

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06/13/2023

Issue: SAGEWOOD SUBDIVISION – AMENDING AND EXTENDING LOTS 6 AND 11 OF
THE BISON RUN SUBDIVISION PHASE 1
SUBDIVISION AMENDMENT

Address: 10431 S. 3200 W.

File No: PLPLA202300006

Applicant: Megan Visser

Submitted by: Damir Drozdek, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

- I move that the Planning Commission **approve** the Sagewood subdivision, File No. PLPLA202300006.
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ACREAGE:	Approximately 3 acres
CURRENT ZONE:	P-O (PD) (Professional Office- Planned Development)
CURRENT USE:	Agricultural
FUTURE LAND USE PLAN:	EIO (Economic Infill Opportunity)
NEIGHBORING ZONES/USES:	North – R-1.8 and R-2.5 / South Jordan Parkway South – R-3 / Single-family residential West – R-M-7 / 3200 West East – R-1.8 / Alexander Ln.

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

BACKGROUND:

The applicant is requesting that the Planning Commission approve a subdivision plat amendment on property generally located at 10431 S. 3200 W. The property is situated between 3200 West to the west and Alexander Ln. to the east. It is located directly to the south of South Jordan Parkway. The property consists of a few parcels and two lots. It is approximately 3 acres.

The proposed subdivision plat amendment will create one lot by consolidating aforementioned lots and parcels. Lots 6 and 11 of the Bison Run subdivision will be absorbed into the new lot. The property will be developed into an event center. A zone change and a development agreement pertaining to the aforementioned event center was approved in May of 2022.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed subdivision plat amendment meets all of the Planning and Zoning Code requirements.
- It meets the terms and requirements as set forth in the Development Agreement, which was approved and recorded in May of 2022.
- The current application seeks to consolidate three existing parcels and two lots of the Bison Run subdivision Phase 1 into one lot.
- The proposed subdivision plat amendment will also vacate a few existing easements, including public utility easements, on lots 6 and 11 of the Bison Run Subdivision Phase 1.
- There is good cause to approve the proposed subdivision amendment because it will meet the development agreement terms and requirements.

Conclusion:

- The subdivision amendment application meets all of the Municipal Code and Development Agreement requirements and thus should be approved.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, 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.

ALTERNATIVES:

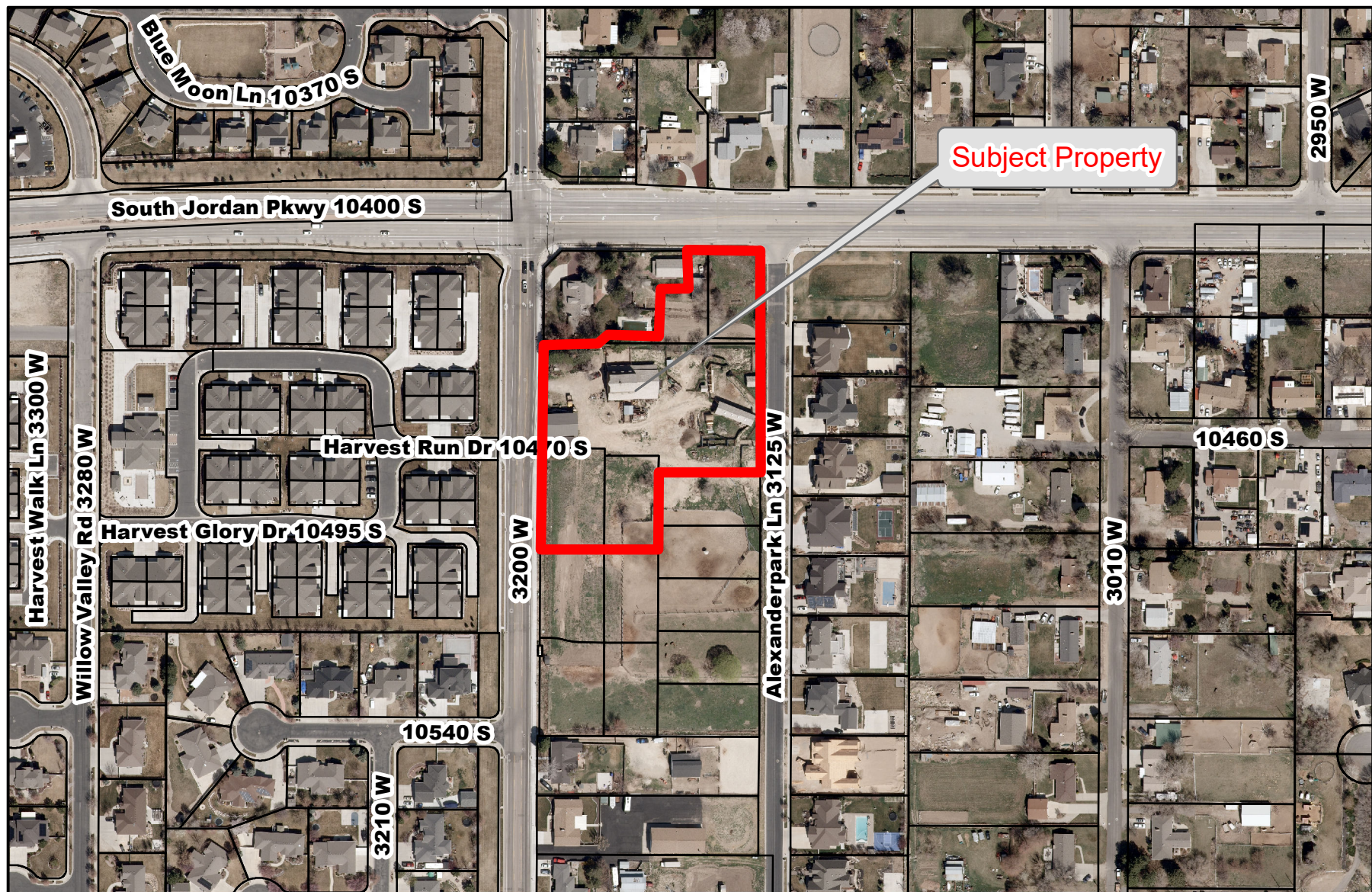
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


