

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 10-08-2024

Issue: DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B
PRELIMINARY SUBDIVISION
Address: 5263 W. Reventon Drive
Project No: PLPP202400155
Applicant: Daybreak Communities

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202400155 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 condominium plat. The Planning Commission may approve, approve with conditions or if the proposed condominium plat does not meet City ordinances, sanitary sewer or culinary water requirements, deny the preliminary condominium plat application.

BACKGROUND

ACREAGE	0.186 acre
CURRENT ZONING	Planned Community (P-C)
CURRENT USE	Vacant

Perigee Consulting, on behalf of property owner LHM Real Estate, has filed an application for preliminary plat review and approval of the South Station Plat 3 Condominiums Phase 2B. This condominium plat is the second of a multi-phase project that will eventually include four buildings with a total of sixty units. This phase has one 3-story building with 10 condo units and 10 tuck under parking spaces. With the previously approved Phase 2A Condominium Plat, were 16 covered parking spaces to be shared among the entire project. Once completed the project will have sixty-six parking spaces on site and additional on-street parking available adjacent to the site. Because of the project's proximity to a light rail transit station, the parking space requirement for the project is 1 space for each unit instead of the usual 1.5 spaces required for condominium development in Daybreak.

The proposed unit sizes range from 1,063 sq. ft. to 1,301 sq. ft.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Town. Upon completion of all phases of South Station Plat Condos Phase 2, there will be 60 units with a density of 40.5 units per acre.

- 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 meets all City ordinances
- All units 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
- Building Elevation Drawings



South Station Plat 3
Condos 2B

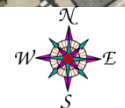
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Reventon Dr

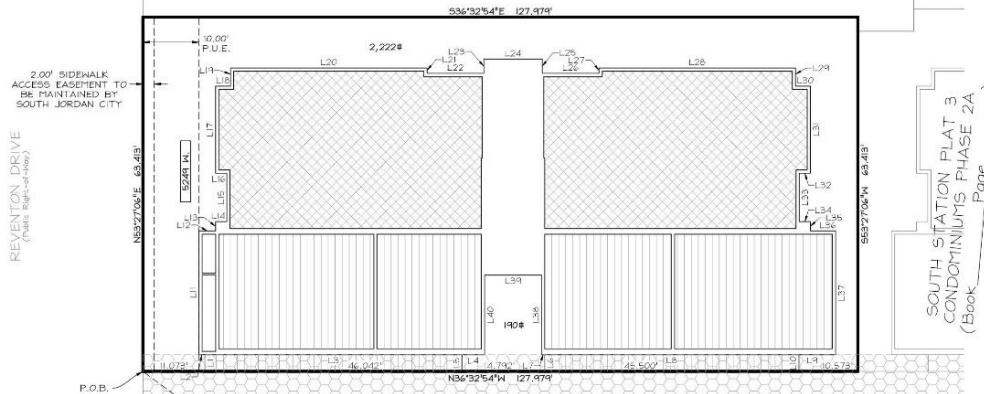
Black Twig Dr

Lake Run Rd

Location Map



SOUTH STATION PLAT 3
CONDOMINIUMS PHASE 1C-AMENDED
(Book 2022P Page 095)



SOUTH STATION PLAT 3
CONDOMINIUMS PHASE 2A
(Book Page)

SOUTHEAST COR. SECTION 19,
T35, R14, S16M
FND BRASS CAP
S.L. CO. MONUMENT

SOUTHWEST COR. SECTION 24,
T35, R24, S16M
FND BRASS CAP
S.L. CO. MONUMENT

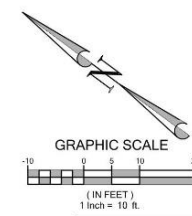
239.642
BASIS OF BEARING
S89°59'07"E
1244.888 (CON TO CORNER)

Line Table		
Line #	Length	Direction
L1	3.000	N53°27'06"E
L2	1.078	N36°32'54"W
L3	46.042	N36°32'54"W
L4	4.031	N36°32'54"W
L5	3.000	N53°27'06"E
L6	3.000	N53°27'06"E
L7	0.573	N36°32'54"W
L8	45.500	N36°32'54"W
L9	6.578	N36°32'54"W
L10	3.000	N53°27'06"E
L11	22.146	N53°27'06"E
L12	3.000	S56°32'54"E
L13	1.667	N53°27'06"E
L14	2.000	S56°32'54"E
L15	8.646	N53°27'06"E
L16	2.000	N36°32'54"W
L17	15.604	N53°27'06"E
L18	2.667	S56°32'54"E
L19	3.250	N53°27'06"E
L20	35.188	S56°32'54"E

