

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 11-12-2024

Issue: DAYBREAK SOUTH STATION MULTI FAMILY #7
PRELIMINARY SUBDIVISION
Location: West side of Lake Run Road between Center Field Dr. and Split Rock Dr.
Project No: PLPP202400107
Applicant: LHM Real Estate
Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202400107 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	3.853 Acres
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant

Perigee Consulting, on behalf of applicant Larry H. Miller Real Estate has filed an application for preliminary subdivision plat review and approval of the Daybreak South Station Multi Family #7 subdivision. The proposed subdivision will divide the property into 58 townhome lots, 5 park lots (P-lots) and associated public rights-of-way.

The residential density of this proposal is 15.0 units per acre (gross density) and 25.8 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 840 sq. ft. to 3,525 sq. ft. with an average lot size of 1,686 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 South Station Multi-Family #6 subdivision.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Town.

- Section 17.72.020 describes the Town Land Use Designation as follows: “This category is 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.”
- 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 complies with 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 the Community Structure 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:

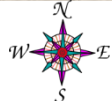
- Aerial Map
- Proposed Subdivision Plat
- Design Guidelines



Project
Site

Future Baseball
Stadium
(under construction)

Location Map



DAYBREAK VILLAGE 5
MULTI FAMILY #4
BK: 2019P PG: 130

SPLIT ROCK DRIVE
(Public Right-of-Way)

DAYBREAK VILLAGE 5 MULTI FAMILY #5
BK: 2019P PG: 131

ATTANAY DRIVE
(Public Right-of-Way)

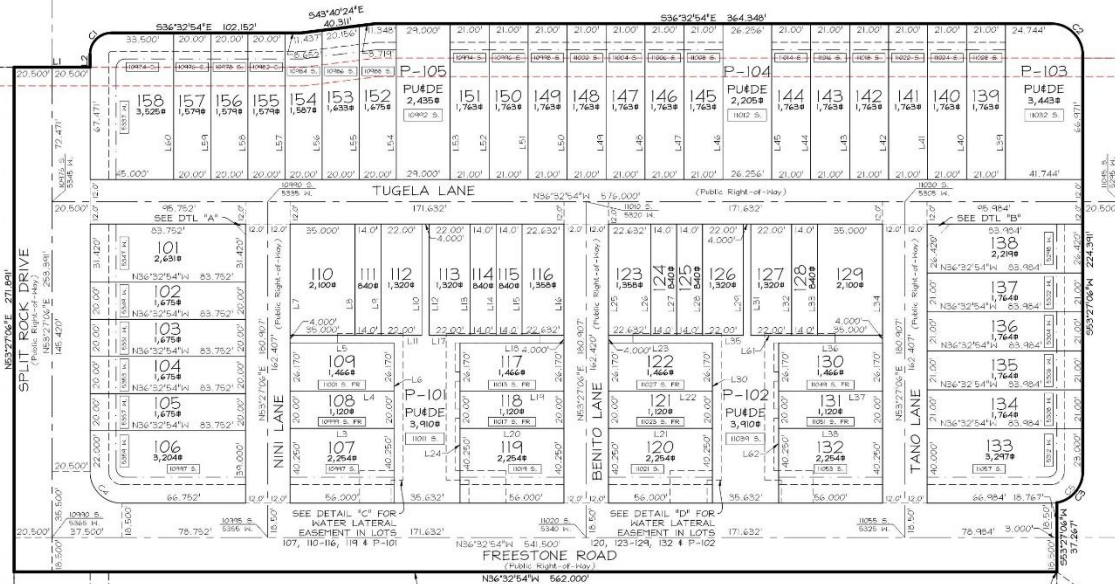
DAYBREAK VILLAGE 5 MULTI FAMILY #5
BK: 2019P PG: 131

DAYBREAK VILLAGE 5
MULTI FAMILY #5
BK: 2019P PG: 131

LAKE RUN ROAD
(Public Right-of-Way)

(Non-adjacent)
AYM NOTED

VP DAYBREAK OPERATIONS, LLC
26-13-352-005



DAYBREAK SOUTH STATION MULTI FAMILY #6
BK: 2022P PG: 205

CENTER FIELD DRIVE
(Public Right-of-Way)

FREESTONE ROAD
(Public Right-of-Way)

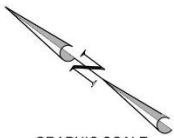
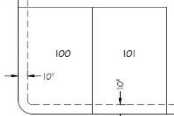
LEGEND

●	FOUND SALT LAKE COUNTY SECTION CORNER
○	PROPOSED STREET MONUMENT
●	EXISTING STREET MONUMENT
—	ADDRESS WITH ABBREVIATION OF STREET OR LANE
---	PUBLIC UTILITY EASEMENT
---	PUBLIC ACCESS/SIDEWALK EASEMENT

LOT TABLE

LOT	LOT TABLE ADDRESS
101	1000 S. FREESTONE ROAD
102	1000 S. FREESTONE ROAD
103	1000 S. FREESTONE ROAD
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133	1000 S. FREESTONE ROAD
134	1000 S. FREESTONE ROAD
135	1000 S. FREESTONE ROAD
136	1000 S. FREESTONE ROAD
137	1000 S. FREESTONE ROAD

SOUTHEAST COR. SECTION 24, T35, R24N, S48E
FIND BRASS CAP
S.L. CO. MONUMENT



VP DAYBREAK OPERATIONS, LLC
26-13-352-005

SOUTHWEST COR. SECTION 24, T35, R24N, S48E
FIND BRASS CAP
S.L. CO. MONUMENT

PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

Sheet 2 of 5

DAYBREAK SOUTH STATION MULTI FAMILY #7
AMENDING LOT 13 OF THE KENNEDY MASTER SUBDIVISION II AND
INCLUDING A VACATED PORTION OF HELLWAY LANE AND LAKE RUN ROAD

Located in the Southwest Quarter of Section 13 and the Northeast Quarter of Section 24, T35, R24N, Salt Lake Base and Meridian

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

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.



809 SOUTH 1300 WEST, SUITE 150
SALT LAKE CITY, UT 84119
801.468.8004 FAX 801.586.6611 FAX
WWW.PERIGEECONSULTING.COM

Design Guidelines/Development Standards - DAYBREAK SOUTH STATION MULTI-FAMILY #7	
<div>I. SINGLE FAMILY</div> <div>Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing.</div>	
<div>1</div> <div>LOT DIMENSIONS</div> <div>2</div> <div>LOT COVERAGE</div> <div>3</div> <div>BUILDING SETBACKS AND HEIGHT RESTRICTIONS</div> <div>4</div> <div>BUILDING MATERIALS</div> <div>5</div> <div>GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS</div>	<div>A. TOWNHOUSE</div> <div>Min. 12' lot frontage/unit</div> <div>Min. 40' lot depth</div> <div>Max. 90% lot coverage</div> <div>Min. setbacks for main building: 5' front, 0' each side, 0' rear</div> <div>Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot</div> <div>For corner lots, side setback min. 5'</div> <div>Porches, terraces,balconies, stairs and landings and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface.</div> <div>80% of lot frontage must have building w/in 30' of min. setback</div> <div>Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed.</div> <div>Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.</div> <div>Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.</div> <div>Glazing: No reflective glass</div> <div>Materials not listed here shall be subject to review.</div> <div>Each unit requires 1 parking space which must be enclosed</div> <div>Parking spaces must be lane-accessed</div> <div>Min. 24' back out space between garage doors or walls on a lane.</div>