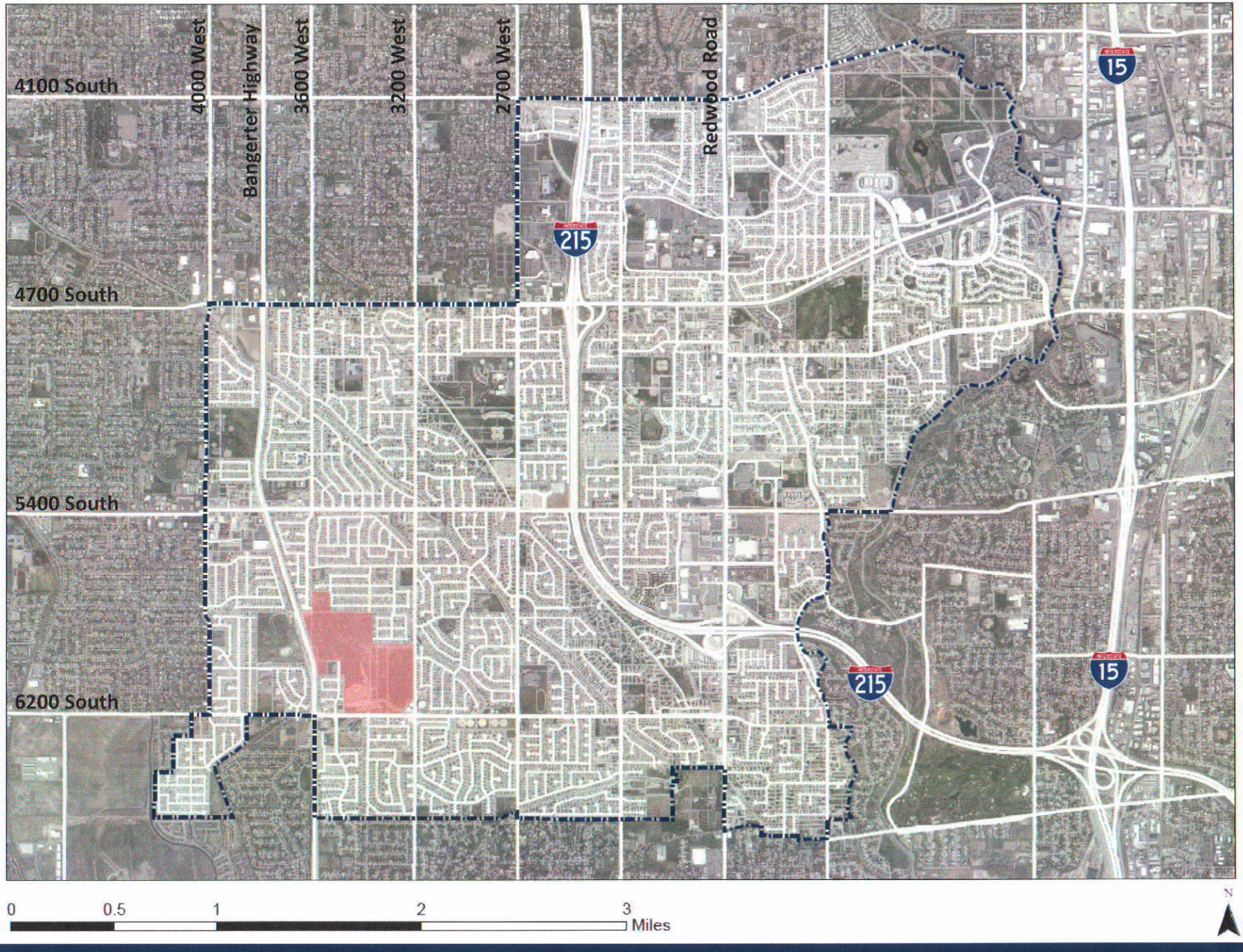
General Plan Map Amendment
(Ordinance #15-07)
Zoning Text Amendment
(Ordinance #15-08)
Zoning Map Amendment
(Ordinance #15-09)

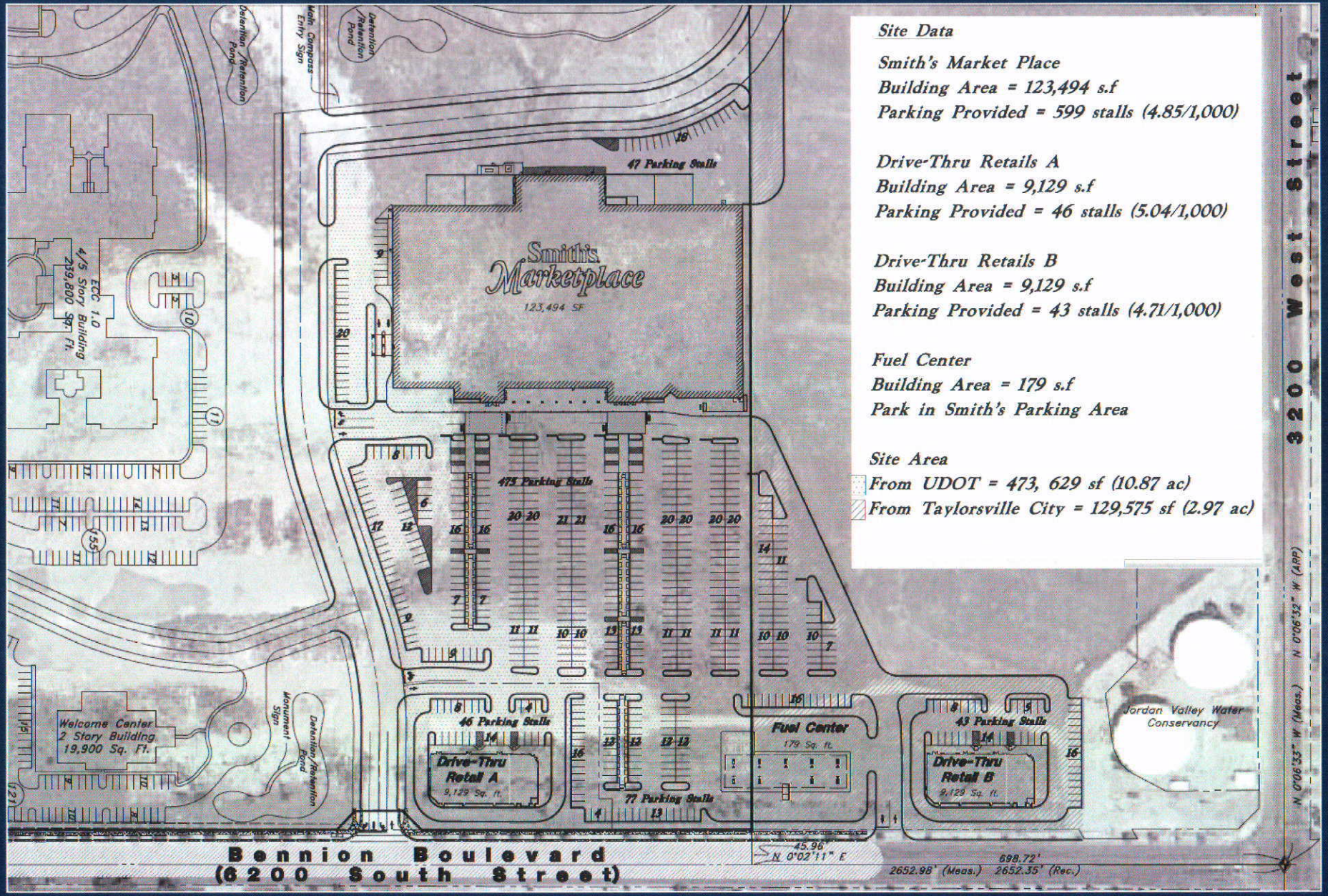
Erickson Enterprises, Inc.
3360 W. 6200 S.

