

# Planning Commission Staff Report

## **File #1GP25- GPLAN-000551-2025**

**Public Hearing and Recommendation to the City Council  
for a General Plan Map Amendment for Approximately  
13 Acres of Property at 4271; 4225; 4373 S. 2700 W., in  
Taylorsville Utah.**



### Department of Community Development

<b>Date:</b>	October 22, 2025
<b>Meeting Date:</b>	October 28, 2025
<b>Agenda Item:</b>	Public Hearing and Recommendation to the City Council for a General Plan Map Amendment to Amend the Professional Office Designation to Residential -High Density for Approximately 13 Acres of Property Located at 4271; 4225; 4273 S. 2700 W., in Taylorsville, Utah.
<b>Subject Property Address:</b>	4271; 4225; 4273 S. 2700 W.
<b>Applicant:</b>	Casey Forbush, Chase Andrizzi, DAI Utah
<b>Author:</b>	Terryne Bergeson, Planner II
<b>Parcel #:</b>	21042510080000, 21042510090000, 21042510100000
<b>Applicable Ordinances:</b>	Including, but not limited to Chapter 13.06
<b>Agenda Item #:</b>	7.

#### **Attachments:**

**Exhibit A:** Zoning Map  
**Exhibit B:** General Plan Map  
**Exhibit C:** Subject Property  
**Exhibit D:** Vicinity Map  
**Exhibit E:** Extracted Pages, 2025 General Plan  
**Exhibit F:** Concept Plan

## Summary:

Casey Forbush and Chase Andrizzi, on behalf of DAI Utah, are requesting an amendment to the Future Land Use map for approximately 13 acres of property located at 4271, 4225, and 4273 S. 2700 W. The parcels are part of the planned Beltway West office development, approved in 2021, and partially developed. The applicants are requesting that the Employment Mix and Center designations be amended to Residential – High Intensity designation to allow the use and density of their proposed project to provide a for-rent townhome community.

## Site Description

The subject property consists of three undeveloped parcels with a total area of 13.248 acres (approximately 577,083 square feet). The parcels have minimal surface improvements in anticipation of the future development of two office buildings. Surface parking, drive aisle, new landscaping, and a mature landscape buffer to the north comprise the above ground improvements, along with lighting and fire hydrants required for the Beltway West development.

The properties are included in the Beltway West subdivision and currently have one access via an approved drive aisle providing access from 2700 West, which separates Taylorsville from West Valley City. The northern border is adjacent to residential townhomes and duplexes of the Village II subdivision. Two new office buildings for Beltway West and their associated parking form the eastern border, and parking for the State Office Complex including State's fleet vehicle parking lot, border the subject properties to the south and southwest.

North	South	East	West
Residential Medium Intensity (Residential)	Employment Center (State Complex)	Employment Mix (Beltway West offices)	2700 West, West Valley City

## General Plan Analysis

The 2025 Taylorsville General Plan is intended to guide land use and development decisions that address the present and future needs of the City while accomplishing coordinated, efficient, and harmonious growth and development. The Planning Commission reviews and makes recommendations to the City Council regarding amendments to the General Plan. The City Council, at their discretion, may make revisions to the General Plan that it considers appropriate and that are in the best interest of the City and its residents (Land Development Code [§13.06.030](#)).

The recently adopted Future Land Use map designates the subject properties EC and EM on the Proposed Land Use Map. The following statement describes the intent of the two designations (pgs. 83-84):

**Employment Center:** *Professional office areas are generally multi-story buildings dedicated wholly or mostly to office uses. Buildings may be dedicated to single or multiple tenants and can provide additional uses to provide amenities for the office workers such as restaurants, day cares, etc.*

**Employment Mix:** *Mixed Employment areas are generally a hybrid of office and warehouse or production space designed to provide maximum flexibility. They may be stand-alone buildings or part of a larger complex of spaces.*