Line Table		
Line #	Length	Direction
L21	0.969	S53°27'06"W
L22	10.146	S36°32'54"E
L23	2.552	N53°27'06"E
L24	10.479	S36°32'54"E
L25	2.552	S53°27'06"W
L26	10.146	S36°32'54"E
L27	0.969	N53°27'06"E
L28	35.188	S36°32'54"E
L29	3.250	S53°27'06"W
L30	2.667	S56°32'54"E
L31	15.604	S53°27'06"W
L32	2.000	N36°32'54"W
L33	8.646	S53°27'06"E
L34	2.000	S56°32'54"E
L35	1.667	S53°27'06"W
L36	4.500	S36°32'54"E
L37	22.146	S53°27'06"W
L38	14.250	N53°27'06"E
L39	10.187	N36°32'54"W
L40	14.250	S53°27'06"W

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA
- PRIVATE RIGHT-OF-WAY AND UTILITY AND DRAINAGE EASEMENT
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1841 PAGE 6377



Sheet 2 of 5

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B
AMENDING A PORTION OF LOTS C-01 & C-02 OF THE SOUTH
STATION PLAT 3 SUBDIVISION

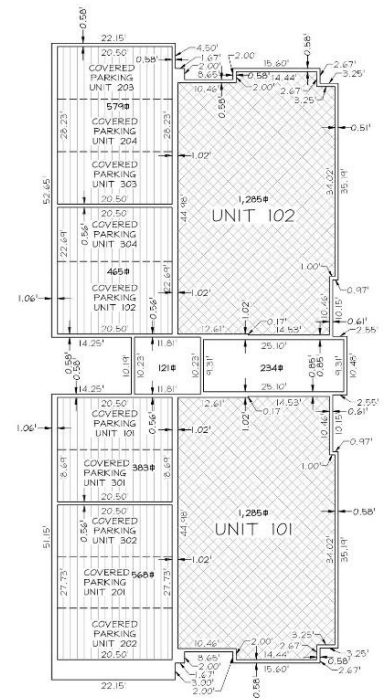
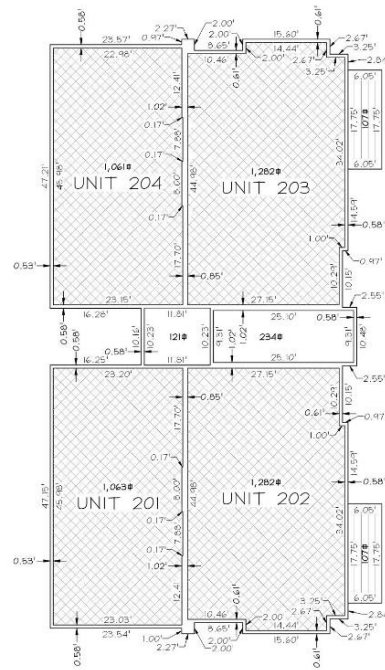
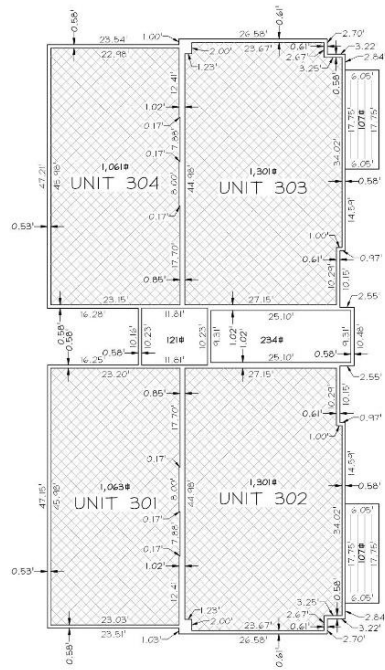
Located in the Northwest Quarter of Section 24, T35, R24,
Salt Lake Base and Meridian

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

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.



