

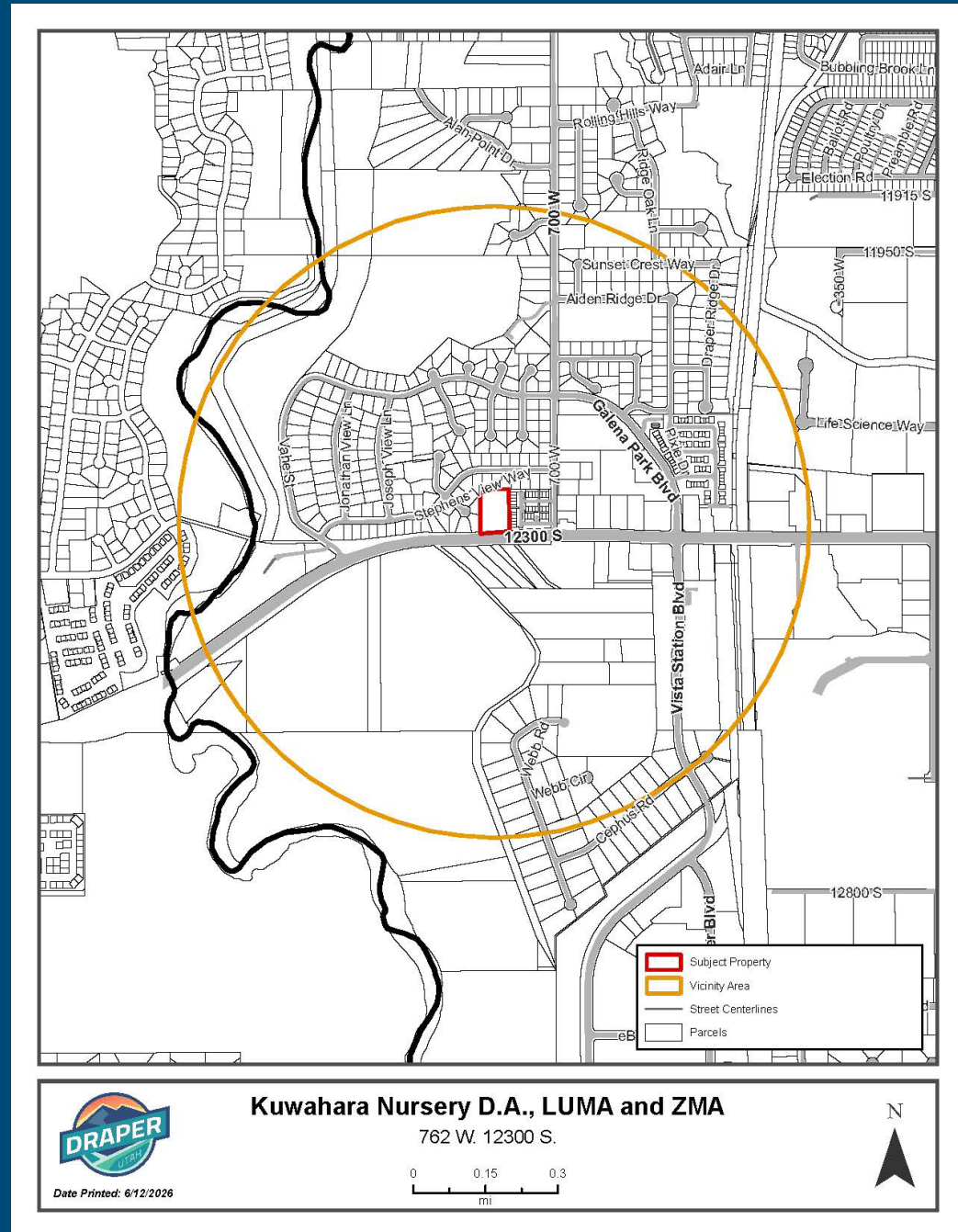


Kuwahara Nursery Land Use Map Amendment, Zoning Map Amendment, & Development Agreement Requests