The applicant's development proposal for residential does not meet the intended use of the current Future Land Use designations. The proposal for townhomes at 16.68 dwelling units per acre closely aligns with the Residential- High Intensity designation described on page 81 of the 2025 General Plan:

**Residential- High Intensity:** *...are integrated places or districts of higher intensity residential development, such as apartment and condominium complexes, designed as stand alone buildings or a complex of multiple buildings. Developments should be designed for pedestrian appeal and community connectivity; the design of vehicular access should be secondary to this primary design objective. Development projects should include plazas, open spaces, or other features that create community gathering places and community identity.*

Page 1-21 of the 2025 Taylorsville General Plan acknowledges, "Community needs and priorities evolve in response to changing local, regional, and national conditions. The Taylorsville General Plan should be viewed as a dynamic document that provides a consistent framework for decision making but also adapts to changing priorities, opportunities and challenges". The Plan provides review criteria for the consideration of amendments:

*Decisions to recommend or adopt general plan modifications should be supported by findings of fact that will provide context to amendment decisions. Amendments to the Plan should include findings on the following measures:*

*The proposed amendment is in the public interest.*

*The proposed amendment is consistent with the broad intent of the General Plan.*

*The proposed amendment is consistent with the Guiding Principles and Fundamental Strategies articulated within the plan.*

*The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or general welfare of the community.*

*The proposed amendment has been processed in accordance with all applicable requirements of the Utah Code.*

The purpose and intent of the Taylorsville General Plan, including any subsequent amendments is also referenced in LDC [§13.06.010](#):

*"The city has adopted a comprehensive, long range general plan for the present and future needs of the city and for the general purpose of guiding and accomplishing coordinated, efficient, and harmonious growth and development of all or any part of the land within the city, including any areas outside of its boundaries that, in the city's judgment, bear relation to the planning of the city. Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when considering territory outside the boundaries of the city, action may be taken only with the concurrence of the county or other municipalities affected. Any amended or revised general plan may provide for:*

- A. *Health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics and recreational, educational, and cultural opportunities.*
- B. *The reduction of waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population.*
- C. *The efficient and economical use, conservation, and production of the supply of:*
  - 1. *Food and water; and*
  - 2. *Drainage, sanitation, and other facilities and resources.*
- D. *The use of energy conservation and solar and renewable resources.*
- E. *The protection of urban development.*
- F. *The protection and promotion of housing, including moderate income housing.*
- G. *The protection and promotion of air quality.*
- H. *The protection of open space and natural areas.*
- I. *Historic preservation.*
- J. *Identification of uses of land that are likely to require an expansion or significant modification of services or facilities provided by affected entities.*
- K. *The protection and promotion of economic growth and development.*
- L. *An official street map.*
- M. *An official parks, recreation, and trails map.”*

The associated zoning map and zoning text amendment applications provide details regarding the proposed development and enable the adoption of clear and enforceable standards to support the designation change from employment uses to residential, should the map amendment be approved.

**File # 6Z25-DCA-000552-2025** Zoning Map Amendment for Approximately 13 Acres of Property at 4271 S., 4225 S., and 4273 S. 2700 W., from Professional Office (PO) to Site-Specific Development Residential (SSD-R).

**File # 7Z25 – DCA-000553-2025** Zoning Text Amendment to Taylorsville Municipal Code, Adopting Chapter 13.45, Standards for the SSD-R Motion Zoning District.