3009 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84088
801.638.8004 TEL. 801.560.6611 FAX WWW.PERIGEECONSULTING.COM



THIRD FLOOR
SCALE: 1" = 10'

SECOND FLOOR
SCALE: 1" = 10'

FIRST FLOOR
SCALE: 1" = 10'

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B
AMENDING A PORTION OF LOTS C-101 & C-102 OF THE SOUTH
STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T35, R24,
Salt Lake Base and Meridian

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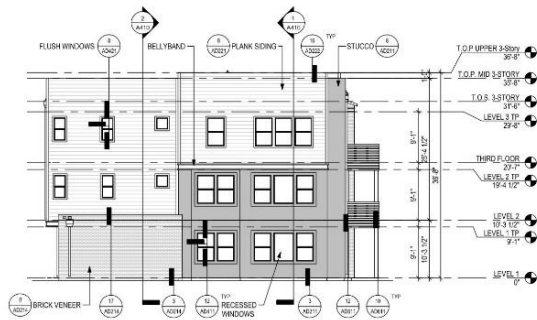
LEGEND

	LIMITED COMMON AREA
	PRIVATE OWNERSHIP AREA
	COMMON AREA

PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE
REBAR # 4 CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.

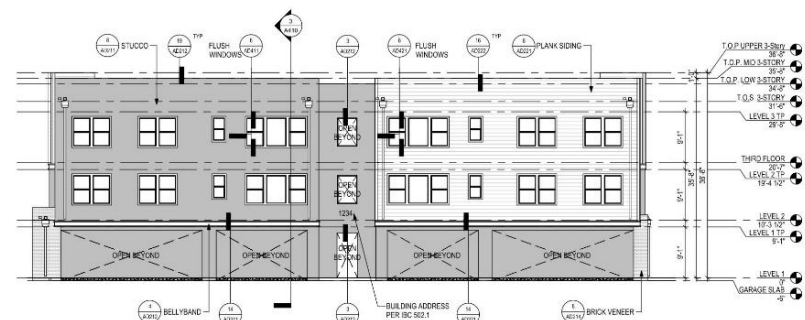


9089 5207th 1320 WEST, SUITE 100
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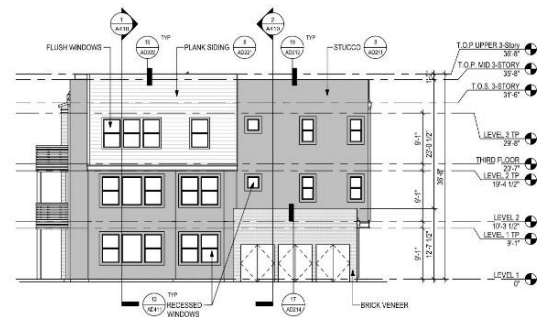
SOUTH ELEVATION

SCALE: 1" = 10'



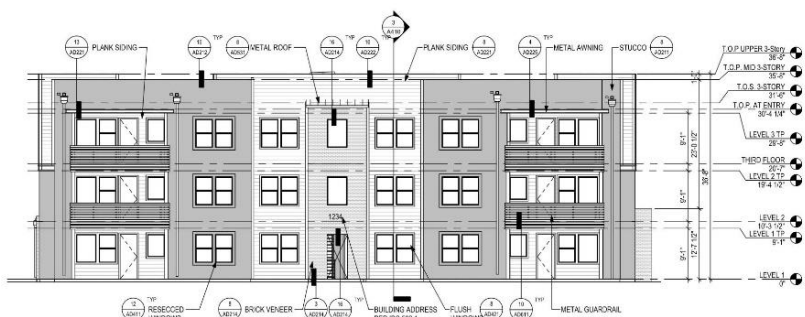
WEST ELEVATION

SCALE: 1" = 10'



NORTH ELEVATION

SCALE: 1" = 10'



EAST ELEVATION

SCALE: 1" = 10'

BENCHMARK

THE CONTROLLING BENCHMARK IS THE FOUND BRASS CAP SALT LAKE COUNTY MONUMENT LOCATED AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND HAS A NAVD 88 VERTICAL DATUM OF 4415.557' (CONVERTED TO FEET FROM METERS)

4847.00'±0' ON THE ABOVE SHOWN ELEVATION

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.



9098 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84058
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Sheet 4 of 5

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B
ATTENDING A PORTION OF LOTS C-101 & C-102 OF THE SOUTH
STATION PLAT 3 SUBDIVISION

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

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FEES:

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