August 19, 2015

City of Taylorsville
Community Development Department


4100 South
4700 South
5400 South
6200 South
4000 West
Bangerter Highway
3600 West
3200 West
2700 West
Redwood Road
215
15
215
15
0
0.5
1
2
3
Miles
N

A. Welcome Center
B. Neighborhood 1
C. Neighborhood 2
D. Neighborhood 3
E. Extended Care Neighborhood
F. Maintenance Building
G. Resident Garden
F
B
C
E
A
D
G
Bangerter Highway
ENGINEERING
ERICKSON ENTERPRISES INC.
PROPOSED CONTINUING CARE RETIREMENT COMMUNITY
3360 WEST 6200 SOUTH STREET AND 6074 SOUTH 3200 WEST STREET
TAYLORSVILLE, UTAH 84123
COLOR RENDERED SITE PLAN
MP-2


Site Data
Smith's Market Place
Building Area = 123,494 s.f
Parking Provided = 599 stalls (4.85/1,000)
Drive-Thru Retails A
Building Area = 9,129 s.f
Parking Provided = 46 stalls (5.04/1,000)
Drive-Thru Retails B
Building Area = 9,129 s.f
Parking Provided = 43 stalls (4.71/1,000)
Fuel Center
Building Area = 179 s.f
Park in Smith's Parking Area
Site Area
From UDOT = 473, 629 sf (10.87 ac)
From Taylorsville City = 129,575 sf (2.97 ac)
Smith's Marketplace
123,494 SF
47 Parking Stalls
475 Parking Stalls
46 Parking Stalls
77 Parking Stalls
43 Parking Stalls
Drive-Thru Retail A
9,129 Sq. ft.
Drive-Thru Retail B
9,129 Sq. ft.
Fuel Center
179 Sq. ft.
Welcome Center
2 Story Building
19,900 Sq. Ft.
4/5 Story Building
239,800 Sq. Ft.
ECC 1.0
Main Compass Entry Sign
Monument Sign
Detention/Retention Pond
Jordan Valley Water Conservancy
3200 West Street
N 0°06'32" W (Meas.) N 0°06'32" W (ARP)
Bennion Boulevard
(6200 South Street)
45.96'
N 0°02'11" E
698.72'
2652.98' (Meas.) 2652.35' (Rec.)

Proposed Schedule

- Neighborhood Open House - July 13, 2015
  - Hosted by Erickson Enterprises, Inc.
- Planning Commission - July 14, 2015
  - General Plan Map Amendment - Public Hearing
  - Zoning Map Amendment - Public Hearing/Planning Commission Recommendation
  - Zoning Text Amendment - Public Hearing/Planning Commission Recommendation
- Planning Commission – August 11, 2015
  - General Plan Amendment - Public Hearing Continued/Planning Commission Recommendation
- City Council – August 19, 2015
  - General Plan Map Amendment
  - Zoning Map Amendment
  - Zoning Text Amendment
  - Development Agreement
- Planning Commission – September 8, 2015
  - Preliminary Conditional Use
  - Preliminary Subdivision

General Plan Map Amendment

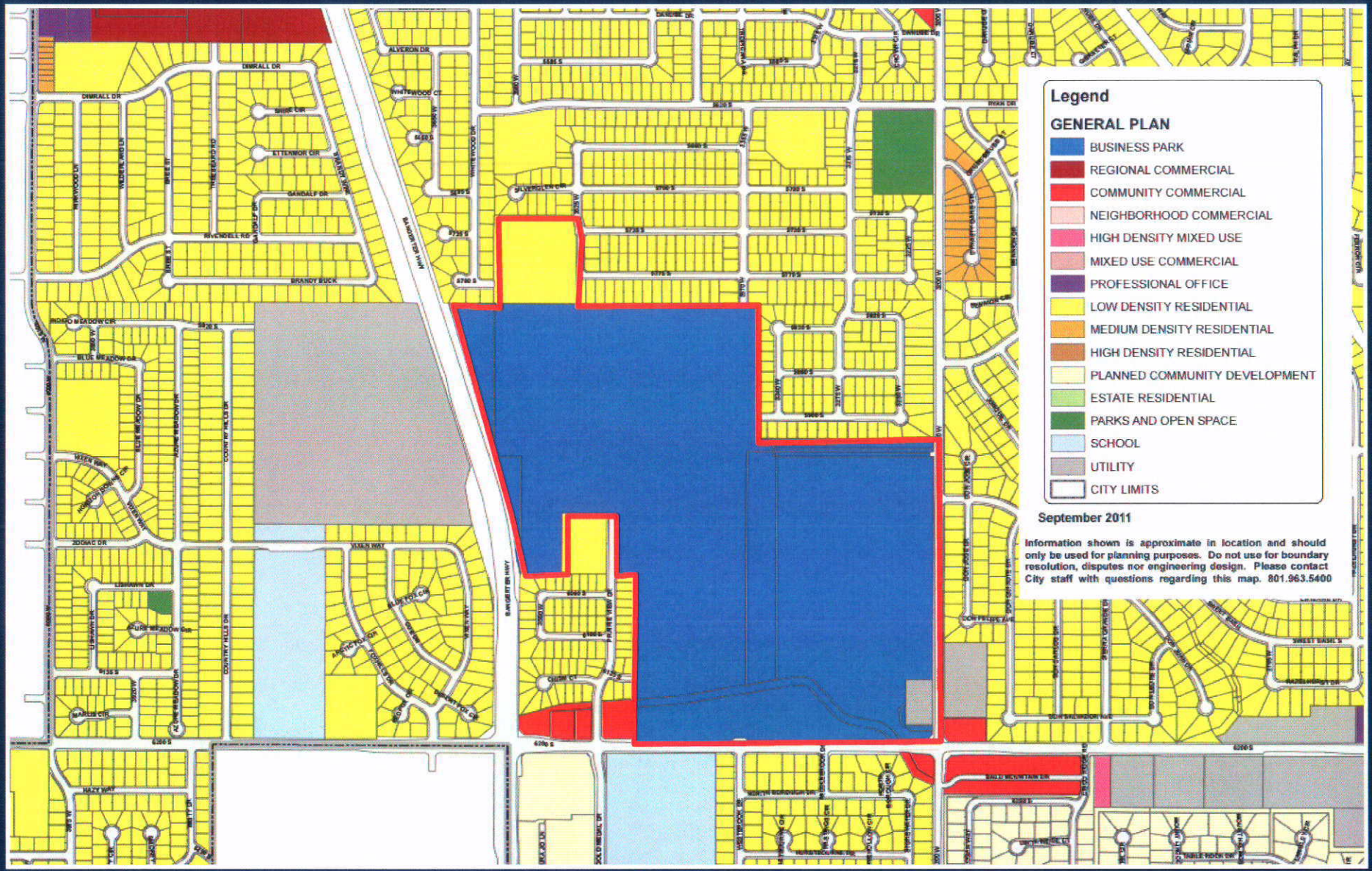
Business Park and Low Density Residential to High Density Mixed Use

Ordinance #15-07

August 19, 2015

City of Taylorsville
Community Development Department

Existing General Plan Map



Current General Plan Language

"The 120-acre parcel located generally northwest of 3200 West and 6200 South is very important to the City because the property represents the largest vacant area within the City and is strategically located to take advantage of easy access to the Salt Lake International Airport and the regional transportation system. This property should be used to diversify and strengthen the City's economic tax base, emphasize aesthetic quality and community character, and provide an open space opportunity for this area of the City."