Due to the overlapping nature of this General Plan Map amendment request and the above referenced applications, staff recommends the Planning Commission consider all three applications as a package. Staff does not recommend the General Plan Map amendment be considered without accompanying regulatory controls that ensure future development is compatible and consistent with the surrounding neighborhood. This approach is consistent with the General Plan review criteria noted above. This amendment request and associated applications should be reviewed for alignment with the city’s adopted Fundamental Strategies (page 1-10):

- 1. *Strengthen community identity and character.*
- 2. *Create vibrant economic centers and mixed-use neighborhoods.*
- 3. *Create and maintain distinguishable, stable, and desirable neighborhoods.*
- 4. *Create a multi-modal community.*
- 5. *Promote public safety.*



## ***Guiding Principles- Page 1-8***

<b><i>Balance, Diversity, Social Equity Stewardship</i></b>	<i>Offer choices and options in housing, transportation, recreation, land use, and cultural activities; afford justice, impartiality, and fairness to all.</i>
<b><i>Resilience</i></b>	<i>The ability to prosper and withstand challenges over time, adapting to new situations and opportunities.</i>
<b><i>Civic Beauty and Identity</i></b>	<i>Deliver a quality public realm, impressive streetscapes, exceptional development design, and a unique sense of place.</i>
<b><i>Health and Mental Wellbeing</i></b>	<i>Nourishing our minds, bodies, spirit, and physical environments.</i>

## **Public Comment**

A public notice was sent to all affected entities and residents within 300 feet of the property on October 17, 2025. Additionally, a notice was published on the Utah State Notice Website and the City's website.

As of October 23, 2025, staff has not received public comment regarding this application.

## **Findings**

1. This application was initiated by Chase Andrizzi and Casey Forbush, DAI Utah.
2. The subject property is made up of three parcels with a cumulative area of approximately 13.248 acres.
3. Parcel 21042510080000 (4271 S. 2700 W.) is designated "Employment- Center" on the Future Land Use Map.
4. Parcels 21042510090000 (4225 S. 2700 W.) and 21042510100000 (4273 S. 2700 W.) are designated "Employment- Mix" on the Future Land Use Map.
5. The proposed residential use does not align with the current designations.
6. The applicants are requesting an amendment to the Future Land Use map to change the designation of the subject properties from "*Employment- Center*" and "*Employment- Mix*" to "*Residential – High Intensity*"
7. Chapter One of the 2025 Taylorsville General Plan includes review criteria for amendments to the General Plan's Proposed Land Use Map.
8. [Chapter 13.06](#) of the Taylorsville Land Development Code includes standards and requirements regarding the City's General Plan.
9. Two additional applications have been filed for the subject property: a zoning map amendment (File #6Z25 – DCA-000552-2025) and a zoning text amendment (File #7Z25 – DCA-000553-2025).
10. Staff does not recommend the General Plan Map amendment be considered without accompanying regulatory controls to ensure future development is compatible and

consistent with the surrounding neighborhood, which is consistent with the review criteria referenced in Findings #7 and #8.

11. A public notice was sent to all affected entities and residents within 300 feet of the property on October 17, 2025, and published on the Utah State Notice Website and the City's website.
12. As of October 23, 2025, staff has not received public comment regarding this application.
13. The City Council is the decision-making authority for a General Plan Map amendment request and may adopt or reject the amendment as it deems appropriate pursuant to Chapter 13.06 and other applicable sections of the Taylorsville City Code.

## **Conditions**

N/A.

