

Planning Commission Staff Report

File # 3G23

Taylorsville General Plan Update Discussion

Chapter 3 Land Use:

- Proposed Land Use Map
- Site Specific Planning Areas.



Department of Community Development

Date:	June 5, 2024
Meeting Date:	June 11, 2024
Agenda Item:	General Plan Update: <i>Proposed Land Use Map</i> Discussion.
Applicant:	City of Taylorsville
Applicant Agent:	Mark McGrath
Address:	Citywide
Author:	Mark McGrath
Applicable Ordinance:	13.06 General Plan
Applicable Statute:	UCA 10-9a-401
Agenda Item #:	4

Attachments:

Exhibit A: Draft *Proposed Land Use Map*

Summary:

This agenda item is a continuation of the discussion of *Chapter 3 – Land Use* of the proposed Taylorsville General Plan update. Staff introduced Chapter 3 to the Planning Commission back on April 9, 2024. This week staff will introduce specific areas of the Chapter, including the *Proposed Land Use Map* (attached) which identifies generalized proposed future land uses of every property in the City, and the *Site-Specific Planning Areas* section of the Chapter which identifies specific redevelopment objectives for several different priority areas of the City.

Analysis:

As discussed back in April, the Land Use Chapter of the General Plan may be considered the most important element of the overall General Plan. It is certainly the most used chapter of the plan; or more specifically, the *Proposed Land Use Map* within the Land Use Chapter is the most used. At least 90% of all applications to amend the General Plan are making an effort to amend this map. Although most land use designations on the map represent the current/existing land use of most properties within the City, this map should successfully illustrate the goals and aspirations of the City from a land use perspective and clearly articulate places where change is wanted or needed.

Staff is proposing a slightly different approach to the map in the updated plan. The *Proposed Land Use Map Classifications (Place Types)* table on the next page illustrate the various classifications of both our current map and the recommended map. The primary differences between the two maps are the inclusion of transit-oriented uses and more emphasis on mixed-use development with the new map. The new map also attempts to place more emphasis on vision and flexibility and less on regulation. The map and plan will also utilize “place types” rather than simply land use categories. Place Types will be described in the plan and include the following information:

- Primary permitted uses within the classification
- Scale and density within the classification
- Fundamental characteristics of the classification

The Place Type descriptions also include photographs illustrating the types of buildings we envision within each category. This additional detail will hopefully lead to less interpretation and provide a greater understanding for the users of the plan.

Staff will review the proposed Place Type categories and suggested changes from the from the previous map for discussion at the Commission meeting.

Proposed Land Use Map Classifications (Place Types)			
	Current	Recommended	Abv
Residential	Estate	Estate	RE
	Low Density	Low Density	RL
	Medium Density	Medium Density	RM
	High Density	High Density	RH
		Transit Corridor	RT
Commercial	Regional Commercial	High Intensity Commercial Center	CH
	Community Commercial	Commercial Corridor	CC
	Neighborhood Commercial	Neighborhood Commercial	CN
Office/ Employment	Professional Office	Employment Center	EC
	Business Park	Employment Mix	EM
Mixed Use	High Density Mixed Use	High Intensity Mixed-Use	MH
	Medium Density Mixed Use	Medium Intensity Mixed-Use	MM
		Transit Corridor Mixed Use	MT
Public/Quasi Public	School	School/Education	PS
	Utility	Utility and Infrastructure	PU
	Parks and Open Space	Parks, Open Space, and Recreation	PP
		Public Facility	PF

Land use categories of both the existing and recommended *Proposed Land Use Maps*. The proposed land uses are displayed on the attached map using the abbreviations shown on the right column.

Site-Specific Areas: Based on our discussion in April, the following specific sites in the City have been identified for a more detailed analysis within the plan:

- 4700 South: I-215 to 2700 West.
- 5400 South: Bangerter Highway to 4000 West.
- Redwood Road/4800 South.
- 4800 South Historic District.
- Redwood Road: 5400 South to I-215.
- Redwood Road south of I-215.
- Taylorsville Expressway.
- Westbrook Elementary site.

These eight areas have been determined to be priority development/redevelopment areas based on their current conditions, potential, importance, and/or strategic location. Each area will have a brief one to three page sub-section within the chapter identifying

the future vision and redevelopment priorities of each district. Staff will review each of the selected sites in more detail including anticipated potential, opportunities, and limitations.

Public Comment:

N/A. A public hearing regarding the draft General Plan will be scheduled for a future date.

Discussion Points:

- Place Types
- Designations for specific properties
- Priorities and vision for site-specific areas
- Planning for future transit
- Consistency with the guiding principles of the plan
- Future residential densities
- Protecting existing neighborhoods from the impacts of growth

Staff Recommendation: N/A. Discussion only.

Recommended Motion: N/A