

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: DECEMBER 9, 2025

FILE OVERVIEW

| | |
|-----------------------|--|
| Item Name | Daybreak South Mixed Use Plat 2 |
| Address | Generally located at the northeast corner of the intersection of Lake Avenue and Kitty Hawk Road (5990 W 11300 S). |
| File Number | PLPP202500160 |
| Applicant | LHM Real Estate (Vagner Soares) |
| Property Owner | LHM Real Estate |
| Staff Author | Greg Schindler |
| Presenter | Greg Schindler |

PROPERTY OVERVIEW

| | | | |
|---------------------------------|-------------------------|-------------|---|
| Acreage | 10.013 Acres | | |
| Current Zone | P-C (Planned Community) | | |
| Current Land Use | Vacant | | |
| General Plan Designation | Mixed Use (MU) | | |
| Neighboring Properties | | <i>Zone</i> | <i>Land Use</i> |
| | <i>North</i> | P-C | MU (Vacant) |
| | <i>East</i> | P-C | MU (Vacant) |
| | <i>South</i> | P-C | SN (Single Family Attached Residential) |
| | <i>West</i> | P-C | OS (Highland Park) |

ITEM SUMMARY

A complete preliminary subdivision application for Daybreak South Mixed Use Plat 2 was submitted on August 4, 2025. The proposed subdivision will create one 10.013 acre lot.

TIMELINE

- **On August 4, 2025**, the applicant submitted a complete application to Staff for review. Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat to conform to applicable city regulations. Three reviews were completed by staff with all required corrections completed on November 12, 2025. The application was reviewed by the following departments:
 - Planning:
 - Engineering:
 - Building:
 - Fire:
 - Public Works: Storm-water, Streets, Parks and Water Divisions

REPORT ANALYSIS

Larry H. Miller Real Estate has filed an application that will create one 10.013 acre lot. The property is located at the northeast corner of Lake Avenue and Kitty Hawk Road (approx. 5990 W 11300 S). The property is immediately west of South Jordan City Highland Park.

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 Stable Neighborhood (SN). “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.”

The anticipated use of the property is a Catholic Church, Priest Residence and Social Hall with possible future development. A concept plan is attached.

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 **PLPP202500160**, Daybreak South Mixed Use Plat 2 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, Initial Concept Plan)



Daybreak Village 8 Plat 1

Daybreak Village 8 Plat 2

Kitty Hawk Dr

Highland Park

SUBDIVISION SITE

Daybreak West Village Roadway Dedication

Lake Avenue

Daybreak South Mixed Use Multi-Family 1

Daybreak South Mixed Use Multi-Family 2

Daybreak Lake Ave From MVC To 6000 W

Daybreak Village 7

Daybreak Village 7 Plat 2

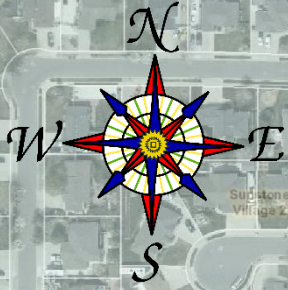
Springhouse Village

Daybreak Village 7 Plat 1

Daybreak Village 7 Plat 1

Sunstone Village 4

Sunstone Village 2



VP DAYBREAK INVESTCO II LLC
26-23-203-001

ELECTRIC AVENUE
(Public Right-of-Way)

DAYBREAK VILLAGE 8 PLAT 2 SUBDIVISION
BK-2016P PG. 342

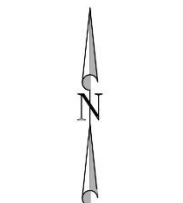
VP DAYBREAK INVESTCO 10 LLC
26-23-276-003

C-101
436,174±

UNDERGROUND ELECTRIC
POWER EASEMENT PER
ENTRY NO. 14268002

UNDERGROUND ELECTRIC
POWER EASEMENT PER
ENTRY NO. 14268003

| Curve Table | | | | | |
|-------------|---------|----------|-------------|---------------|--------------|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 336.013 | 033.000 | 0°04'43.3" | N24°11'02"W | 336.507 |
| C2 | 231.630 | 368.000 | 0°06'05.41" | N74°29'22"E | 228.016 |
| C3 | 86.444 | 1071.000 | 0°04'37.29" | S87°02'32"W | 86.425 |



LEGEND

- ⊕ FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- [S.L. BA.] ADDRESS WITH ABBREVIATION OF STREET OR LANE

Sheet 2 of 4

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.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

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NEW ORLEANS, LA 70109
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8100.761'

SOUTHWEST COR. SECTION 22,
T35N, R22W, S14E
PND BRASS CAP
S.L. CO. MONUMENT

BASIS OF BEARING
(DAYBREAK BASELINE SOUTHWEST)
S94°56'37"E 10565.405' (MCN TO MCN)

SOUTH-EAST COR. SECTION 23,
T35N, R22W, S14E
PND BRASS CAP
S.L. CO. MONUMENT

DAYBREAK SOUTH MIXED USE PLAT 2
APPENDING LOT 16 OF THE KENNEDY
TRACT SUBDIVISION III ATTENDED

Located in the Northeast and Northwest Quarters of Section 23, T35N, R22W,
S14E, Salt Lake County, Utah

SALT LAKE COUNTY RECORDER **RECORDED #**

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

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

FEE \$ _____ EXPL. SALT LAKE COUNTY RECORDER

