



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	December 3, 2025
AGENDA ITEM:	CONSIDERATION OF A GENERAL PLAN MAP, ZONING TEXT, AND ZONING MAP AMENDMENT FOR APPROXIMATELY 13.248 ACRES OF PROPERTY AT 4271, 4225, & 4273 S. 2700 W.
FILES #:	1GP25-DCA-000551-2025 7Z25-DCA-000553-2025 6Z25-DCA-000552-2025
PUBLIC HEARING REQUIRED:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ORDINANCE REQUIRED:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
RESOLUTION REQUIRED:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUTHOR:	Terryne Bergeson, Planner II
PRESENTER:	Terryne Bergeson, Planner II
SUMMARY:	<p>Chase Andrizzi and Casey Forbush, DAI Utah, have requested a General Plan map amendment, a zoning text amendment, and a zoning map amendment for 13.248 acres of property at 4271, 4225, & 4273 S. and 2700 W. The intent of the request is to amend the future land use designation for these properties from an employment type to a high-intensity residential place type, and to establish and adopt a site-specific zone to accommodate create the regulatory framework for a proposed townhome development. The three requests below were presented to the Taylorsville Planning Commission at two public hearings on October 17 and November 18, 2025:</p> <ol style="list-style-type: none">1. 1GP25-DCA-000551-2025– General Plan Map Amendment (Employment-Mix and Employment- Center to Residential- High Intensity)2. 7Z25-DCA-000553-2025 – Zoning Map Amendment (PO to SSD-R Motion Zoning District)3. 6Z25-DCA-000552-2025– Zoning Text Amendment (creates SSD-R Motion Zoning District development standards) <p>On November 18, 2025, the Taylorsville Planning Commission voted to forward a positive recommendation for the three applications to the City Council, subject to certain conditions including identifying a method to enable shared signage and the installation of a median. Staff and developers have addressed the signage as illustrated in the attached draft Chapter 13.45. Regarding the median, attachments illustrate the site plan presented at the November 18 public hearing, which includes the addition of a median in response to previous Commissioner comments asking the applicants to create a “sense of arrival” for the project. Staff</p>

	<p>recommended that this could be accomplished through lighting and landscaping design on the borders of the road. The drive aisle width around the median does not meet minimum access requirements per fire code and would need to be widened to 20' wide on either side. The widening would decrease the landscaped area and create a very wide drivable surface on either side of the median, which is a divergence from the pedestrian-friendly elements throughout the rest of the development. Additionally, the median within the public right-of-way is anticipated to create challenges to city maintenance when repaving and snowplowing in this area.</p> <p>Page one of attachments is the concept plan presented at the first public hearing, illustrating a narrow street with bulb outs for traffic slowing, which was accepted by reviewing departments including the Fire Marshal and City Engineer. Page two illustrates the changes made to address Commissioner comments and presented at the second public hearing. Staff is seeking direction from the Council regarding the median within the public right-of-way. Should the Council approve the project with the median, specifics relating to ownership and maintenance will need to be included in the development agreement.</p> <p>Once the Council has provided direction, city staff members will work to complete the Development Agreement and update the figures in the new proposed development text (attached) to reflect the approved site plan. The entire package, including the Development Agreement, will be presented to the City Council for final decision at the December 17, 2025, meeting.</p>
PLANNING COMMISSION RECOMMENDATION:	<input checked="" type="checkbox"/> Approve (subject to conditions) <input type="checkbox"/> Deny
PLANNING COMMISSION VOTE:	6-0
STAFF RECOMMENDATION:	Staff recommends the site plans be revised to show no median within the public right-of-way.
ATTORNEY'S OFFICE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
RECOMMENDED MOTION	I move that we consider the three applications and associated Development Agreement at a later date, upon submission of revised site plans that do not include the installation of a median within the public right-of-way.
ATTACHMENTS:	<p>Site Plan (Oct. 17) and Site Plan (Nov. 18)</p> <p>Planning Commission Staff Report (November 18, 2025)</p> <p>Draft Chapter 13.45 SSD-R Motion Zoning District</p>