

Planning Commission Staff Report

File # 8Z25 – DCA-000569-2025

Public Hearing and Request for Recommendation to the City Council for a Zoning Map Amendment for the Property at 5418 S. 1900 W. from Limited Commercial (LC) to Regional Commercial (RC).



Department of Community Development

Date:	December 10, 2025
Meeting Date:	December 16, 2025
Agenda Item:	Public Hearing and Recommendation to the City Council for a Zoning Map Amendment for the Property Located at 5418 S. 1900 W. from LC to RC.
Subject Property Address:	5418 S. 1900 W.
Applicant:	City of Taylorsville
Author:	Terryne Bergeson, Planner II
Parcel #:	21151270010000
Applicable Ordinances:	Including, but not limited to Chapter 13.04, 13.05, 13.08
Agenda Item #:	4

Attachments:

- Exhibit A:** Zoning Map
- Exhibit B:** General Plan Map
- Exhibit C:** Subject Property
- Exhibit D:** Vicinity Map
- Exhibit E:** Pre-2012 Zoning Map
- Exhibit F:** Land Use Table Comparison

Summary

The property located at 5418 S. 1900 W. (previously Trolley Wing Company) was recently acquired by new owners with plans to operate a sports grill. Representatives of The Break contacted the city requesting information about alcohol licenses and requirements. During review of the previously issued licenses, it was discovered that the previous business was issued an alcohol license type (bar establishment) that was inconsistent with the permitted uses in the Limited Commercial zone. Community Development staff reviewed the location, Land Development Code, and previous use and have initiated a zoning map amendment request to amend the parcel's zoning designation to an appropriate zone that could allow for the use which motivated the new owners to bring their business to Taylorsville.

Site Description

The property has an area of .85 acres and is located at the corner of 1900 West and 5400 South. The 7,400 SF building is located thirty feet from the west property line (shared with residential and buffered by mature trees) and setback from the two street frontages approximately fifteen to twenty feet. The building is accessible from the parking lot via a shared drive from 1900 West. Required improvements or changes would be determined during a site plan review process.

North	South	East	West
Community Commercial (CC)- Legacy Plaza	Limited Commercial (LC)- Shared parking lot with restaurant plaza.	Regional Commercial (RC)- AutoZone and Crossroads Shipping Center	Residential Single-Family (R-1-8)

Analysis

Zoning Code and Map

In 2002, commercial properties at the intersection of 5400 South Redwood Road were zoned C-2, extending from the Walmart property to this strip of plazas and commercial buildings that front 1900 West (Exhibit E). In 2012, the city adopted a new zoning map with updated commercial zoning classifications. Properties comprising the Crossroads and Harmons shopping centers were assigned to the new Regional Commercial zone while the 1900 West parcels were updated to the Limited Commercial zone.

Current zone: **Limited Commercial District (LC):** *This district is established for the development of well-designed planned commercial centers and professional office developments that complement each other and act as buffers to adjacent residential districts. It is intended that businesses in this zone will both enhance and blend into surrounding residential neighborhoods through creative architectural, development, and site designs.*

Requested zone: **Regional Commercial District (RC):** *This district is established to stimulate economic development by allowing for a diversity of land uses in areas of the City that are accessible to regional transportation facilities and developed within planned commercial centers. This district is intended to stimulate creative development and site design for highway commercial uses.*

Location criteria is provided in [§13.04.090](#) for larger commercial zones. The RC district “*shall be adjacent to a major intersection at Redwood Road, 5400 South, Interstate 215, or Bangerter Highway*”. The LC district does not contain any locational criteria, but LC properties are generally on the corner of a collector that provides access to residential (the exception being parcels along 5400 South, which has a mix of residential and commercial zones along this road).

Should the rezone request be approved, the permitted uses and required processes for some uses would change. The RC zone allows more retail/service uses than in the LC zone. Potential changes to the permitted uses are highlighted in Exhibit F. When reviewing, note that certain uses are separated by a “slash”. This denotes a different process based on proximity to residential, which would apply to the subject property.