## **Staff Recommendation**

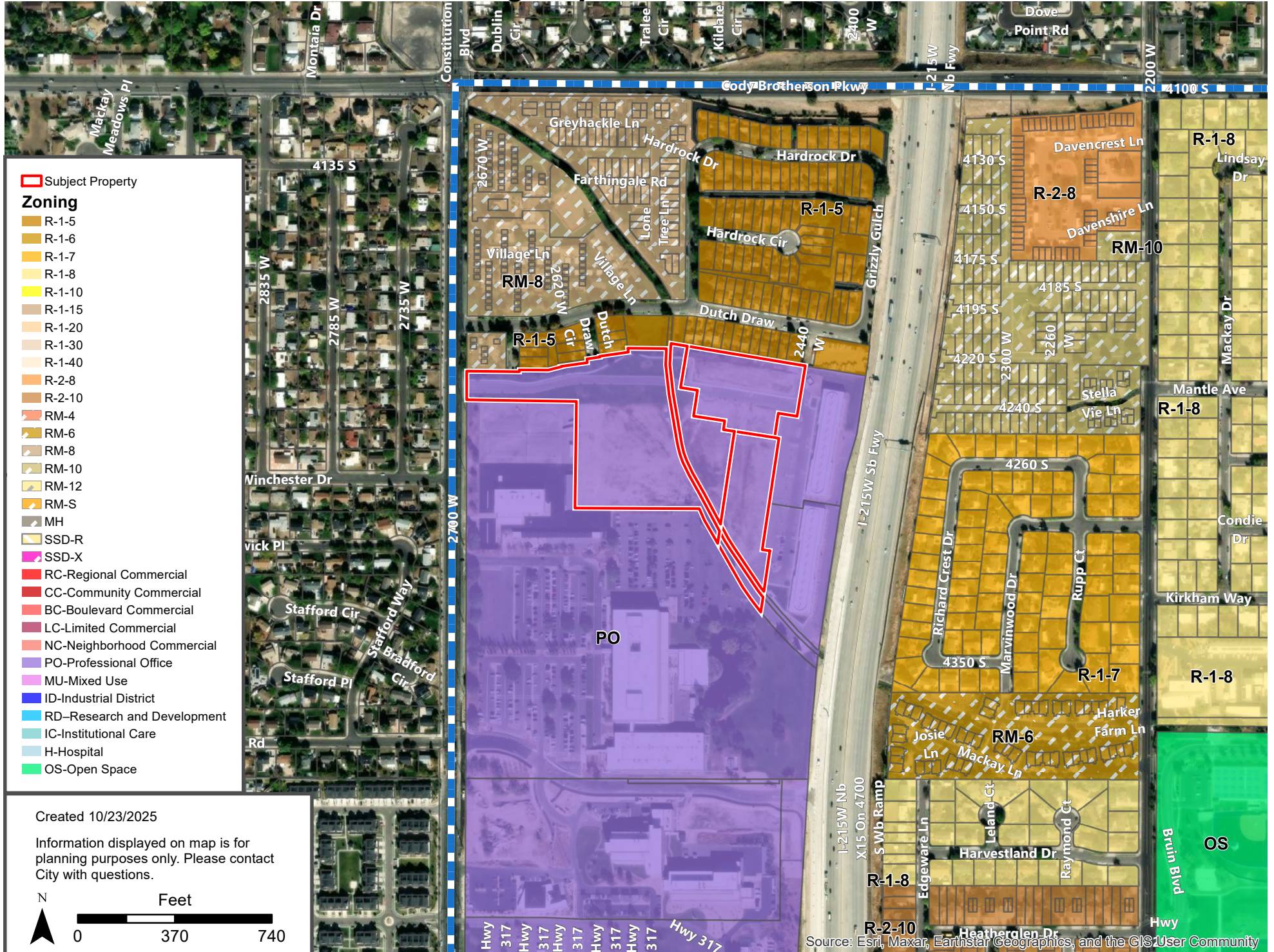
Staff recommends the Planning Commission review and discuss the proposal and make a formal recommendation to the City Council at a future meeting.

