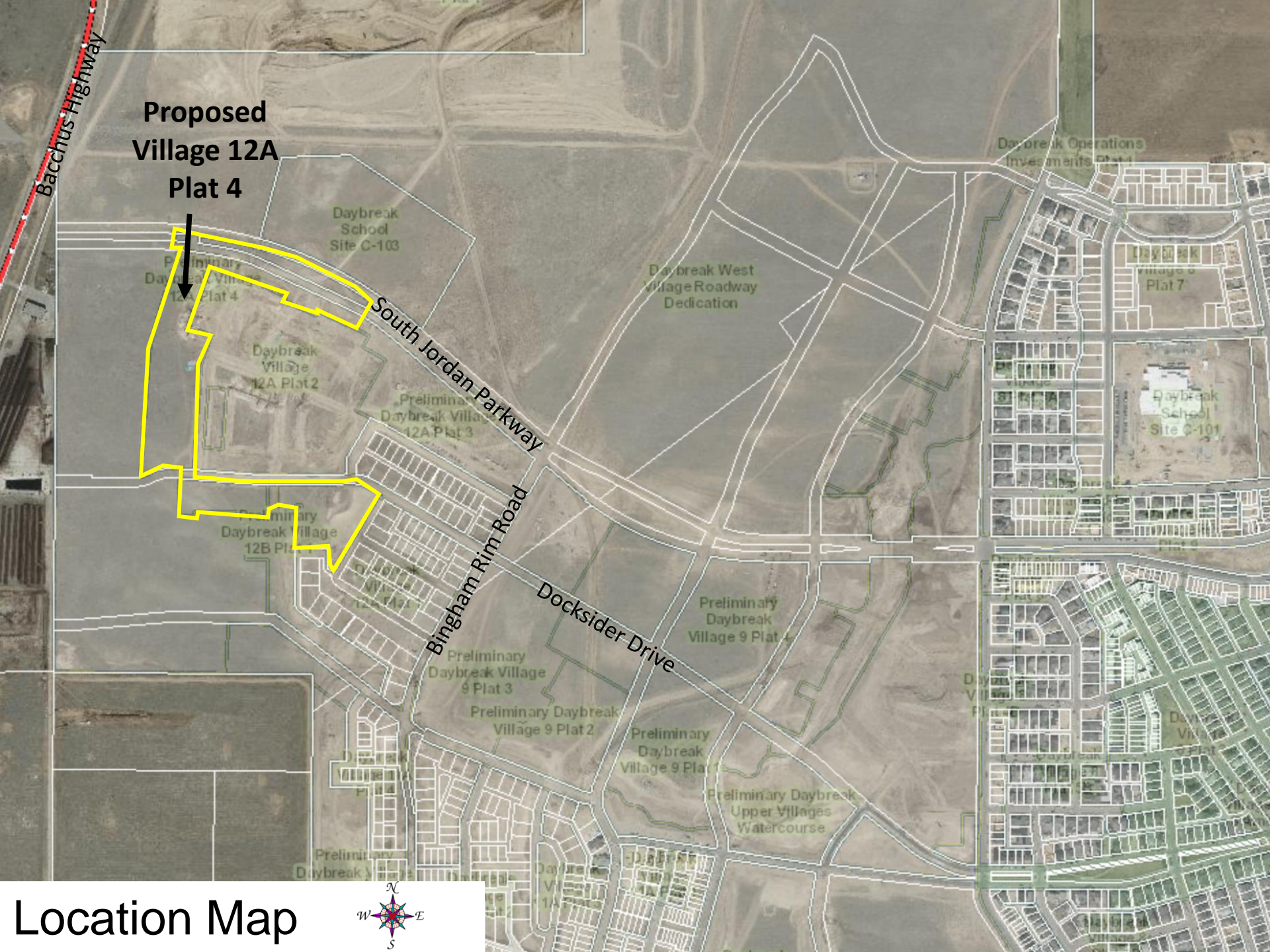
- Minimal.

### **ALTERNATIVES:**

- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

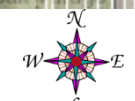
### **SUPPORT MATERIALS:**

- Aerial Map
- Proposed Subdivision Plat



**Proposed  
Village 12A  
Plat 4**

**Location Map**





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

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

VP DAYBREAK DEVCO LLC  
26-22-103-001

VP DAYBREAK DEVCO LLC  
26-22-103-001  
(FUTURE DAYBREAK VILLAGE 12A PLAT 2)

VP DAYBREAK DEVCO LLC  
26-22-103-001  
(FUTURE DAYBREAK VILLAGE 12A PLAT 3)

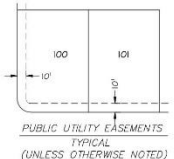
VP DAYBREAK DEVCO LLC  
26-22-103-001  
(FUTURE DAYBREAK VILLAGE 12A PLAT 1)

VP DAYBREAK DEVCO LLC  
26-22-103-001  
(FUTURE DAYBREAK VILLAGE 12A PLAT 1)

VP DAYBREAK DEVCO LLC  
26-22-103-001  
(FUTURE DAYBREAK VILLAGE 12A PLAT 2)

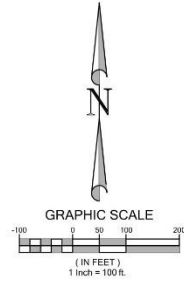
VP DAYBREAK DEVCO LLC  
26-22-103-001  
(FUTURE DAYBREAK VILLAGE 12A PLAT 2)

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LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT



Sheet 2 of 9

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.