The subject property is adjacent to a Regional Commercial (RC) zone, is accessed off 1900 West which also provides access to Crossroads Shopping Center and meets the location criteria listed above. The intent of this rezone request is to align the zoning in a way that will allow continuation of previous uses at this property. A separate text amendment to address the use outlined in the summary will also be presented for consideration. Approval of the two requests will further the intent of the RC zone by allowing a diversity of land uses, and for the subject property, allow the consideration of a use for which there is only one other issued license in the city.

[Section 13.05.030](#) states that the Planning Commission shall review the request and forward a recommendation to the City Council. Final approval of the request and amendment to the zoning map is subject to the discretion of the Taylorsville City Council.

General Plan Analysis

The parcel is designated as Commercial- High Intensity on the Future Land Use Map. The intent of the designation as described in the 2025 Taylorsville General Plan is to provide a mix of service, dining, retail, and entertainment uses for a 5–15-mile radius. This commercial type is further described as “*...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.*” The property is also included in the Centerpoint Site Specific Planning Area (SSPA) which identifies the area as a key commercial and retail center which should remain stable and contemporary by offering a mix of consumer experiences.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on December 5, 2025. A notice was posted at City Hall on December 5, 2025.

As of December 9, 2025, no comments have been received.

Findings

1. The subject property is located at 5418 South 1900 West.
2. The property is designated as Commercial High Intensity and included in the Centerpoint SSPA on the city’s Future Land Use Map.

3. The property is in the Limited Commercial zone.
4. The property was previously used for the operation of Trolley Wing Company.
5. Based on the previous use, the subject property was acquired with the intent to operate a sports bar grill.
6. During the license application process, an inconsistency in previously issued license types for the zone was discovered.
7. Staff have initiated a request for the subject property to amend the zone from Limited Commercial (LC) to Regional Commercial (RC).
8. The subject property meets the location criteria for the Regional Commercial zone in §13.04.090.
9. Section 13.05.030 requires that the Planning Commission hold a public hearing and make a recommendation to the City Council.
10. The City Council is the decision-making authority for a Zoning Map amendment request and may adopt or reject the amendment as it deems appropriate pursuant to Section 13.05.030 and other applicable sections of the Taylorsville City Code.