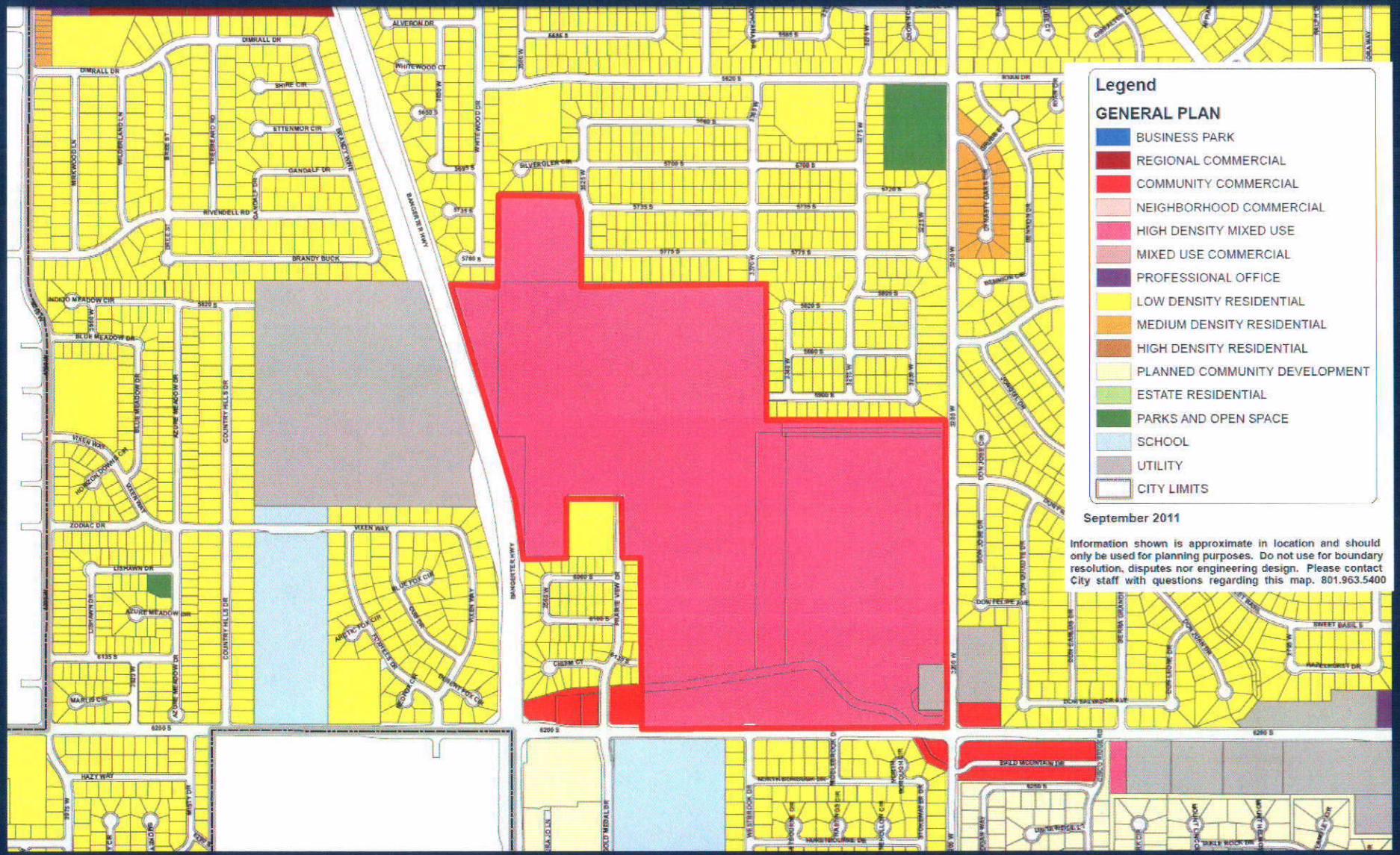
- General Plan, page 3-10

Current Designation: Business Park

"The Business Park (BP) designation differs from Professional Office (PO) in that traditional industrial uses are permitted, often in "hybrid' space for companies and organizations that do not fall neatly into one category of use. Uses may include headquarters management, research laboratories, prototype development, assembly and fabrication, light-manufacturing, and warehouse distribution facilities."

-General Plan, page 3-4

Proposed General Plan Map



Proposed Designation: High Density Mixed Use

"Mixed use zones can contain a mix of land uses, such as residential, commercial and office within the same area. Land uses in mixed use zones may be varied either vertically (i.e. mix of uses in one building such as an apartment over a retail establishment) or horizontally (i.e. single use buildings with different uses placed next to each other).

- General Plan, page 3-5

Zoning Map Amendment

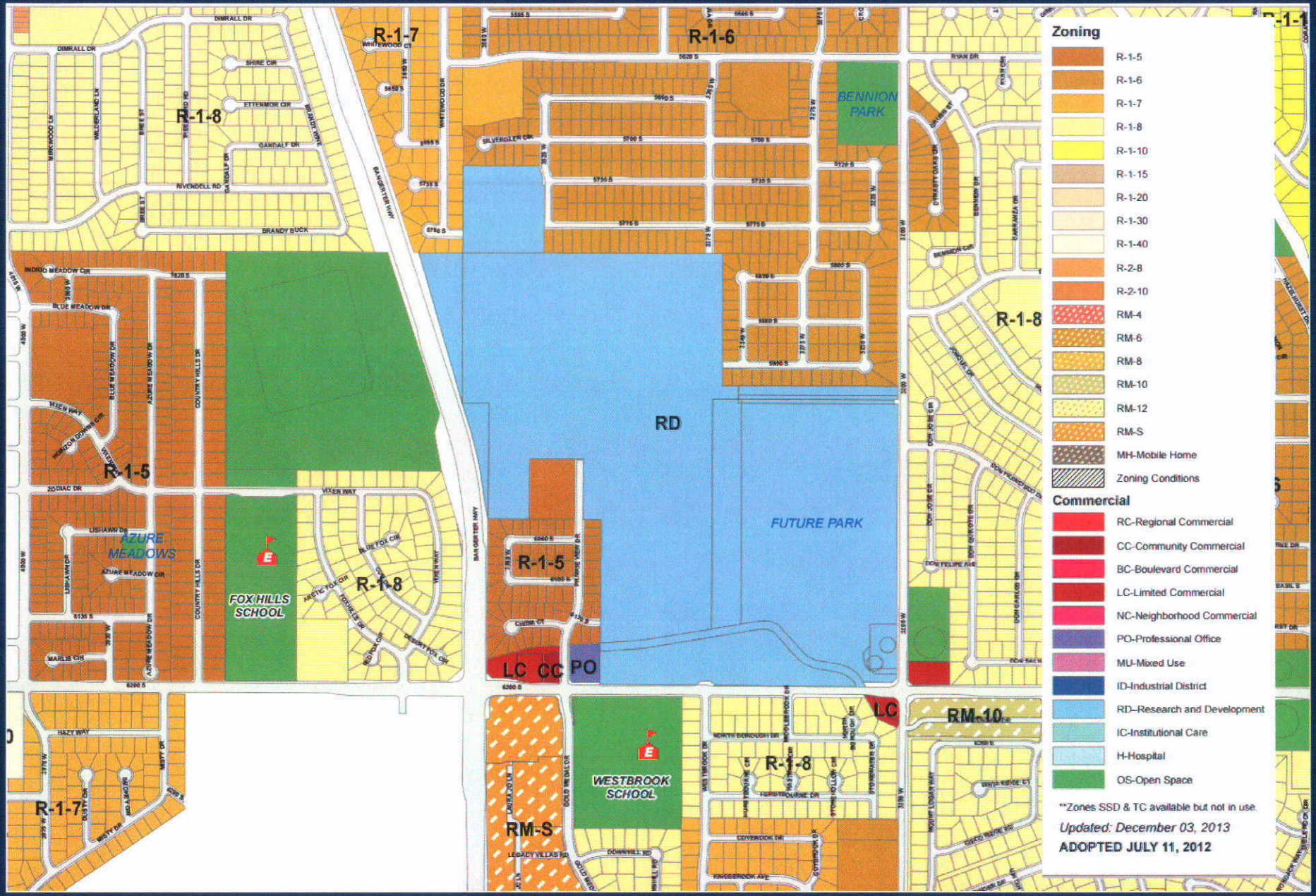
RD (Research and Development) to SSD-X Bennion Point

