

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE August 3, 2016

AGENDA ITEM **Public Hearing** - Ordinance #16-09 concerning a General Plan Proposed Land Use Map amendment for property located at 5319 South Jordan Canal Road, 5344 South 2700 West, and 5360 South 2700 West from Medium Density Residential to Mixed Use.

PRESENTER Mark McGrath, AICP

AUTHOR Matthew Taylor, AICP

SUMMARY The applicant has proposed a General Plan Map amendment for the property at 5319 S. Jordan Canal Rd, 5344 S. 2700 W. & 5360 S. 2700 W. from Medium Density Residential (MDR) to Mixed Use (MU). The amendment's purpose is to facilitate a zone map amendment for the property that would permit the construction of a medical facility consisting of a dialysis center, medical practice offices, and an urgent care center. It is necessary that the General Plan amendment be amended prior to the zone map amendment as it is the policy of the City that the zoning title and its land use map are consistent with policies of the General Plan and its Land Use Map (see §13.01.040 Taylorsville Code).

The General Plan policies outlined in the Planning Commission Staff Report seem supportive of the General Plan Map amendment. Additionally, the Mixed Use land use designation is currently applied to properties to the east (City Hall), southeast, and south of the site (except for the corner gas station property). Adding this property to the MU designation reinforces the vision and synergy for this highly important 2700 West 5400 South intersection.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission made a unanimous recommendation to approve the proposed amendments on July 26, 2016.

STAFF RECOMMENDATION

City staff recommends approval of the General Plan Map amendment.

RECOMMENDED MOTION

I move that we approve Ordinance Number 16-09 amending the General Plan Proposed Land Use Map for property located at 5319 South Jordan Canal Road, 5344 South 2700 West, and 5360 South 2700 West from Medium Density Residential to Mixed Use.

TAYLORSVILLE, UTAH
ORDINANCE NO. 16-09

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE CITY OF TAYLORSVILLE GENERAL PLAN MAP FROM MEDIUM DENSITY RESIDENTIAL TO MIXED USE FOR PROPERTIES GENERALLY LOCATED AT 5319 SOUTH JORDAN CANAL ROAD, 5344 SOUTH 2700 WEST, AND 5360 SOUTH 2700 WEST.

The City Council of Taylorsville ordains as follows:

WHEREAS, on July 7, 2016, a notice of public hearing regarding the proposed Taylorsville General Plan Map amendment was posted on the state public notice website; and

WHEREAS, on July 7, 2016, a notice of public hearing regarding the proposed Taylorsville General Plan Map amendment was mailed to all property owners within 300 feet of the property; and

WHEREAS, on July 15, 2016, a notice of public hearing regarding the proposed Taylorsville General Plan Map amendment was posted in the Deseret News and Salt Lake Tribune; and

WHEREAS, on July 26, 2016, the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to forward a positive recommendation to amend the Taylorsville General Plan Map; and

WHEREAS, the Taylorsville City Council met in a regular session on August 3, 2016, to consider, among other things, the proposed Taylorsville General Plan Map amendment; and

WHEREAS, after careful consideration and review, the City Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to amend the City of Taylorsville General Plan Map.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that this document is adopted to amend the Taylorsville General Plan Map from Medium Density Residential to Mixed Use for the properties with the following properties:

5319 South Jordan Canal Road
5344 South 2700 West
5360 South 2700 West

Or otherwise described as:

BEG N 0°14'53" W 517.5 FT & S 86°03' W 50.1 FT FR S 1/4 COR SEC 9, T 2S, R 1W, S L M; N 0°14'53" W 100 FT; S 86°03' W 347.58 FT; S 31°29' 64.18 FT; S 24°12' E 45.73 FT; S 24°12' E 154.27 FT; S 24°16' E 105 FT; S 42°45' E 78.35 FT; S 89°58'11" E 134.846 FT M OR L; N 0°14'53' E 169.1 FT; N 0°14'53" E 145 FT TO BEG.

This Ordinance, assigned Ordinance No. 16-09, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2016.

TAYLORSVILLE CITY COUNCIL

By: _____
Ernest Burgess, Chair

VOTING:

Daniel Armstrong	Yea ___ Nay ___
Dama Barbour	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Bradley W. Christopherson	Yea ___ Nay ___
Kristie S. Overson	Yea ___ Nay ___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2016.

