



Department of Community Development

Planning Commission Staff Report

File # 2S24- SUB-000442-2024

Public Hearing and Consideration of Preliminary Subdivision Approval to Create Apex Plaza Condominiums at 4255 S. Redwood Rd., in Taylorsville, Utah.

File # 7C24-CUP-000437-2024

Public Hearing and Consideration of Preliminary Nonadministrative Conditional Use and Site Plan Approval to Construct a Mixed-Use Building at 4255 S, Redwood Rd., in Taylorsville, Utah.

Date:	December 5, 2024
Meeting Date:	December 10, 2024
Agenda Item:	Public Hearing and Consideration of a Preliminary Subdivision Approval to Create Apex Plaza Condominiums at 4255 S. Redwood Rd. in Taylorsville, Utah. Public Hearing and Consideration of Preliminary Nonadministrative Conditional Use and Site Plan Approval to Construct a Mixed-Use Building at 4255 S. Redwood Rd. in Taylorsville, Utah.
Subject Property Address:	4255 S. Redwood Rd.
Property Owner:	Miguel Alpizar, Khufu Holding LLC
Applicant:	Dayana Ludlow, Archiplex Architects
Author:	Terryne Bergeson, Planner I
Parcel #:	21032030210000
Applicable Ordinances:	Including, but not limited to Chapter 13.08; 13.15; 13.21; 13.23; 13.24; 13.25; 13.27; 13.28; 13.31; 13.32; 13.33; and 13.37
Agenda Item #:	5, 6

Attachments:

Exhibit A: Zoning Map

Exhibit B: General Plan Map

Exhibit C: Subject Property Aerial Image

Exhibit D: Subject Property Vicinity Map

Exhibit E: Current Site Photos

Exhibit F: ALTA Survey

Exhibit G: Narrative

Exhibit H: Draft Plat

Exhibit I: Civil Plans

Exhibit J: Architectural Plans

Exhibit K: Photometric Plans

Exhibit L: Landscaping and Irrigation Plans

Exhibit M: Outstanding Consolidated Comments

Exhibit N: Geotechnical Report

Exhibit O: Draft CCRs

Summary:

Dayana Ludlow of Archiplex Architects has submitted two applications for development on a vacant, landlocked parcel located at 4255 South Redwood Road. The small parcel has no frontage on the public right-of-way and increased setbacks due to proximity to residential zones on east and south borders create a limited building envelope. The property owners are seeking conditional use site plan approval for the construction of a mixed-use building on the property. The proposed structure will have three commercial ground floor spaces under five individually owned, two-bedroom residential units. A condominium plat will be required to record the necessary infrastructure easements and individual unit boundaries for private ownership of each unit. Applicants are seeking conditional use site plan approval and preliminary subdivision approval for the condominium plat, which is based on the site plan.

Site Description

The parcel consists of approximately 26,572 square feet of undeveloped land with a wooden fence that extends across part of the front property line, separating it from the Autozone parking lot. The lot is located on the side of Redwood Road behind two commercial properties and has a 25' wide access easement recorded through the adjacent properties which allows access from Redwood Road and 4200 South. The parcel is bordered on the east and south by multi and single-family properties.

Surrounding zoning designations are as follows:

North	South	East	West
Community Commercial (CC)	Single-Family Residential (R-1-8)	Residential Multifamily (RM-12)	Community Commercial (CC)

General Plan Analysis

The Proposed Land Use Map in the General Plan sets the foundation for all land uses within the City of Taylorsville. The land use plan identifies general land use classifications and in some cases the intensity within the classification. Each land use classification on the Proposed Land Use Map corresponds with compatible classifications on the official Taylorsville Zoning Map.

The subject property is designated as “Community Commercial” on the Proposed Land Use Map. The General Plan includes the following statement describing the designation (pg 3-5):

“The Community Commercial (CC) classification includes uses intended to serve the needs of the community at large. Automobile service, retail, office, restaurant and similar types of uses are allowed under this designation. Generally, such developments will serve an area of approximately 2 to 5 miles in radius.”

The 3,300 square feet of ground-level commercial space is consistent with the Community Commercial designation.

Land Development Code Analysis

The applicants attended a preapplication meeting in early 2024 to discuss the proposal and gather key details that would impact the design of the building on the site. Staff has provided comments addressing engineering, building, water supply, fire, and site and architectural elements. The most recent plans and consolidated comments are included in the exhibits for reference.