Todd A. Draper, AICP

City Council
July 7, 2026

Vicinity Map



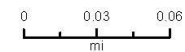
Aerial Map



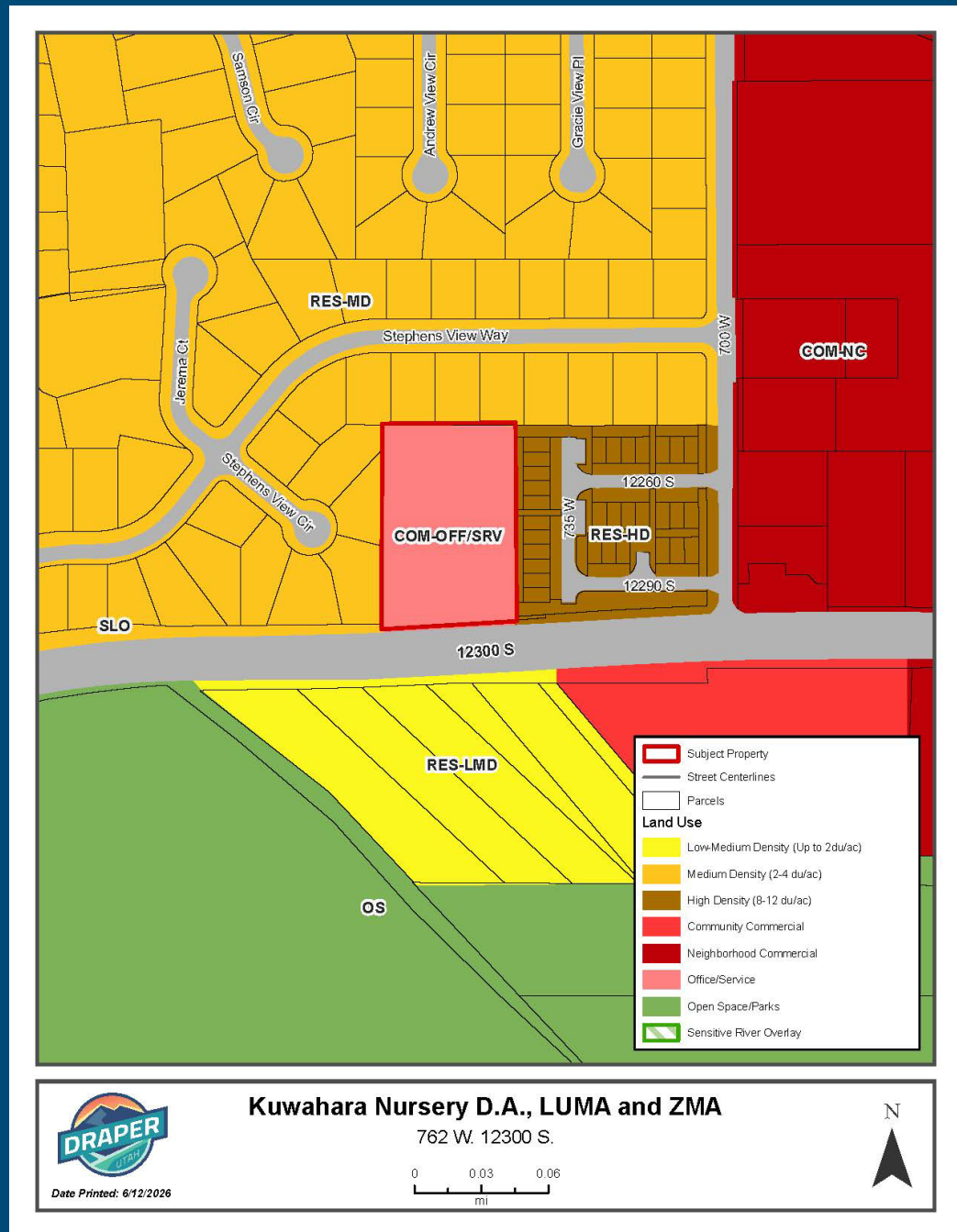
Date Printed: 6/12/2026

Kuwahara Nursery D.A., LUMA and ZMA

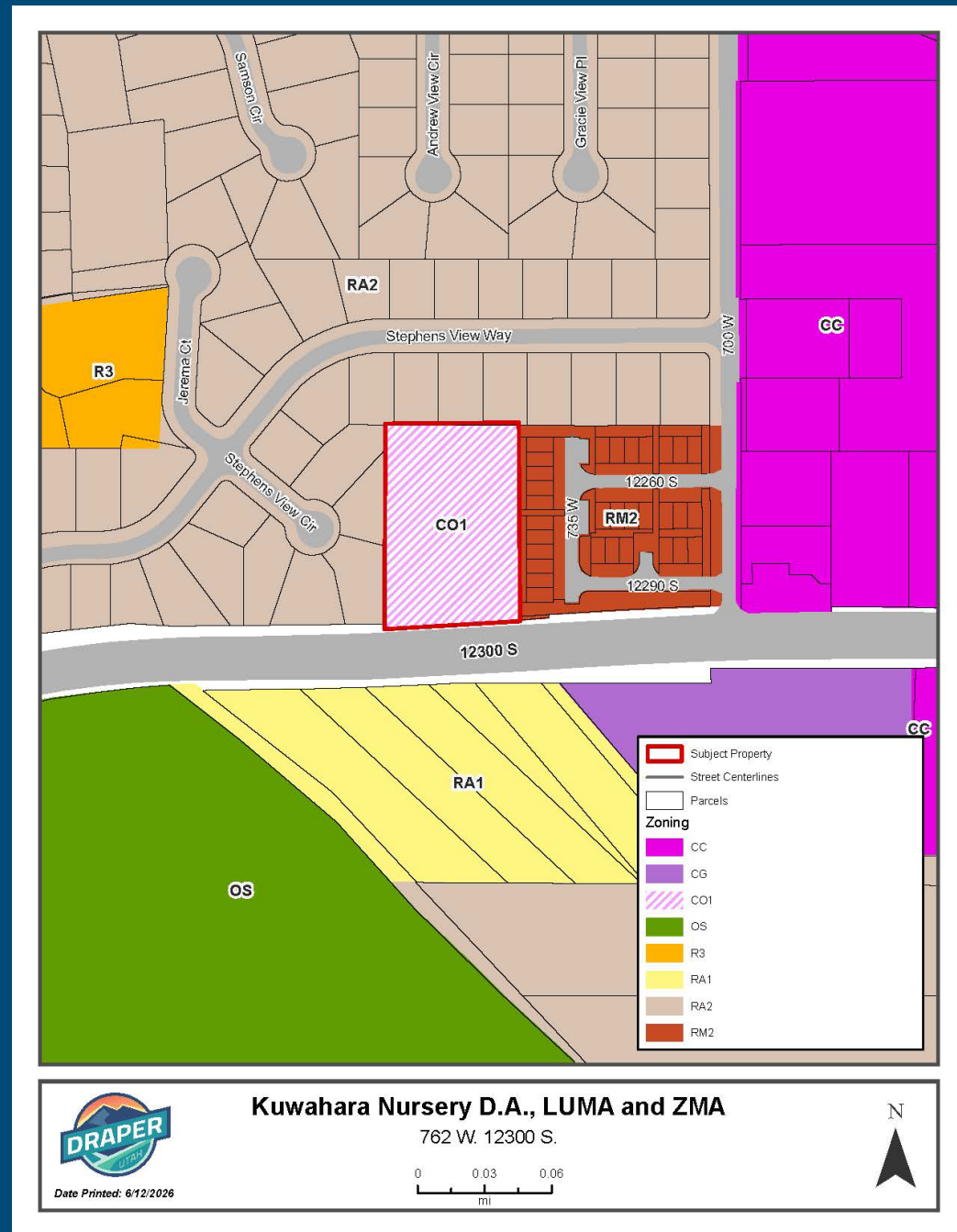
762 W. 12300 S.



Land Use Map



Zoning Map



DRAPER CITY

COMMUNITY DEVELOPMENT



Elevations



Zone Comparison

Current Zone

- CO1- Professional Office
- No min. lot size
- Allowed Uses (Limited selection) :
 - Schools (Private & Public)
 - Church or place of worship
 - Bank
 - Bar
 - Convenience store
 - Funeral Home
 - Office
 - Pre-School
 - Recycling collection station

Proposed Zone

- RM2 – Multiple-Family Residential
- 4,000 ft² min. lot size (SFD) .
- Allowed Uses (Limited selection) :
 - Agriculture
 - School (Public only)
 - Single-Family Dwelling
 - Two-Family Dwelling
 - Multiple-Family Dwelling
 - Cemetery
 - Commercial Uses in Historic Buildings

Development Agreement

Benefits to the City

- Right-of-way dedication
- Owner occupancy requirement of 70% of units per private CC&R's

Development Agreement

Developer Benefits

- Land Use and Zoning Changes (separate applications)
- Gross density of 10.7 dwelling units per acre. (14.2 net density).
- Building Pad Lot style site layout
- Reduced Lot size (4,000 ft² to 800 ft²)
- Reduction in net area per single-family dwelling unit
- Reduced setbacks
- Modified private roadway cross-section
- Reduced parking stall width within garages
- Development of one additional SFD unit above the 20 allowed on a private right-of-way.

Development Agreement

City Staff Concerns

- Dedication of property for right-of-way is a standard condition for development with or without a Development Agreement.
- The number of single-family units proposed exceeds what is allowed in the RM2 zone without the Development Agreement.
- The agreement may not have adequate consideration, which could render the agreement void.

Planning Commission Recommendation

- The Planning Commission at their June 25, 2026 meeting forwarded positive recommendations to the City Council for all three applications on unanimous 3-0 votes.

Site Photos



Site Photos



Site Photos



Site Photos



Questions or Comments?

Contact:

Todd A. Draper, AICP
Todd.Draper@draperutah.gov
801-576-6335
www.draperutah.gov