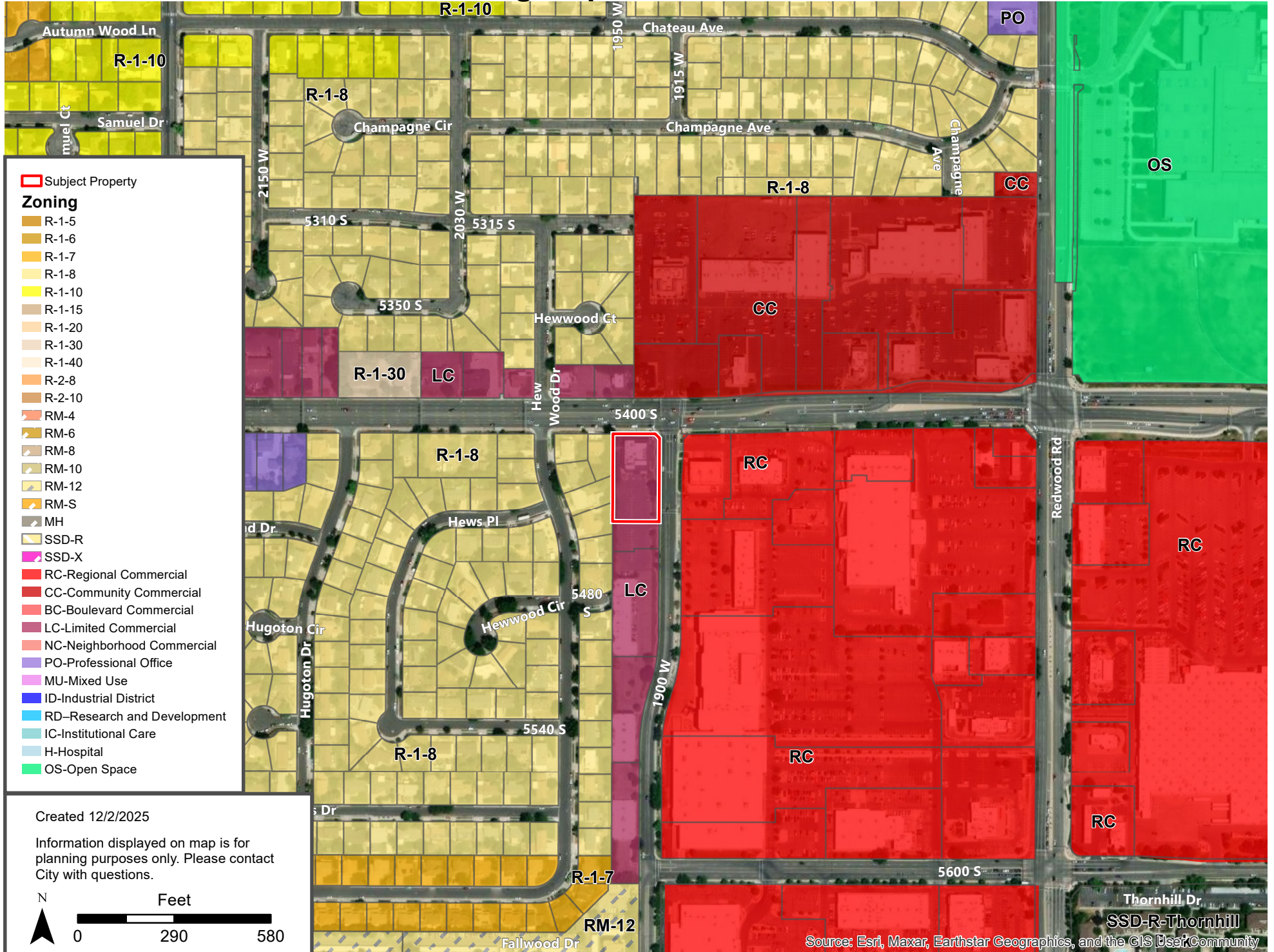
Staff Recommendation

Staff recommends the Planning Commission forward a positive recommendation to the City Council, based on the information and findings in this staff report.

Recommended Motion

I move that we send a positive recommendation to the City Council for File #8Z25-DCA-000569-2025, a zoning map amendment for the property located at 5418 S. 1900 W. in Taylorsville, Utah, from Limited Commercial to Regional Commercial, subject to the information and findings in this staff report.