Ordinance #15-09

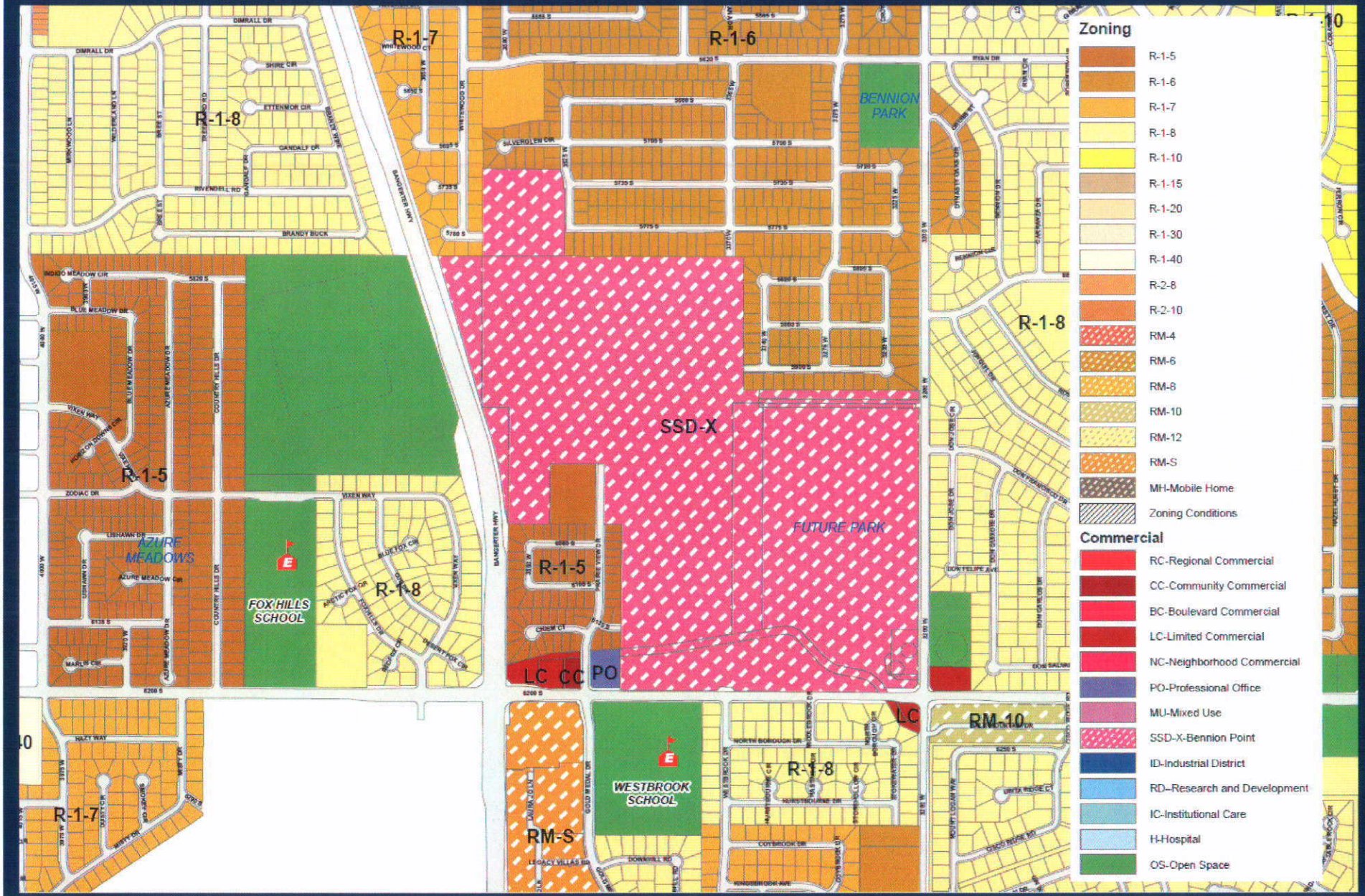
August 19, 2015

City of Taylorsville
Community Development Department

Existing Zoning Map



Proposed Zoning Map



Zoning Text Amendment

Ordinance #15-08

August 19, 2015

City of Taylorsville
Community Development Department

Site Specific Development (SSD) Districts
13.19.010

- Created to establish the enabling legislation and procedure for developing site specific development within the City.
- To allow the most efficient and creative development of lands that have unique or unusual characteristics.
- Intended to be used for development when it can be shown that no other zone classification would be adequate or appropriate for reasonable development.
- Used when the uses on a specific parcel of property are appropriate for the location, but may not be appropriate for a community wide land use ordinance.

