

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 09-13-2022

Issue: DAYBREAK VILLAGE 7A PLAT 1 2ND AMENDMENT
SUBDIVISION AMENDMENT
Address: 5448 W. Daybreak Parkway
File No: PLPLA202100282
Applicant: Thomas Hunt, Wright Development

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA202100282

BACKGROUND

ACREAGE	12.06 Acres
CURRENT LU DESIGNATION	Economic Infill Opportunity (EIO)
CURRENT ZONING	PC
CURRENT USE	Smith's Marketplace

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

Wright Development, on behalf of Smith's Food and Drug Centers, has filed an application to amend the Daybreak Village 7A Plat 1 subdivision. The applicant is requesting the South Jordan Planning Commission review and approve the proposal to create an additional lot within the boundaries of the existing lot C-101.

The existing lot C-101 is 12.06 acres in area. The proposal will divide the existing lot into two lots. Lot C-101A (10.98 ac.) and Lots C-101B (1.08 ac.).

A multi-tenant building is proposed for the currently vacant future lot C-101B. Proposed lot C-101A is developed as a Smith's Marketplace grocery/department store.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since further division of Lot C-101 will be economically advantageous to both the current and future property owners and also to South Jordan City (increased property and sales tax revenue).
- 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



Location Map