Zoning Map: 5418 S 1900 W



General Plan Map: 5418 S 1900 W



Site Map: 5418 S 1900 W

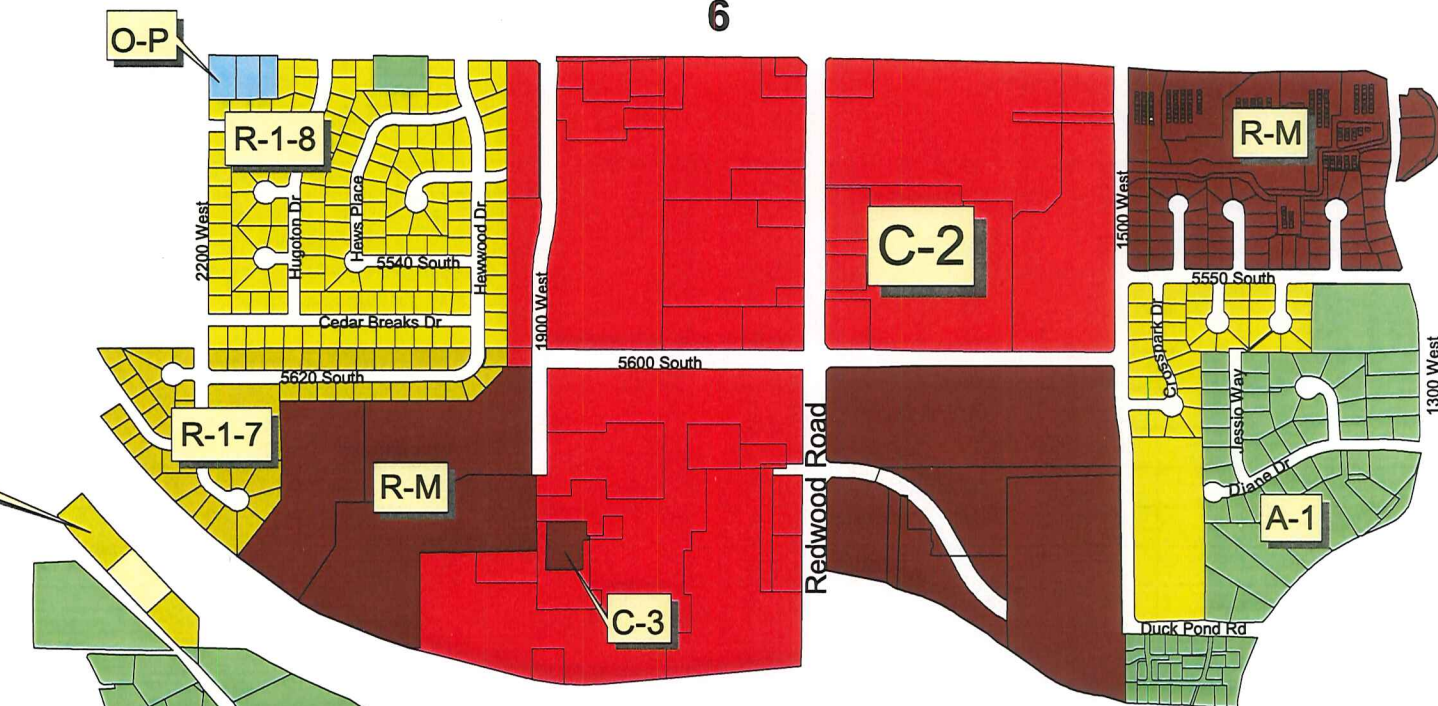


Vicinity Map: 5418 S 1900 W



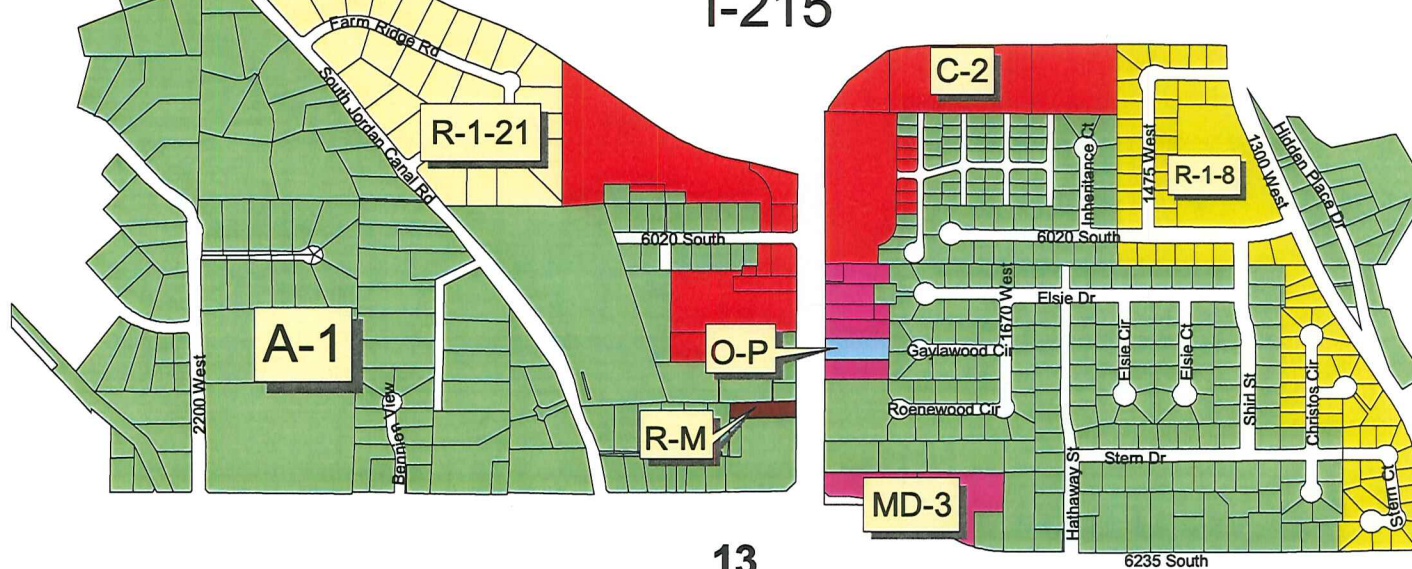


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I-215

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For clarification on uses, see [CHAPTER 13.36 DEFINITIONS](#)