Site Specific Development (SSD) Districts
13.19.010

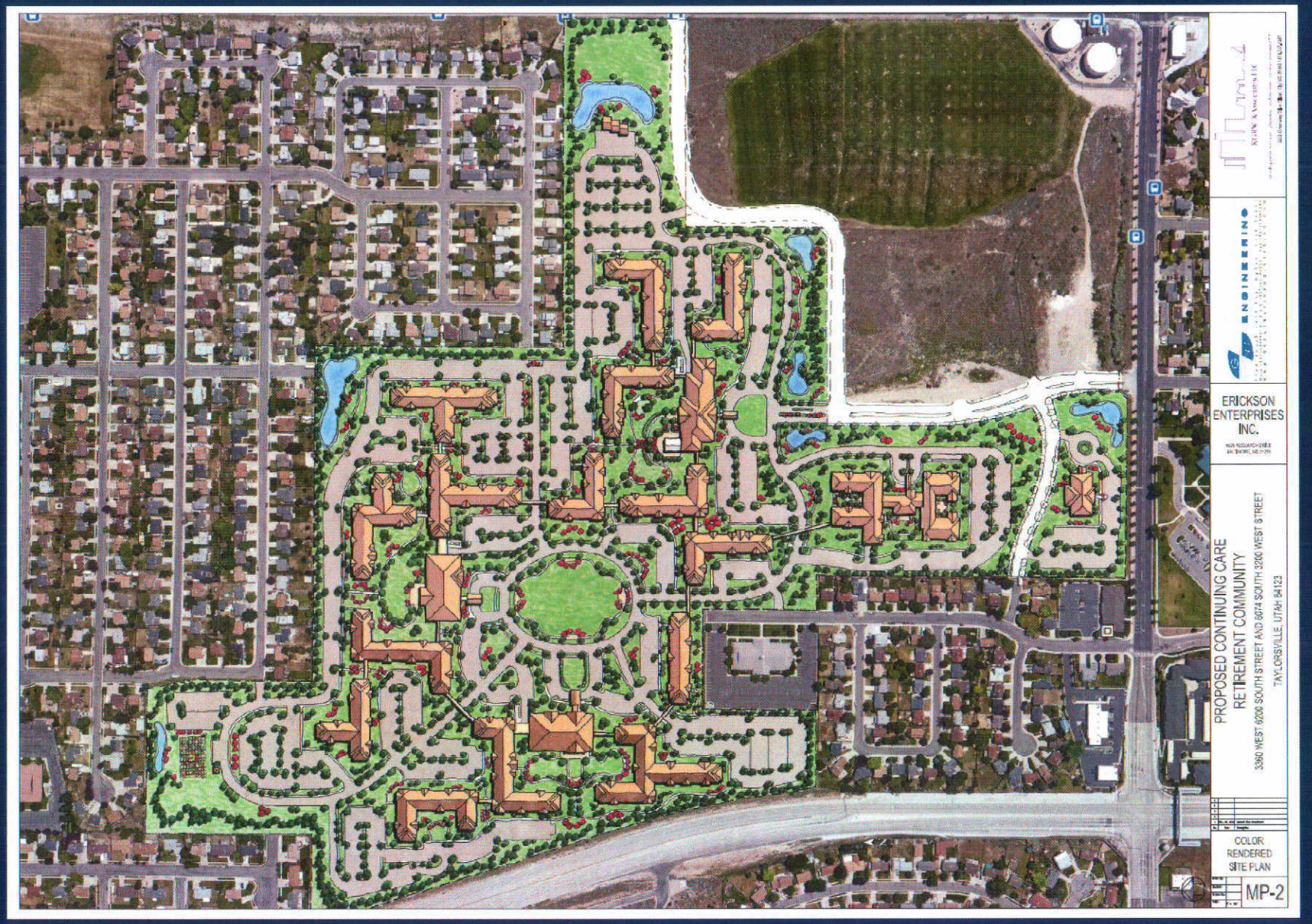
For an applicant to qualify for SSD zone classification, the following conditions shall be present:

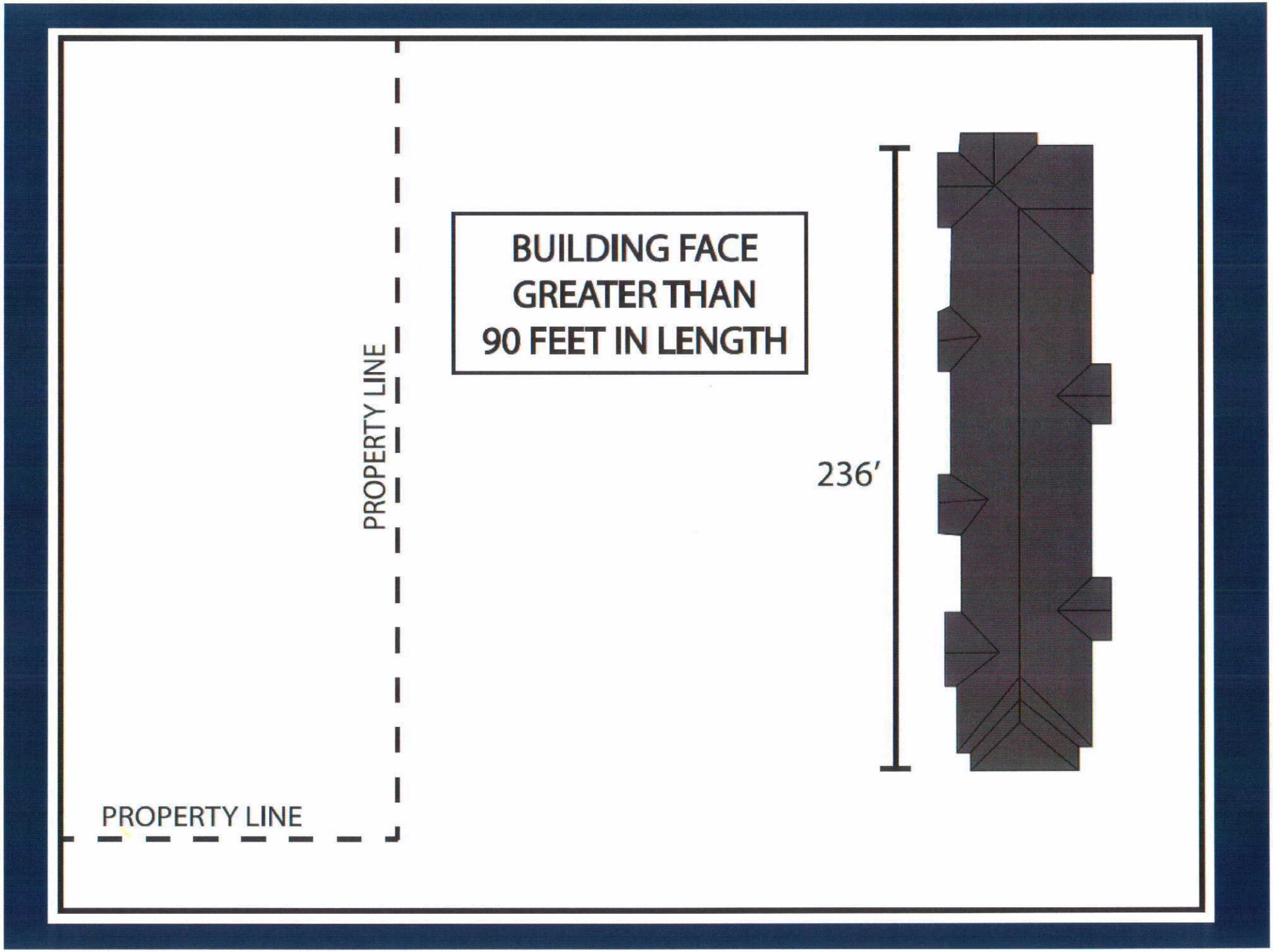
- The property to be classified shall be at least two (2) acres in size.
- The applicant shall demonstrate to the planning commission and city council that development on the property would be substantially constrained by unusual topographic or other natural features, and/or that the use or combination of uses are appropriate for the site and are of a benefit to the community in general, and/or that the site may be constrained by difficult platting or ownership configuration, by an unusual or difficult impact from public utility structures or other public structures or facilities or that a similarly unusual hardship condition exists.