DRAFT PLAT

Exhibit H is the most recent draft plat, revised to address review agency comments. Existing access easement, required public utility, and water easements are shown on the draft plat. After receiving the most recent review comments, applicants have stated that the water meters will be relocated from the north to the south side of the building in the landscape area, to utilize the 16-foot-wide waterline easement along the that side. Plat notes include references to no parking areas in the rear, CCRs, stormwater maintenance, and a fault study. The plat identifies private, limited area, and common area ownership. Common areas include the stormwater system, parking, landscaping, and driveways and CCRs establish an Association and Board that will be responsible for the maintenance of these common areas.

SITE PLAN

PARKING

All parking for the project will be accommodated on the site. Applicants have stated that the ground floor commercial spaces will be available for small office/ retail uses which require 5 spaces per 1,000 SF, per [Section 13.24.080](#). With the limited area for parking and no shared agreements with the adjacent Autozone lot, the site cannot accommodate enough stalls required for a restaurant use (10 spaces/ 1,000 SF). There are no plans to install grease interceptors, which will restrict the ability to operate a restaurant, ensuring that commercial space will be used for retail or office.

The project provides one two-car garage (20' x 20') for each residential unit and guest parking was calculated at .25 per unit. The guest spaces are shown in the parallel parking on the architectural site plan, identified as shared parking. The ability for the HOA to set restrictions or rules around parking are outlined on pg. 19 of the CCRs.

CONNECTIVITY

The plans show that a stub sidewalk to the north is planned, which could later be connected if the Family Dollar site redeveloped. A painted crosswalk through the Autozone parking lot may provide some form of pedestrian connection, but applicants have stated that the

adjacent property owner is not amenable to additional agreements. For connectivity around the site, 6' wide sidewalks are shown and paved walkway along the rear of the building provides access to the residential entries. Bicycle racks are also to be installed on the property.

LANDSCAPING

A 10-foot-wide landscape buffer is shown along the north, east, and south boundaries of the site. Required landscape islands and a narrow-irrigated landscaping strip will soften the edge of the building and parking lot. 17% of the site will be landscaped by installing 23 trees and a mix of shrubs and grasses. The project meets the requirements for landscaping in the commercial zone for parking lots, residential buffers, and vegetation coverage at maturity.

GENERAL

The property is in the Community Commercial zoning district. A mixed-use building requires nonadministrative conditional use and site plan approval, according to the table of uses in [Section 13.08.020](#). The plans have been reviewed for compliance with standards for development in commercial zones in [Chapter 13.23](#) of the Taylorsville Land Development Code. Site plans demonstrate compliance with setback standards:

Community Commercial	Minimum Setback	Proposed Setback
Front Standard Setback	25'	49'
Side, no shared walls	10'	10'
Side, abut residential	30'	53'
Rear, abut residential	30'	40'

The site provides 24-foot driveway widths for fire access and back out spaces for parking. The building will not exceed the 35-foot maximum height for properties within 250 feet of a residential zone. Applicants have addressed staff comments for architectural design and materials and submitted renderings and floor plans (Exhibit J) that show the use of high-quality materials on all facades. Floor plans show residential and rooftop patios facing west, maintaining privacy for the residences to the rear/ east of the building. Page A101 of architectural plans show that the east portion of the roofs will not have patio access and will be used for mechanical units which will be screened from public view with 4-foot raised parapets.

Site photos (Exhibit E) show a landscape island extending from Autozone residential buffer that abuts the southwest property line of the site. This landscape area will be exposed with the removal of the wooden fence (Exhibit E) and staff recommends that parking lot improvements include installation of curbing along this landscape strip on the subject parcel property line, and to ensure that construction activities for the development do not damage the large mature tree in that area.

The site is also located in a high-liquefaction zone. A geotechnical report was submitted per [Section 13.15.020\(B\)\(1\)](#) and recommends a fault study. To establish any additional necessary improvements to the site prior to development, the building department has stated that the fault study will be required prior to the approval of any building permits. This is included in the conditions of approval and is recorded as a note on the plat.

The plans were reviewed for compliance with applicable standards in the Taylorsville Land Development Code. The following elements require Planning Commission review and approval:

