

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08-13-2024

Issue: DAYBREAK VILLAGE 12A PLAT 4 AMENDED
SUBDIVISION AMENDMENT
Address: Lots 365 through 382 and lots 391 through 394
File No: PLPLA202400048
Applicant: Perigee Consulting

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA202400048

BACKGROUND

ACREAGE	1.078 Acres
CURRENT LU DESIGNATION	Residential Development Opportunity (RDO)
CURRENT ZONING	PC
CURRENT USE	Vacant

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.

ANALYSIS

Perigee Consulting, on behalf of Larry H. Miller Real Estate, has filed an application to amend the Daybreak Village 12A Plat 4 Subdivision. The proposed amendment, if approved will accomplish the following:

1. Redraw the lot lines of lots 365 through 382 and lots 391 through 394.

The reason for the application is to create lots that will accommodate the foot print of the product proposed to be constructed on the lots. There will be no change to the number of lots within the subdivision.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since the lot dimensions must be able to accommodate the footprint of the future structures and their minimum setback requirements.
- The proposed amendment meets all of the provisions of South Jordan Municipal Code Section 16.14 in regards to amendments to subdivisions.
- The proposed amendment is consistent with the PC zone and Kennecott Master Subdivision requirements.
- All State subdivision amendment review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

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 amendment, 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:

- None.

ALTERNATIVES:

- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Original Recorded Plat
- Proposed Amended Plat

**Lots Proposed
to be
Amended**

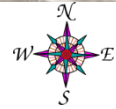
South Jordan Parkway

Fordman Way

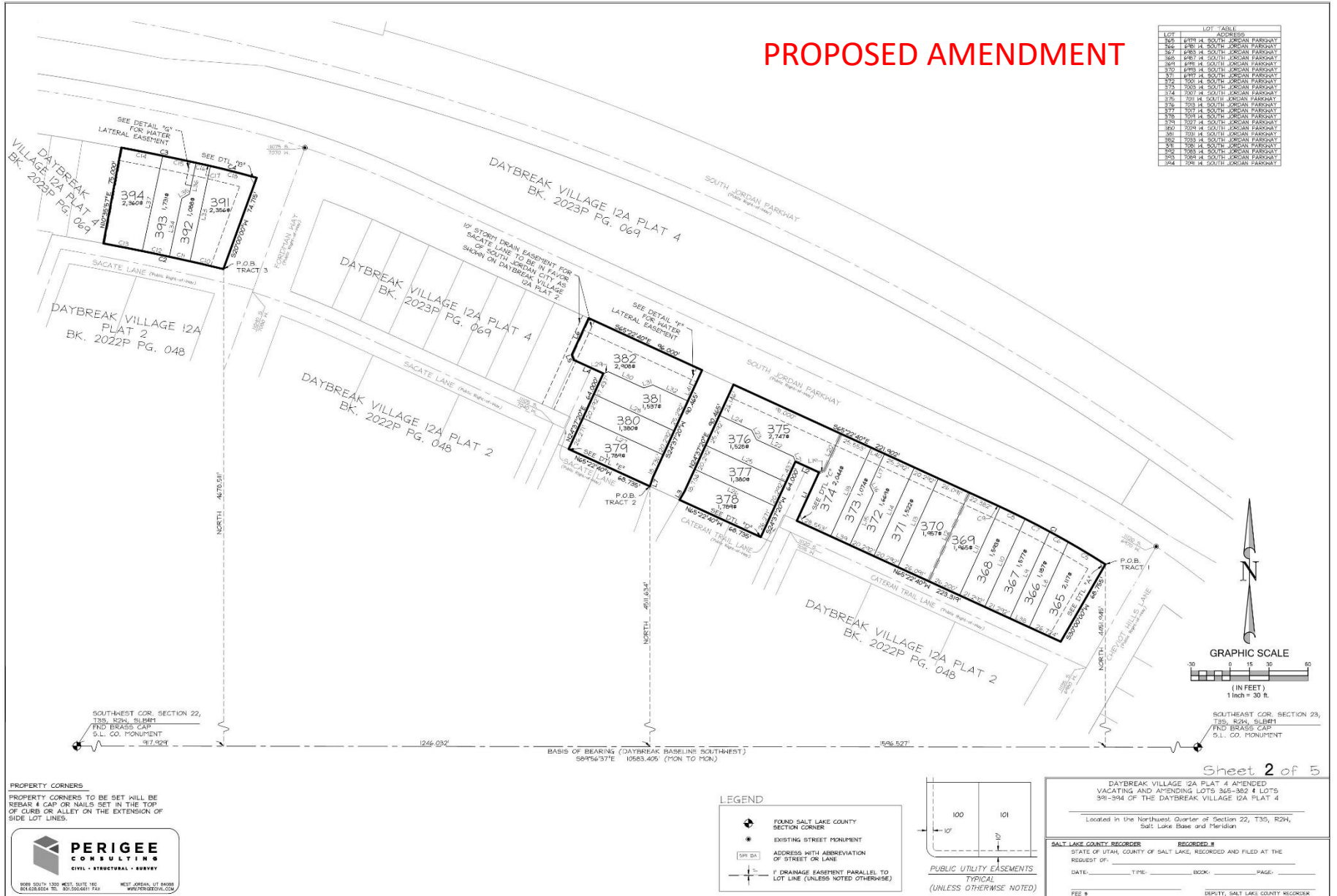
Swansea Dr

Cheviot Hills Ln

Location Map



LOT	LOT ADDRESS
54	679 N. 34TH STREET, JOHANN PARKWAY
55	678 N. 34TH STREET, JOHANN PARKWAY
56	677 N. 34TH STREET, JOHANN PARKWAY
57	676 N. 34TH STREET, JOHANN PARKWAY
58	675 N. 34TH STREET, JOHANN PARKWAY
59	674 N. 34TH STREET, JOHANN PARKWAY
60	673 N. 34TH STREET, JOHANN PARKWAY
61	672 N. 34TH STREET, JOHANN PARKWAY
62	671 N. 34TH STREET, JOHANN PARKWAY
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70	663 N. 34TH STREET, JOHANN PARKWAY
71	662 N. 34TH STREET, JOHANN PARKWAY
72	661 N. 34TH STREET, JOHANN PARKWAY
73	660 N. 34TH STREET, JOHANN PARKWAY
74	659 N. 34TH STREET, JOHANN PARKWAY
75	658 N. 34TH STREET, JOHANN PARKWAY
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86	647 N. 34TH STREET, JOHANN PARKWAY
87	646 N. 34TH STREET, JOHANN PARKWAY
88	645 N. 34TH STREET, JOHANN PARKWAY
89	644 N. 34TH STREET, JOHANN PARKWAY
90	643 N. 34TH STREET, JOHANN PARKWAY
91	642 N. 34TH STREET, JOHANN PARKWAY
92	641 N. 34TH STREET, JOHANN PARKWAY
93	640 N. 34TH STREET, JOHANN PARKWAY
94	639 N. 34TH STREET, JOHANN PARKWAY



ORIGINAL SUBDIVISION PLAT