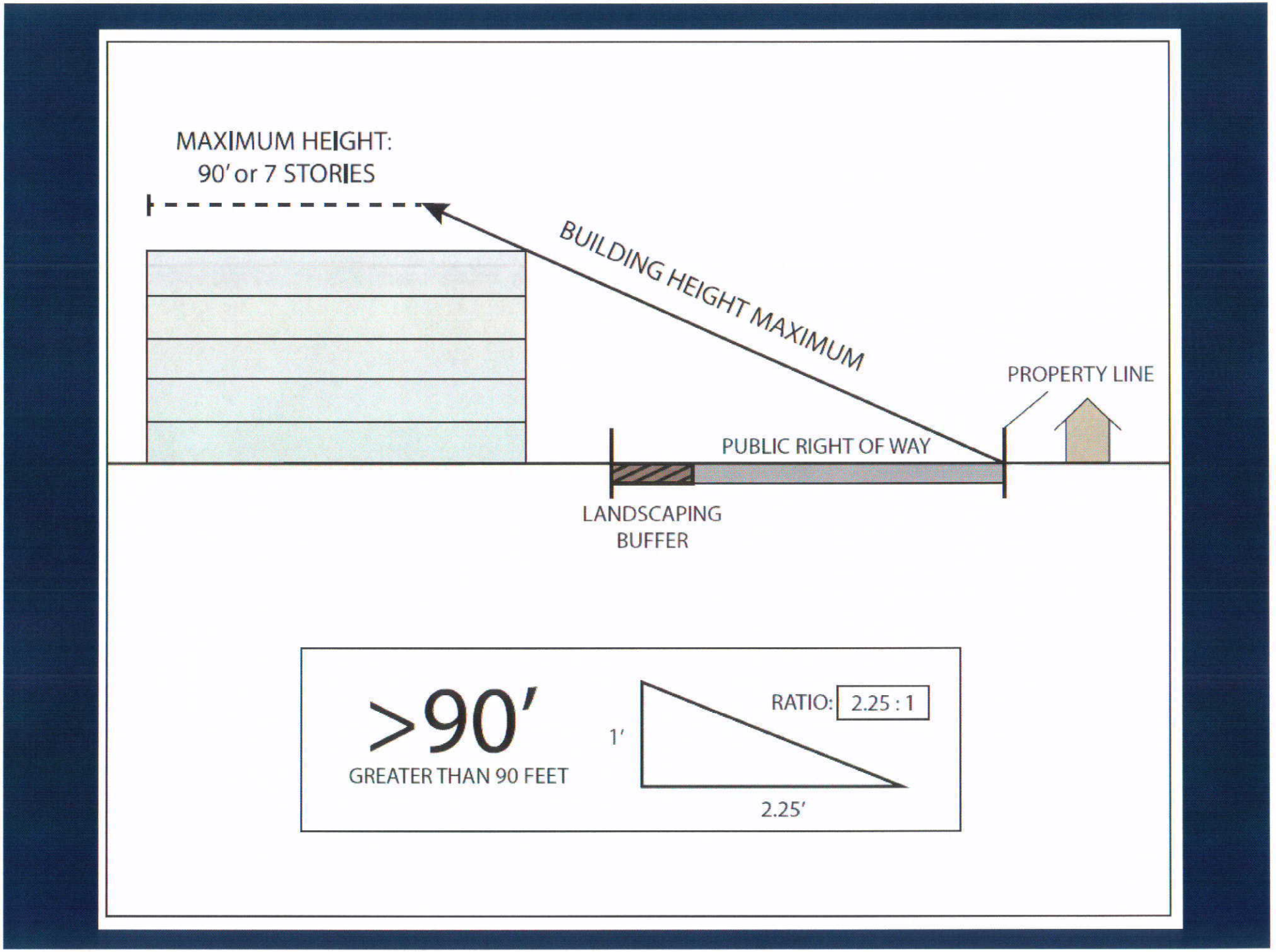
Site Specific Development Mixed Use Bennion Point (SSD-X-Bennion Point)

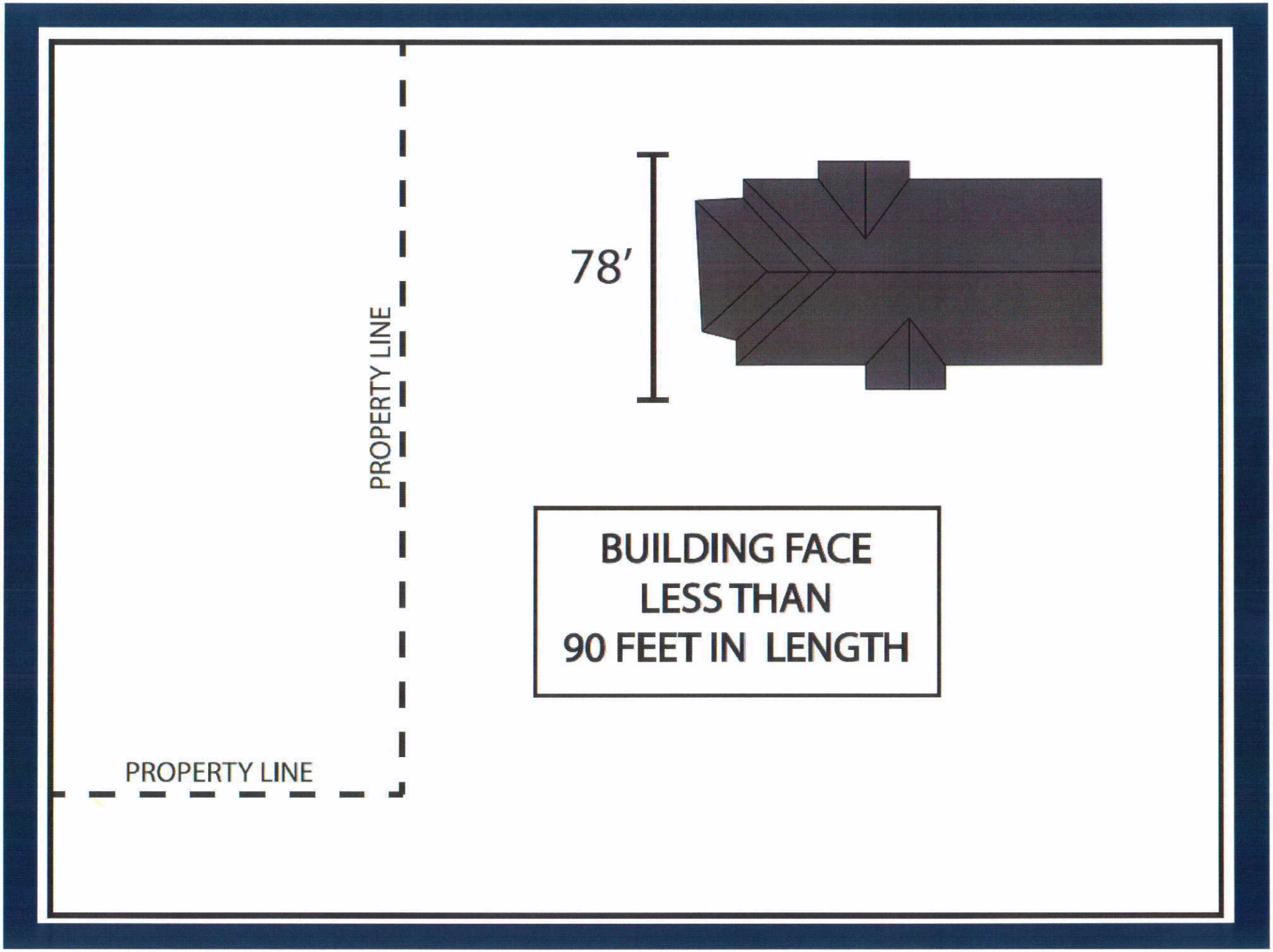
- 13-38-1: Purpose
- 13-38-2: Applicability
- 13-38-3: Land Use and Density
- 13-38-4: Architectural Design
- 13-38-5: Site Planning
- 13-38-6: Grading and Drainage
- 13-38-7: Vehicular Circulation and Parking
- 13-38-8: Pedestrian Mobility, Bicycle Circulation and Parking
- 13-38-9: Screen Walls and Fences
- 13-38-10: Sign Design
- 13-38-11: Exterior Site Lighting