## **Recommended Motion**

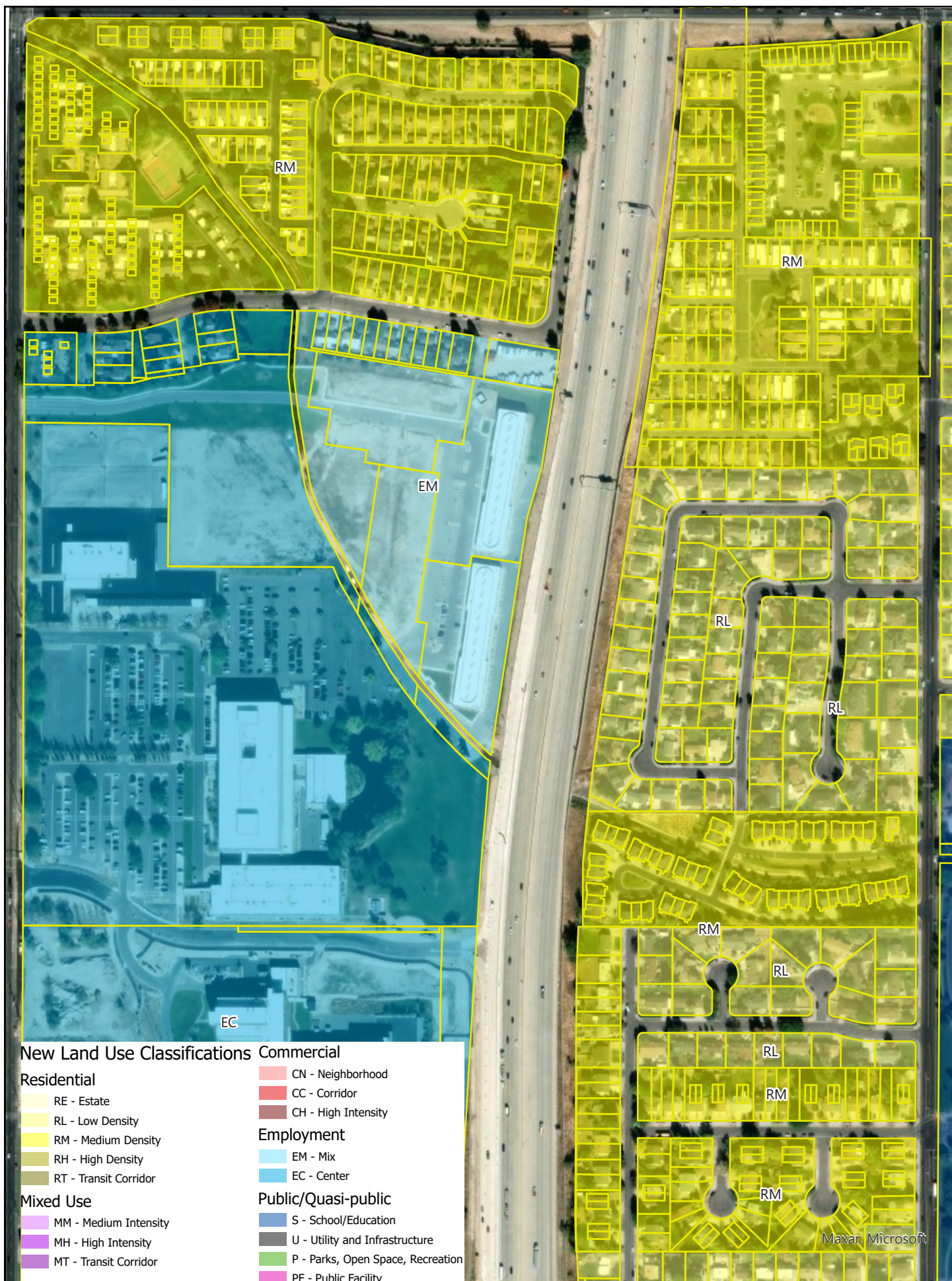
I move that we continue File #1GP25- GPLAN-000551-2025 to the [insert date] Planning Commission meeting for the following specific reasons \_\_\_\_\_.



# Zoning Map: 4271 S. 2700 W









# Site Map: 4271 S. 2700 W





# Vicinity Map: 4271 S. 2700 W





# PLACE TYPES FOR TAYLORSVILLE'S FUTURE (CONTINUED)



## Commercial - Corridor

**Primary uses:** Primarily retail and service uses intended to serve the needs of the community at large such as grocery stores, restaurants, retail, and service retail uses.