13.08.020: PERMITTED LAND USE TABLE BY THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS:

A. Table Explanation: The table below identifies permitting types within the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts:

P = Permitted
AC = Administrative conditional
NC = Nonadministrative conditional
N = Not permitted
PLC = Permitted with local consent

For those letters which are followed by a slash “/”, the second letter shall indicate those location restrictions for uses located within two hundred fifty feet (250') of a Residential District(unless bisected by a principal arterial road as determined by the City Engineer or as identified in the transportation element of the City general plan).

For those land uses marked with a superscript number(i. e., AC¹), refer to the notes following the table for explanation.

B. Categorizing: The land uses outlined in this title are intended to categorize uses and are not intended to be exhaustive or mutually exclusive descriptions of all possible land uses.

C. Uses Not Listed: Any land use type not listed or included in the table of uses is prohibited unless the Director determines that the use is of the same character and intensity as another permitted or conditional use so listed. The Director may allow the establishment of the said use subject to a determination of the following criteria:

1. The establishment of the use will be in accordance with the purposes of the district in which that use is proposed.
2. The use will be an appropriate addition to the zone because it has the same basic characteristics as the other uses permitted in the district.

For clarification on uses, see [CHAPTER 13.36 DEFINITIONS](#)

3. The use will not be detrimental to the public health, safety, or welfare.

4. The use shall not adversely affect the character of that district in which it is proposed to be established.

5. The use will not create more traffic, odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount normally created by any of the uses listed as uses in that district.

D. Uses Not Similar: Where a use not listed is found by the Director to not be similar to any other permitted or conditional use, the use shall be permitted only following a text amendment to this title.

E. Table Of Uses: The table below classifies land uses, zoning districts and permitting types within the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts:

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research And Development
Accessory dwelling unit (ADU), internal	N	N	N	N	N	N	N	P12	N	N
Accessory structure (unless otherwise specified)	N	N	N	N	N	N	N	N	N	NC
Agriculture	N	N	N	N	N	N	N	AC	AC	N
Alcoholic beverage:										
Bar establishment license	NC/N7	NC/N7	NC/N7	N	N	N	N	N	N	N
Hotel alcohol	PLC7	PLC7	N	N	PLC7	PLC7	PLC7	PLC	PLC7	PLC7

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Animal hospital, veterinary office	P	P	P	P	P	P	P	AC	AC	P
Animal kennel, commercial	AC/NC	AC/NC	AC/NC	N	N	N	P	N	N	N
Animals (farm)	N	N	N	N	N	N	N	N	N	N
Aquarium	P	P	P	N	N	N	P	NC	NC	N
Arcade	P/AC	P/AC	P/AC	N	N	N	AC	NC	NC	N
Art gallery	P	P	P	P	P	P	P	P	P	P
Athletic, tennis, health club	P	P	P	P	P	P	P	P	P	P
Assisted living facility - large capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	AC	AC	N	N	AC	AC	N
Assisted living facility - limited capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	P	P	N	N	P	P	N

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um square footage)										
Auto, light trucks, RV, all-terrain vehicle dealerships (new) - sales and service agencies	AC	NC	NC	N	N	N	AC	N	N	N
Auto, light trucks, RV, all-terrain vehicle dealerships (used) - sales and service agencies	NC	NC	N	N	N	N	AC	N	N	N
Auto, truck, RV, equipment storage	N	N	N	N	N	N	AC	N	N	N
Automobile rental facility	AC	AC	AC	AC/NC	AC/NC	N	AC	N	N	N
Automotive self- service station	P/AC	P/AC	P/AC	P/AC	P/AC	N	P	N	N	N
Automotive service and repair, major	N	NC	AC	N	N	N	AC	N	N	N
Automotive service and repair, minor	N	AC	AC	AC/NC	AC/NC	N	AC	N	N	NC
Automotive service station	NC	AC/NC	AC/NC	AC/NC	AC/NC	N	AC/NC	N	N	N
Automotive	NC	AC	AC	AC/NC	AC/NC	N	AC	N	N	N

