

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 02-27-2024

Issue: DAYBREAK VILLAGE 15 PLAT 1
PRELIMINARY SUBDIVISION

Location: Approximately 6650 West 11540 South, bounded by Lake Avenue to the north, Meadow Grass Drive to the south, Watercourse Road to the west and Flying Fish Drive to the east.

Project No: PLPP202300191

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202300191 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 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.

BACKGROUND

ACREAGE	17.119 Acres
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 15 Plat 1. The applicant is requesting the South Jordan Planning Commission review and approve the 17.119 acres subdivision containing 20 residential lots, 1 park lots (P-Lot), 1 civic lot (C-Lot) and associated public and private rights-of-way.

The residential density of this proposal is 1.1 units per acre (gross density) and 9.7 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,841 sq. ft. to 10,949 sq. ft. with an average lot size of 4,469 sq. ft. The proposed subdivision proposes a variety of lot types, including townhomes, twin homes and single family detached.

Lot C-101 will be the site of a new elementary school already under review by the City.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) 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 and complies with the General Plan.
- All lots 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 both the Daybreak Community Structure Plan the South Jordan General 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