**Scale/Intensity:** Combination of small and medium sized tenant spaces.

**Fundamental Characteristics:** Corridor Commercial areas are typically located on collector or arterial streets for easy access from the entire community. This classification includes strip centers and other non-residential development characterized by small, freestanding buildings containing one or more businesses. Auto oriented uses are often most compatible in this classification.



## Commercial - High Intensity Center

**Primary uses:** Big box retail, anchored shopping centers, retail, restaurants, entertainment, grocery, and service retail intended to serve an area within a 5-15 mile radius.

**Scale/Intensity:** Combination of large (big box), medium, and small tenant spaces.

**Fundamental Characteristics:** Regional Commercial areas are located adjacent to freeway interchanges and/or at the intersection of regional arterial highways. High Intensity Commercial Centers are usually anchored by big box retail locations and/or regional entertainment attractions.



## Employment—Center

**Primary uses:** Professional office buildings with associated accessory uses such as restaurants, commercial day care, etc.

**Scale/Density:** Two to ten story office buildings; one to three story accessory uses.

**Fundamental Characteristics:** Professional office areas are generally multi-story buildings dedicated wholly or mostly to office uses. Buildings may be dedicated to single or multiple tenants and can provide additional uses to provide amenities for the office workers such as restaurants, day cares, etc.





# PLACE TYPES FOR TAYLORSVILLE'S FUTURE

## (CONTINUED)



### Employment—Mix **[Change to Business Office]**

- Primary uses:** Research, laboratory, product development, contractor's office, distribution, product display, etc.
- Scale/Density:** Typically one or two level buildings, sometimes with attached production, laboratory, or indoor warehouse space.
- Fundamental Characteristics:** Mixed Employment areas are generally a hybrid of office and warehouse or production space designed to provide maximum flexibility. They may be stand alone buildings or part of a larger complex of spaces.



### Public - Parks, Open Space, and Recreation

- Primary uses:** Parks, play fields, recreation areas, public gathering spaces, plazas, trails, natural open spaces, greenbelts, rivers, trails, etc.
- Scale/Density:** NA
- Fundamental Characteristics:** Parks, open space, and recreation areas enhance the aesthetic quality of the city, create a link to local history, and provide a connection to nature. These areas include formal public parks, natural open space, trails and pathways, and other natural resources.



### Public - Public Facilities

- Primary uses:** Government buildings, libraries, fire stations, senior centers, etc.
- Scale/Density:** As appropriate
- Fundamental Characteristics:** Civic buildings play an important role in community character and identity. Important and prominent civic buildings should occupy important sites to reinforce community identity and be designed to emphasize beauty, aesthetics, and distinctive forms that reinforce the culture and permanence of the community.





# PLACE TYPES FOR TAYLORSVILLE'S FUTURE

## (CONTINUED)



### Residential - High Intensity

**Primary uses:** Multi-family attached dwelling units along with associated open spaces and amenities.

**Scale/Density:** Typically 3-6 story buildings with 15 to 40 dwelling units per acre.

**Fundamental Characteristics:** *Residential—High Intensity* areas are integrated places or districts of higher intensity residential development, such as apartment and condominium complexes, designed as stand alone buildings or a complex of multiple buildings. Developments should be designed for pedestrian appeal and community connectivity; the design of vehicular access should be secondary to this primary design objective. Development projects should include plazas, open spaces, or other features that create community gathering places and community identity.



### Residential - Transit Corridor

**Primary uses:** Attached multi-family condominiums and apartments along with associated open spaces and amenities.

**Scale/Density:** Typically 40+ units per acre in buildings at least three stories in height.

**Fundamental Characteristics:** Transit Oriented Residential neighborhoods are concentrated areas within easy proximity of a mass transit station (typically within 1/2 mile) but don't, based on their location or other factors, have high potential for commercial mixed uses. Walkability and connectivity with the surrounding community are key characteristics of transit oriented areas. Walkup garden style apartments are not appropriate in this designation. See *Designing Better Places* on page 3-15 for additional information.