For clarification on uses, see [CHAPTER 13.36 DEFINITIONS](#)

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Fraternity or sorority house	N	N	N	N	N	N	N	N	N	N
Garage sales (residential)	N	N	N	N	N	N	N	P12	N	N
Glazing contractor	N	NC1,10	N	N	N	N	AC	N	N	N
Half pipe ramps	N	N	N	N	N	N	N	N	N	N
Healthcare facility	N	P	AC	AC	AC	P	P	AC	AC	P
Home-based microschool	P12	P12	P12	P12	P12	P12	P12, 15	P12	P12	P12
Home occupation	N	N	N	N	N	N	N	P12	P12	N
Homeless shelter	N	N	N	N	N	N	N	N	N	N
Hospital	N	NC	NC	N	N	NC	N	N	N	N
Hotel	P/AC	AC	AC/NC	N	N	AC	N	AC	AC	AC
Industry, heavy	N	N	N	N	N	N	N	N	N	N
Industry, light	N	N	N	N	N	N	P	N	N	AC1
Industry, medium	N	N	N	N	N	N	P	N	N	N
Jail	N	N	N	N	N	N	N	N	N	N
Juvenile detention or security facility	N	N	N	N	N	N	N	N	N	N
Library	P	P	P	P	P	P	N	P	P	P
Manufactured homes	N	N	N	N	N	N	N	N	N	N
Massage therapy (soft tissue and	P	P	P	AC	AC	P	P	P	P	P

For clarification on uses, see [CHAPTER 13.36 DEFINITIONS](#)

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professional										
Park and ride facilities	N	AC	AC	AC	AC	AC	AC	NC	AC	AC
Parking, structure/terrace	P	P/AC	AC/NC	AC/NC	AC/NC	P	P	P	P	P
Parking, underground	P	P	P	P	P	P	P	P	P	P
Parks, public and private	P	P	P	P	P	P	P	P	P	P
Pawnshop	N	N	N	N	N	N	AC	N	N	N
Permanent makeup	P	P	P	P	P	N	N	P	N	N
Plant nursery	P/AC	P/AC	P/AC	P/AC	P/AC	N	P	N	N	N
Prison	N	N	N	N	N	N	N	N	N	N
Protective housing facility	N	N	N	N	N	N	N	N	N	N
Public service	P	P	P	P	P	P	P	P	P	P
Public utility station	N	NC	NC	NC	NC	NC	NC	NC	N	NC
Reception center	N	AC12	AC12	N	N	AC12	N	N	N	N
Recreation center	P	P/AC	P/AC	P/AC	P/AC	N	AC	AC	NC	N
Recreation, indoor	P	P	P	P	P	N	AC	AC	NC	NC
Recreation, outdoor	N	N	N	AC/NC	AC/NC	N	AC	AC	N	N
Recreational vehicle park	N	N	N	N	N	N	N	N	N	N
Recycling	AC	AC	AC	NC	NC	AC	AC	N	N	AC

For clarification on uses, see [CHAPTER 13.36 DEFINITIONS](#)

materials collection/drop off facility										
Rehabilitation/treatment facility	N	NC	NC	N	N	N	NC	N	N	N
Reiki	NC	NC	NC	NC	NC	NC	N	NC	NC	N
Religious or cultural activity	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Research and development facility	N	N	N	N	N	NC	AC	N	N	P
Residential facility for elderly persons (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	AC/NC	AC/NC	AC/NC	AC/NC	AC/NC	N	AC/NC	AC/NC	N
Residential facility for persons with a disability (must comply with development standards for that zone, i.e., setback, height, bulk,	N	AC/NC	AC/NC	AC/NC	AC/NC	AC/NC	N	AC/NC	AC/NC	N

For clarification on uses, see [CHAPTER 13.36 DEFINITIONS](#)