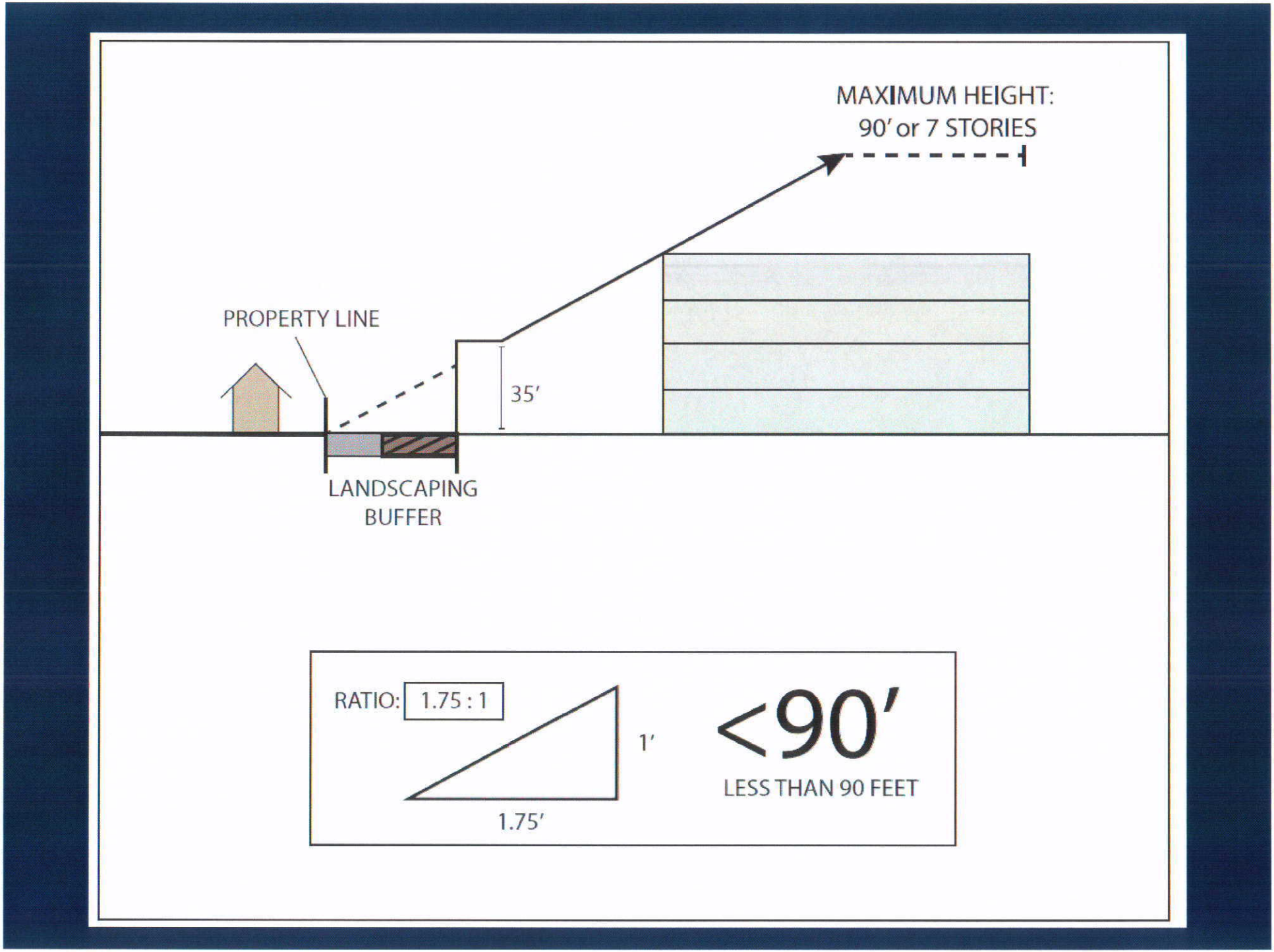
Building Heights




BUILDING FACE
GREATER THAN
90 FEET IN LENGTH
236'
PROPERTY LINE
PROPERTY LINE


MAXIMUM HEIGHT:
90' or 7 STORIES
BUILDING HEIGHT MAXIMUM
PROPERTY LINE
PUBLIC RIGHT OF WAY
LANDSCAPING
BUFFER
>90'
GREATER THAN 90 FEET
1'
RATIO: 2.25 : 1
2.25'