### Mixed Use - Medium Intensity

**Primary uses:** Townhomes, apartments, condominiums, restaurants, retail, professional offices, and other commercial uses intended to serve the daily needs of the surrounding community.

**Scale/Density:** Typically 15 to 30 dwelling units per acre in buildings one to four stories in height.

**Fundamental Characteristics:** Vertical or horizontal mixed used buildings set in an environment that embraces the components of walkability and integrated by architectural compatibility, streetscapes, sidewalks, landscaping, street furnishings, etc. See *Designing Better Places* on page 3-15 for additional information.





# Designing Better Places

## Principles for creating vibrant places of great value in the “5%” districts.

The most important aspects of creating and improving the design of cities, neighborhoods, and public spaces are to make them more functional, attractive, and sustainable. These principles summarize literature and empirical research highlighting the core qualities needed for successful pedestrian- and transit-oriented design.

1. **Medium-to-High Densities.** More people in an area translates to more street life, vibrancy, and safety. Compact development with residential densities ranging from 15 to 50+ units per acre supports a vibrant neighborhood.
2. **Fine-Grain Mix of Land Uses.** A mixed-use development consists of two or more land uses (e.g., residential, retail, office, entertainment, etc.) where one can walk to desired locations without use of a major street. Shorter walking distances and access to more land use variety are ideal.
3. **Shorter Blocks.** A dense network of streets and intersections means slower vehicle speeds, dispersed traffic patterns, more pedestrian crossings and more direct routing. To promote walkability, block lengths should range between 200 and 500 feet.
4. **Transit Route Spacing.** Potential riders are influenced by the distance from and amount of time it will take to walk to the transit stop. Approximately 75-80 percent of bus riders are willing to walk 1/4 mile or less to a bus stop.
5. **Narrow Low Speed Complete Streets.** Narrower, shorter, enclosed, and more interconnected streets designed for multiple modes of transportation improve walkability and traffic safety. Two-lane streets are preferable, but, when necessary, four-lane streets are acceptable when they incorporate raised medians, islands, and pedestrian-friendly features.
6. **Connected Sidewalks Appropriately Scaled.** Sidewalks serve as safe routes for pedestrians, spaces for everyday life, and leisure destinations. Sidewalk widths should match the intensity of surrounding land uses and the anticipated walking and non-walking activities. Ideally, sidewalks should range from 6 to 12 feet wide, depending on the context.
7. **Safe Crossings.** Walkable environments have a higher degree of interplay between opposite sides of the street and adjacent blocks. Both pedestrians and businesses benefit from a street that is easy and safe to cross. Ideally, a safe pedestrian crossing should be available every 200 to 300 feet.
8. **Appropriate Buffering from Traffic.** Pedestrian and automobiles can happily coexist with the right degree of separation and buffering. On-street parking and parkstrips 5-10 feet wide slow traffic speeds and provides a buffer between travel lanes and sidewalks.
9. **Street-Oriented Buildings.** Appropriately scaled, street-oriented buildings lining a street creates a reciprocal relationship between the private and public realms. Buildings should be built to the sidewalk, have permeable building façades (no blank walls), and no parking in front. Ideally, a height-to-width ratio of 1:3 should be used to inform building heights and setbacks (e.g., a 60-foot-wide street with 20-foot tall buildings built along the sidewalk).
10. **Comfortable and Safe Places to Wait.** For many potential transit users, the choice to take transit often relies on the quality of the wait experience at the stop or station. Seating and weather protection are critical to ensure comfort and safety of transit users.



**Neighborhoods with mixed-use and high residential densities can also be vibrant places of exceptional quality of life.**

Image: Town Planning and Urban Design Collaborative, <https://www.tpudc.com/>.

Source: Ewing, R. and Bartholomew, K. (2013) Pedestrian and Transit Oriented Design. Urban Land Institute and American Planning Association, Washington DC. .