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detoxification facility										
Solar equipment	P12	P12	P12	P12	P12	P12	P12	P12	P12	P12
Tattoo parlor	N	N	N	N	N	N	AC2	N	N	N
Theater	P/AC	P/AC	P/AC	AC/N	AC/N	N	N	AC	AC	N
Tobacco specialty business	NC7	NC7	NC7	N	N	N	NC7	N	N	N
Transitional care development	N	N	N	N	N	N	N	N	N	N
Twin home	N	N	N	N	N	N	N	P	N	N
Warehouse	N	N	N	N	N	N	P	N	N	NC1
Wind conversion	NC12	P6,12	P6,12	P6,12	P6,12	P6,12	P6,12	P6,12	P6,12	P6,12
Wireless telecommunications facility	P6,12	P6,12	P6,12	P6,12	P6,12	P6,12	P6,12	P6,12	P6,12	P6,12
Zoological gardens	P/N	P/N	N	N	N	N	P/N	P/N	N	N

Notes:

1. The use is not permitted if any part of the proposed/existing building containing the use is within 100 feet of a dwelling or probable location of a dwelling on existing residentially zoned property.
2. Drive-through facilities shall comply with the standards in Section 13.23.170.
3. Reserved.

For clarification on uses, see [CHAPTER 13.36 DEFINITIONS](#)

4. This use is not permitted if any part of the proposed/existing building containing the use is within 1,000 feet of any school, public park, library, or religious or cultural activity; within 500 feet of any other sexually oriented business, escort agency, outcall service agency, or seminude dancing agency; within 600 feet of an agricultural or residential use or residential zoning boundary, beginning at the property line of such use.
5. Facility storage may not be used to conduct commercial business on site. A ministorage facility may include a caretaker's residence and areas for the outdoor storage of recreational vehicles (RVs) within a ministorage building project according to the following restrictions and standards:
 - a. Outdoor storage areas are for recreational vehicle storage only, e.g., boats, campers, trailers, jet skis, snowmobiles, automobiles.
 - b. Outdoor vehicle storage areas shall be located only at the rear of the project where vehicles will not be visible from any public streets.
 - c. Outdoor vehicle storage areas shall be designed so as not to block any driveways, accessways, or parking aisles within the project.
 - d. Outdoor vehicle storage areas must be surrounded by a 6 foot high masonry wall on the exterior boundaries of the ministorage project.
6. May require staff or Planning Commission review and approval. (See wireless telecommunication facilities section of this Code.)
7. This use is not permitted if it does not meet the required distances from public or private schools, churches, public libraries, public playgrounds, or public parks as set forth in section 13.23.160 of this title. This land use must meet the provisions as outlined in the Utah Alcoholic Beverage Control Act and the provisions as set forth in section 13.23.160.
8. Reserved.
9. The use is permitted only on properties comprising at least 4 contiguous acres and having access off a collector or arterial roadway. The use is not permitted if any part of the proposed/existing building is within 75 feet of any residential zoning boundary.
10. The use is not permitted if any opening (door, window, etc.) of the proposed/existing building containing the use is within 100 feet of a dwelling or probable location of a dwelling on existing residentially zoned property.

For clarification on uses, see [CHAPTER 13.36 DEFINITIONS](#)

11. The use is permitted when constructed in conjunction with an approved master plan by the Planning and Zoning Commission. Master plan shall identify permitted residential densities and establish strategies to assure harmonious integration into the surrounding community.

12. Reference regulatory standards in the special use standards section of this Code.

13. Permitted in Historic Resources Overlay Zone.

14. Commercial land uses in a mixed-use structure shall only be allowed as permitted otherwise in the zone. Residential density shall be permitted as determined by the Planning Commission in the non-administrative conditional use process.

15. Prohibited within 660 feet of a sexually-oriented business (measured in a straight line, without regard to intervening structures, from the nearest property line of each use), unless a waiver is provided in accordance with Utah Code.

(Ord. 18-26, 10-17-2018; amd. Ord. 20-15, 7-1-2020; Ord. 21-10, 5-19-2021; Ord. 21-13, 9-15-2021; Ord. 23-02, 2-15-2023; Ord. 24-05, 8-21-2024; Ord. 24-12, 12-4-2024)