3000 SOUTH 1200 WEST, SUITE 100, WEST JORDAN, UT 84088  
801.636.6524 TEL. 801.506.6611 FAX  
WWW.PERIGEECONSULTING.COM

SOUTHWEST COR. SECTION 22,  
T35, R24N, S14E  
FND BRASS CAP  
S.L. CO. MONUMENT

643.347'  
671.630'  
BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)  
S49°56'37"E 10563.405' (MON TO MON)

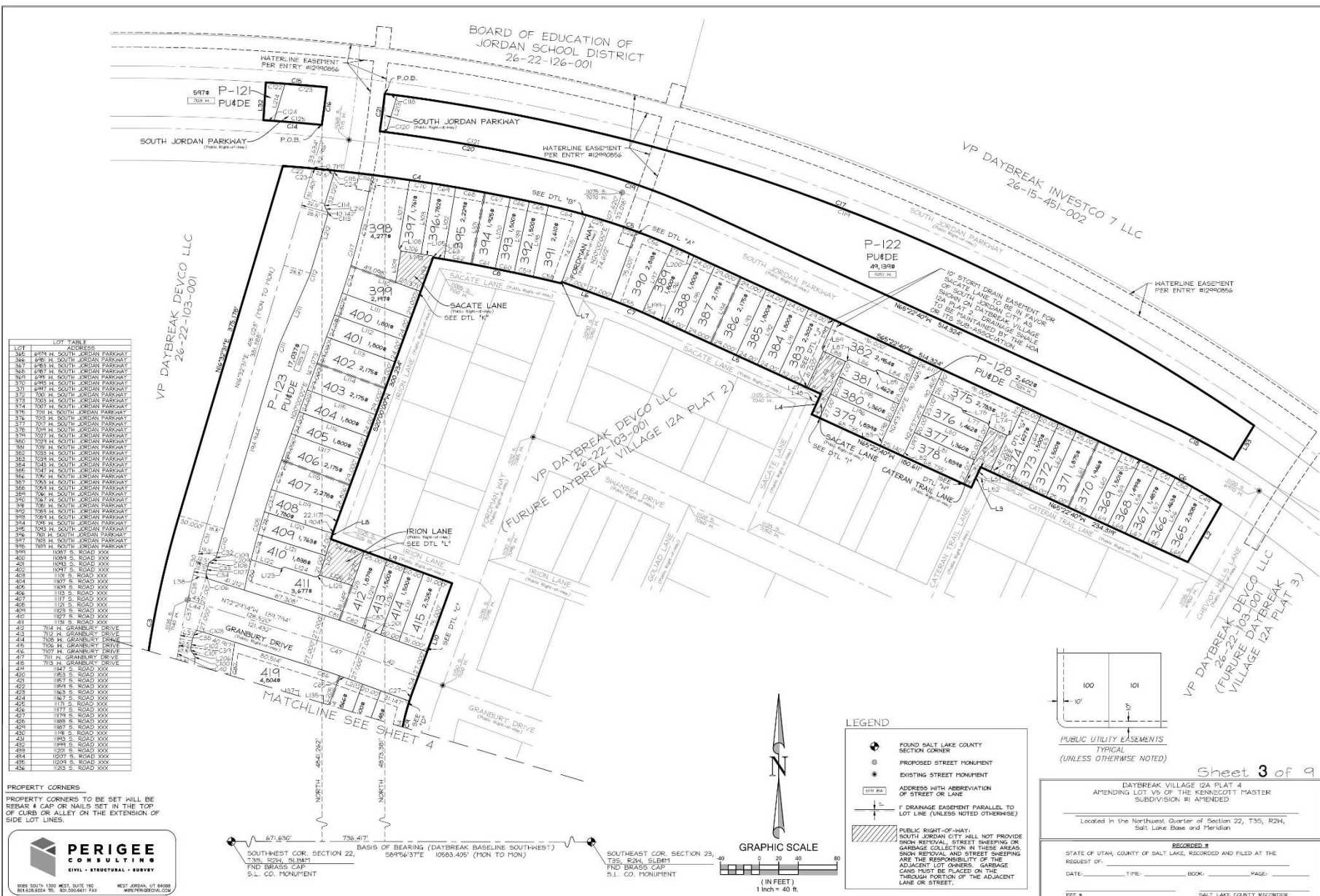
SOUTHEAST COR. SECTION 25,  
T35, R24N, S14E  
FND BRASS CAP  
S.L. CO. MONUMENT

DAYBREAK VILLAGE 12A PLAT 4  
AMENDING LOT 15 OF THE KENNEDY MASTER  
SUBDIVISION R1 AMENDED

Located in the Northwest Quarter of Section 22, T35, R24N,  
Salt Lake Base and Meridian

RECORDED IN  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER



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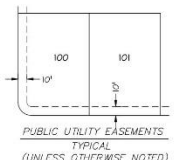


3035 SOUTH 1200 WEST, SUITE 101, WEST JORDAN, UT 84058  
801.635.0524 TEL 801.506.6611 FAX  
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SOUTHWEST COR. SECTION 22,  
T35, R24N, S16E1M  
FIND BRASS CAP  
S.L. CO. MONUMENT

BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)  
S89°56'37"E 1583.405' (MON TO MON)

SOUTHEAST COR. SECTION 23,  
T35, R24N, S16E1M  
FIND BRASS CAP  
S.L. CO. MONUMENT



**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE 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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DAYBREAK VILLAGE 12A PLAT 4  
AMENDING LOT 15 OF THE KENNEDY MASTER  
SUBDIVISION RE AMENDED

Located in the Northwest Quarter of Section 22, T35, R24N,  
Salt Lake Base and Meridian

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