Review Criteria	Staff's Analysis
13.23.070(B) <i>Height: Except where otherwise provided, the opaque masonry wall shall be a minimum of six feet (6') not to exceed eight feet (8') in height. If requested by the adjacent residents, the Planning Commission may approve a variation in wall height based upon unusual circumstances, e.g., views, landscaping, etc. A lower height wall may be required adjacent to a front property line for sight distance and traffic safety.</i>	Acceptable construction materials for walls shall be brick, stone, precast concrete panel, concrete block, or such other masonry materials. 6-foot wall is proposed along the south side. Planning Commission may consider taller height is required adjacent to residential. Staff recommends that new south CMU wall matches the height of existing wall that extends from adjacent Autozone property (approximately 6.5' tall- Exhibit E). Staff also recommends that the owners paint the east CMU wall to improve its appearance.
13.24.030(C)(1) <i>Shared Parking Proposal: Notwithstanding any other parking requirements provided in this chapter, when land uses occupy the same lot or adjacent lots, the total number of off-street parking spaces required for each use may be combined and shared. A proposal for sharing off street parking shall be presented to the director. If the proposal involves the accommodation of more than ten (10) parking spaces (total accumulated spaces required for all involved uses), the director may present the proposal to the planning commission for site plan review.</i>	Project meets minimum requirements for proposed uses and parking. Staff discussed residential guest parking and advised that the commercial and residential uses are good candidates for uses to share parking. 2 shared stalls are identified on site plan and pg. 19 of CCRs (Exhibit O) permits the Board to adopt parking rules. Staff recommend approval of the shared parking plan, with the condition that CCRs include language that addresses shared parking outside of commercial hours to accommodate guest visits.
13.24.080(B): <i>Residential-Dwelling, multiple-unit (triplex, fourplex, and fiveplex)= 2 per dwelling unit.</i> <i>Retail commercial= 5 per 1,000 SF of floor area</i>	Project provides 2 car garage for each unit. Guest parking is not required per this section but was included according to standards for apartments calculated at .25 per unit. Site plan shows 2 shared spaces to accommodate guest parking. Minimum commercial space required= 17 spaces. Project provides 18 spaces with 2 ADA. No new recommendations. Absence of a grease interceptor prevents commercial spaces from operating a use that would increase parking requirements.

Public Comment

Notice was sent to all property owners within 300 feet of the subject property. As of December 5, 2024, no comment has been received. Any comments received will be entered into the record at the public hearing.

Findings

1. This application was initiated by Dayana Ludlow of Archiplex architects.
2. The subject property is .61 acres (26,571 square feet) of undeveloped land.
3. The subject property is in the Community Commercial (CC) zoning district.
4. The subject property is designated Community Commercial in the City's General Plan.
5. The proposal is to construct a mixed-use structure that will include three ground floor commercial spaces under five residential units.
6. Each unit will be available for private ownership, which requires a condominium subdivision plat.
7. A mixed-use structure in the commercial zone requires nonadministrative conditional use approval.
8. A conditional use must comply with the provisions of the Taylorsville Municipal Code, state and federal law and cannot create detrimental impacts greater than a regularly permitted use.
9. Staff did not identify detrimental impacts as a result of the proposed development.
10. A subdivision plat requires preliminary approval by the Taylorsville Planning Commission.

Conditions of Approval

Staff recommends the following conditions of approval:

1. The applicant coordinates with city staff and reviewing agencies to address all outstanding review comments to demonstrate compliance with all applicable standards, prior to final approval.
2. A fault study shall be provided to the building department prior to the approval of any development permits.
3. The height of the CMU wall installed on the south border of the site shall match the height of the existing wall extending onto the property on that side.
4. The existing east CMU wall shall be painted a uniform color to improve the appearance of the wall.
5. A grease interceptor shall not be installed.
6. The CCRs shall include language that addresses shared parking for residential guests outside of commercial operating hours.
7. Concrete curb to match existing shall be installed along the landscape island abutting the southwest border of property.
8. The existing mature tree abutting property line shall be protected during construction activities.
9. The draft plat must be reviewed and approved by the Salt Lake County Recorder.
10. Any changes to the site shall be considered an amendment and may be subject to review and approval by the Planning Commission.

Staff Recommendation

Staff recommends the Planning Commission approve File # 2S24- SUB-000442-2024, consideration of preliminary subdivision approval to create Apex Plaza Condominiums at 4255 S. Redwood Rd., in Taylorsville, Utah.

Staff recommends the Planning Commission approve File # 7C24-CUP-000437-2024, consideration of preliminary nonadministrative conditional use and site plan approval to construct a mixed-use building at 4255 S, Redwood Rd., in Taylorsville, Utah.

Recommended Motions

I move that we approve 2S24- SUB-000442-2024, consideration of preliminary subdivision approval to create Apex Plaza Condominiums at 4255 S. Redwood Rd., in Taylorsville, Utah subject to the findings and conditions in the staff report.

I move that we approve File # 7C24-CUP-000437-2024 consideration of preliminary nonadministrative conditional use and site plan approval to construct a mixed-use building at 4255 S, Redwood Rd., in Taylorsville, Utah subject to the findings and conditions in the staff report.