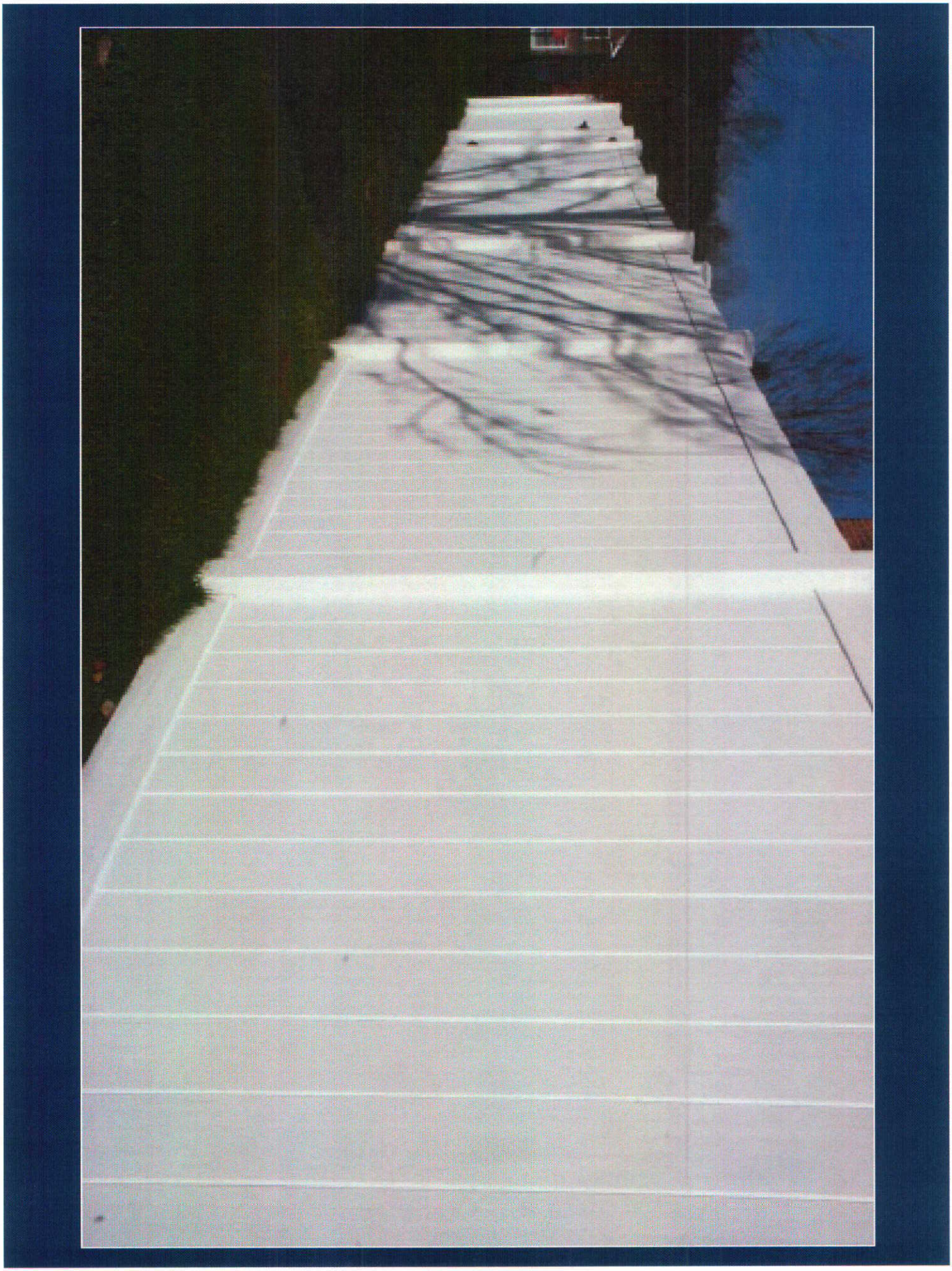

78'
PROPERTY LINE
PROPERTY LINE
BUILDING FACE
LESS THAN
90 FEET IN LENGTH


MAXIMUM HEIGHT:
90' or 7 STORIES
PROPERTY LINE
35'
LANDSCAPING
BUFFER
RATIO: 1.75 : 1
1'
1.75'
<90'
LESS THAN 90 FEET

Building Heights

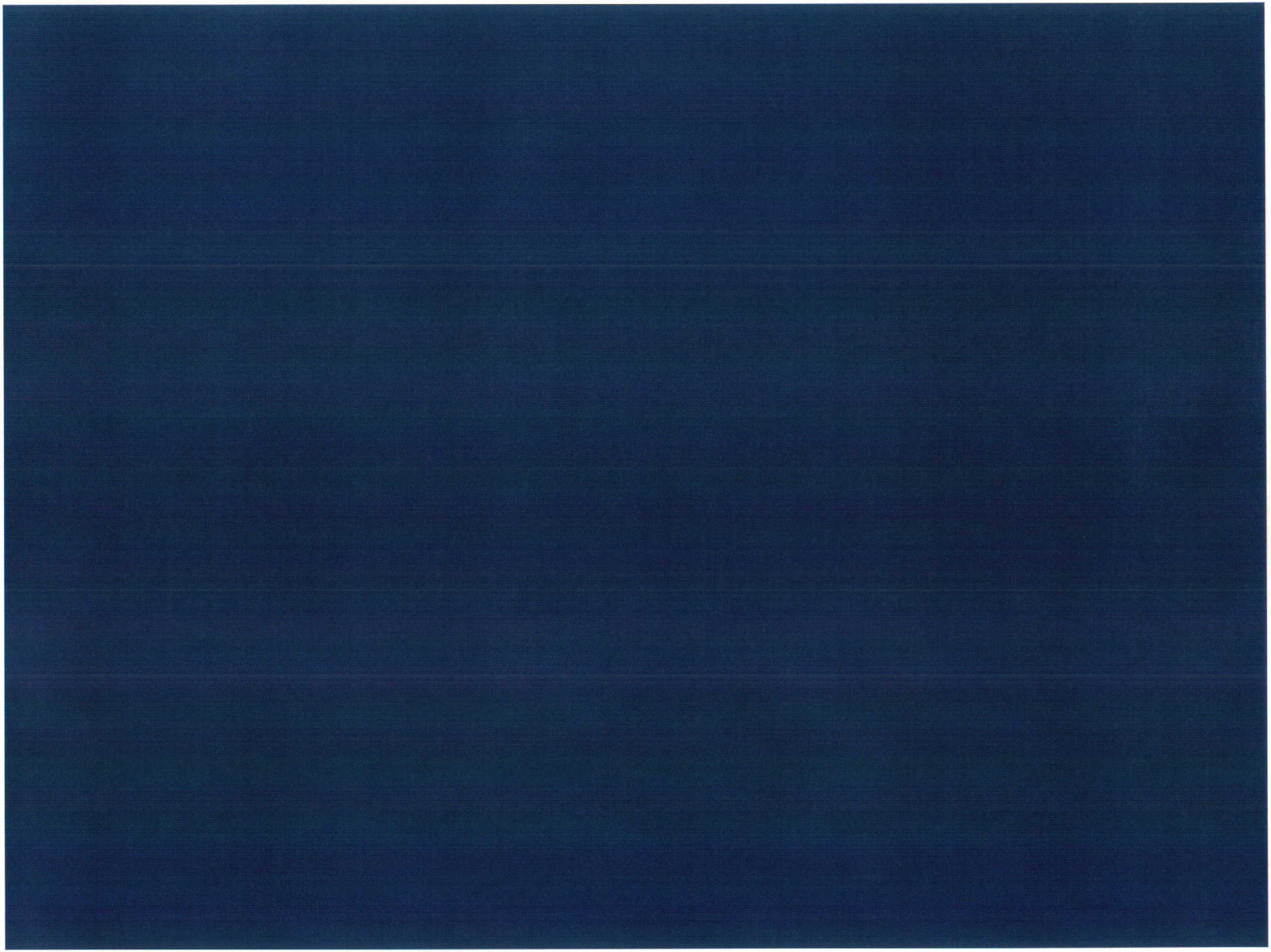
1. Building Heights: Appropriate measures shall be taken into consideration to ensure building heights are compatible with adjacent development (existing or planned). Buildings over 35 feet in height shall comply with the setback height ratios, established by measuring the ratio of the horizontal distance between any part of a building or structure and the nearest adjacent property line at grade:
2. The maximum height of any structure shall not exceed 90 feet or 7 stories above mean ground elevation around the perimeter of the building, whichever is lower.
3. Where a property line is immediately adjacent to a street or public right of way, the land use or zoning district of the property immediately across said street or right of way will govern the height setback ratio. For these instances, horizontal distance is measured from the property line across the street. (see Figure 6)

Property Line Adjacent to	Height Setback Ratio (feet) horizontal : vertical
Residential Land Use (where the building face is parallel to the adjacent residential property line for a distance greater than 90 feet) (see Figure 4)	2.25 : 1
Residential Land Use (where the building face is perpendicular to the adjacent residential property line for a distance less than 90 feet) (see Figure 5)	1.75 : 1
Non Residential Land Use	0.5 : 1
Open Space	0.5 : 1
Bangerter Highway	0.5 : 1



13-38-9: Screen Walls & Fences

Open Fences: An open weave or mesh type fence shall be combined with plant materials to form an opaque screen as approved by the director;



Perimeter Landscaping Adjacent to Abutting Property: A visual buffer shall be provided between land uses to accomplish transitions and to mitigate potential conflicts between dissimilar uses. The provisions of this section require the following:

Abutting a residential land use: A minimum 30 foot wide landscape buffer area shall be provided along property lines. Where parking areas are effectively screened and adjacent to abutting residential property, the landscape buffer may be reduced to 20 feet. In cases where the landscape buffer is reduced to 20 feet. The minimum number of plants required within the landscape buffer is calculated by determining the length (in feet) of the property line(s) for which a buffer is required, dividing by 100 and then multiplying by the number of plants shown below:

1. Where a 30 foot landscape buffer is required:
2. Canopy Trees: six (6); and
3. Understory or evergreen trees: six (6); and

Deciduous or evergreen shrubs/ornamental grasses: twenty two (22);

Where a 20 foot landscape buffer is required:

1. Canopy Trees: five (5); and
2. Understory or evergreen trees: three (3); and
3. Deciduous or evergreen shrubs/ornamental grasses: twenty two (22);
4. Evergreen trees and shrubs/ornamental grasses shall be implemented into the landscape design to provide adequate screening during all seasons.
5. Berm(s) with a maximum 3:1 slope for sod areas or 2:1 for mulched areas shall be incorporated into the landscape buffer design.