SUPPORT MATERIALS:

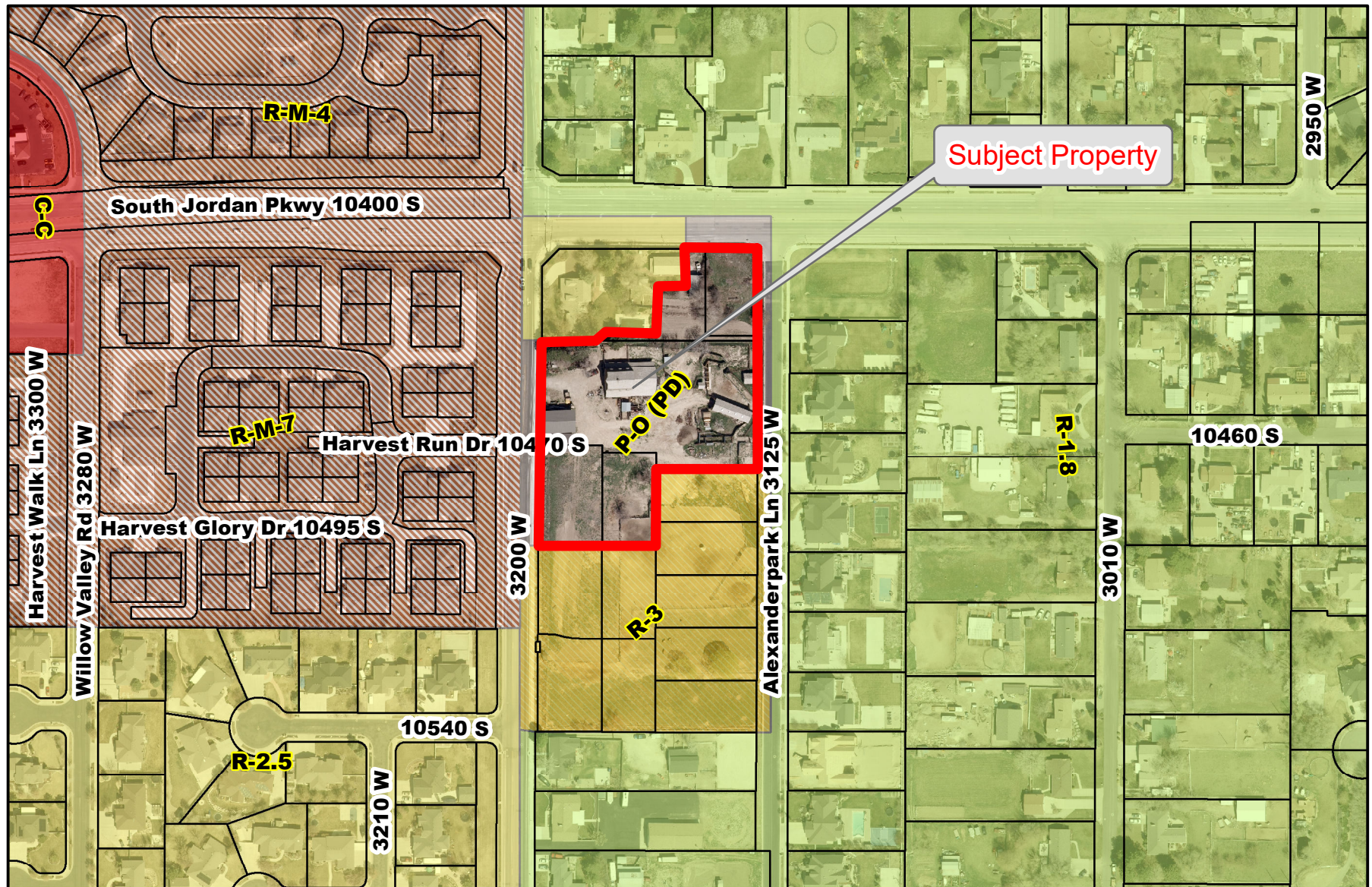
- Aerial Map
- Zoning Map
- Bison Run Subdivision Phase 1
- Sagewood Subdivision




Damir Drozdek, AICP
Planner III, Planning Department



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2022</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2 style="text-align: center;">Zoning Map</h2> <h3 style="text-align: center;">City of South Jordan</h3>	<p>0 80 160 320 480 640 Feet</p> <p>Aerial Imagery 2022</p> 
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