SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: DECEMBER 9, 2025

FILE OVERVIEW	
Item Name	Daybreak South Station Multi Family #9 Preliminary Subdivision
Address	Center Field Drive between Freestone Rd. and Grandville Ave.
File Number	PLPP202500217
Applicant	LHM Real Estate (Vagner Soares)
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW			
Acreage	2.783 acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Residential Development Opportunity (RDO)		
Neighboring Properties		*Zone*	*Land Use*
	North	P-C	MU-TOD (Parking Lot)
	East	P-C	MU-TOD (Townhomes)
	South	P-C	MU-TOD (Vacant)
	West	P-C	MU-TOD (Commercial & Vacant)

ITEM SUMMARY

A complete preliminary subdivision application for Daybreak South Station Multi-Family #9 subdivision was submitted on October 28, 2025. The proposed subdivision is comprised of 31 townhomes and one C-Lot (commercial).

SOUTH JORDAN UTAH

TIMELINE

- On October 28, 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. Four reviews were completed by staff with all required corrections completed on December 1, 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 a subdivision application that will create 31 townhome lots, one park lot and one commercial lot. The property is located on the north and south sides of Center Field Drive between Freestone Road and Grandville Avenue (11085 S 5340 W).

The majority of the townhomes will be three stories. Four of the townhome units (lots 128-131) will be live-work units with a commercial business on the ground floor and living space above. These units will be four stories and be located closest to Grandville Avenue. All of the townhomes will be for-sale properties.

Gross density – 11.1 units per acre

Net Residential Density – 23.3 units per acre

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 Mixed Use TOD Opportunity (MUT). "Mixed Use Transit Oriented Development Opportunity identifies active areas that are within ¼ mile of transit hubs. These areas support a vertical or

horizontal mix of commercial, office, and higher density residential uses with entertainment, restaurants, bars, cafes, and businesses that do not require automotive transportation. These areas shall be located adjacent to regional transit hubs and provide accommodation for active transportation such as bike racks."

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 PLPP202500217, Daybreak South Station Multi-Family #9 Preliminary Subdivision.

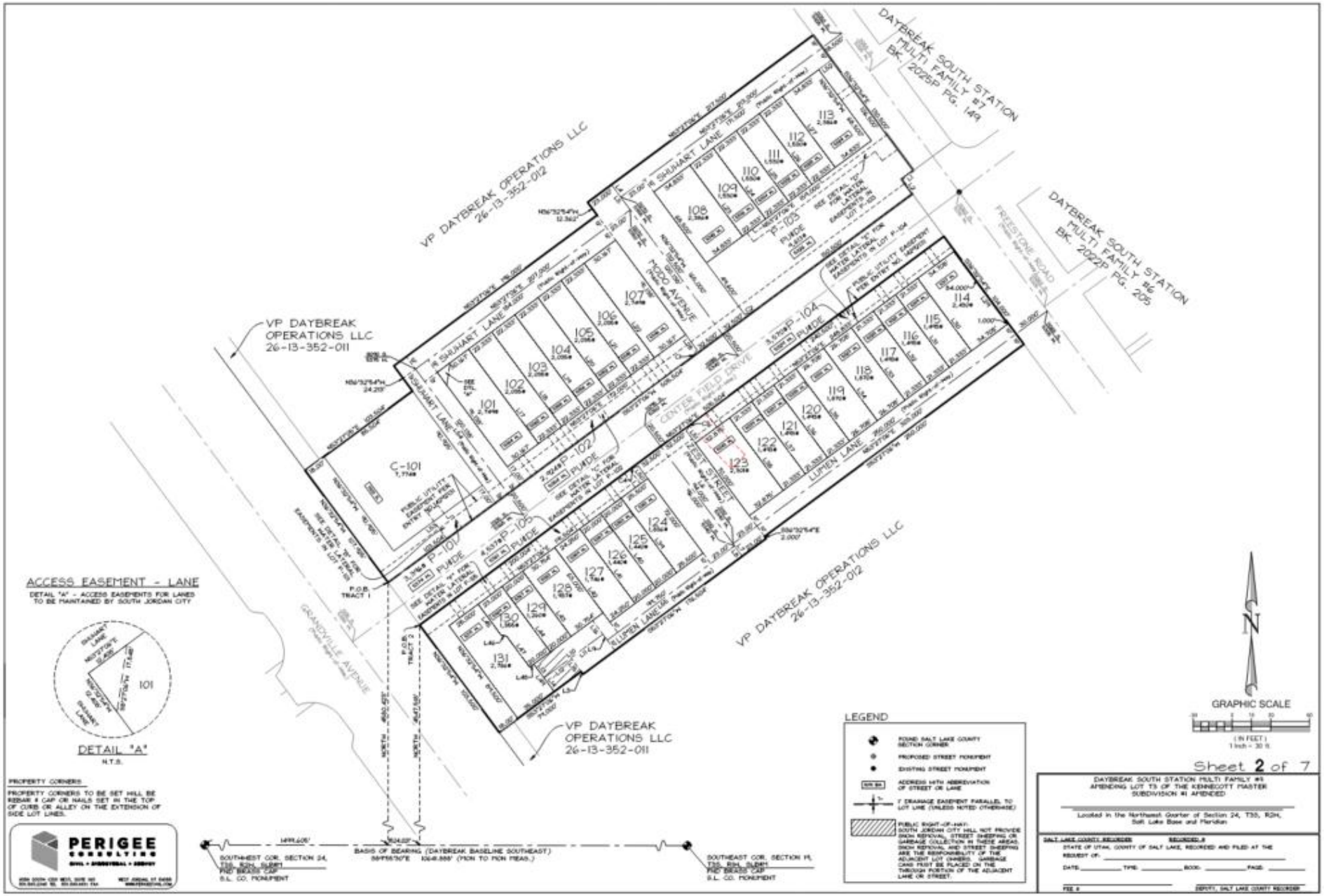
Alternatives:

1. Recommend denial of the application.
2. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachments (Location Map and Proposed Preliminary Subdivision)

Daybreak Master Subdivision
Daybreak South Station Plat 4
Daybreak South Station Multi-Family 7
Lake Pointe Extension
Grandville Ave
Center Field Dr
PROPOSED SUBDIVISION
Freestone Rd
Daybreak South Station Multi-Family 6
Daybreak Urban Center Plat 1 Amended
Center Field Dr
Preliminary Daybreak South Station Plat 6
Lake Ave
N
W
E
S



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DAYBREAK SOUTH STATION MULTI FAMILY #6
AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Northeast Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER — RECORDED #

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

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

FEE $ _____ DEPUTY, SALT LAKE COUNTY RECORDER