APPROVED this _____ day of _____, 2016.

By: _____
Lawrence Johnson, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2016.

POSTED this _____ day of _____, 2016.

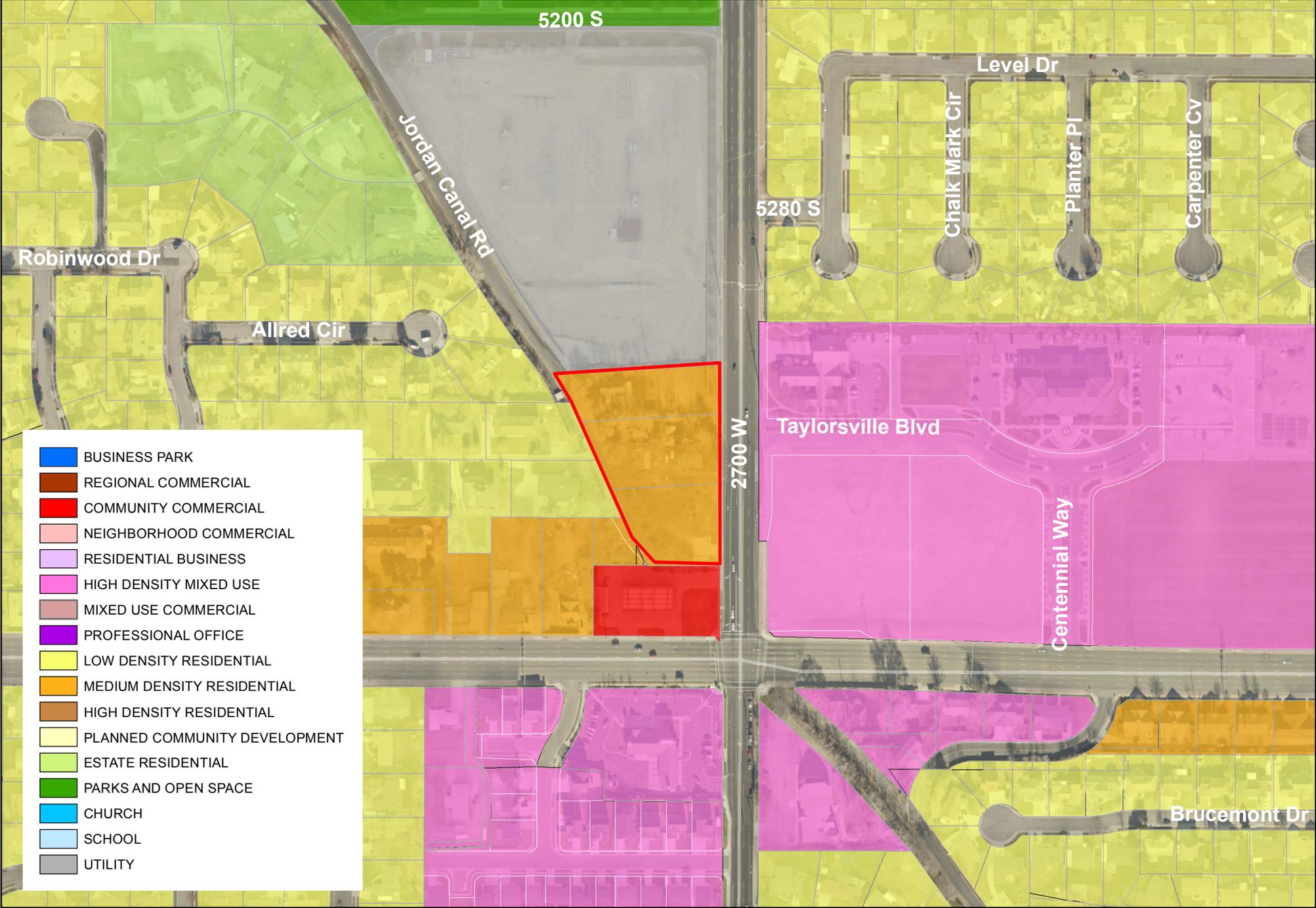
Approximately 5344 S. 2700 W.



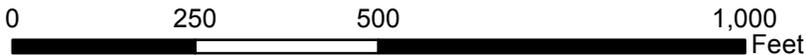
0 250 500 1,000 Feet



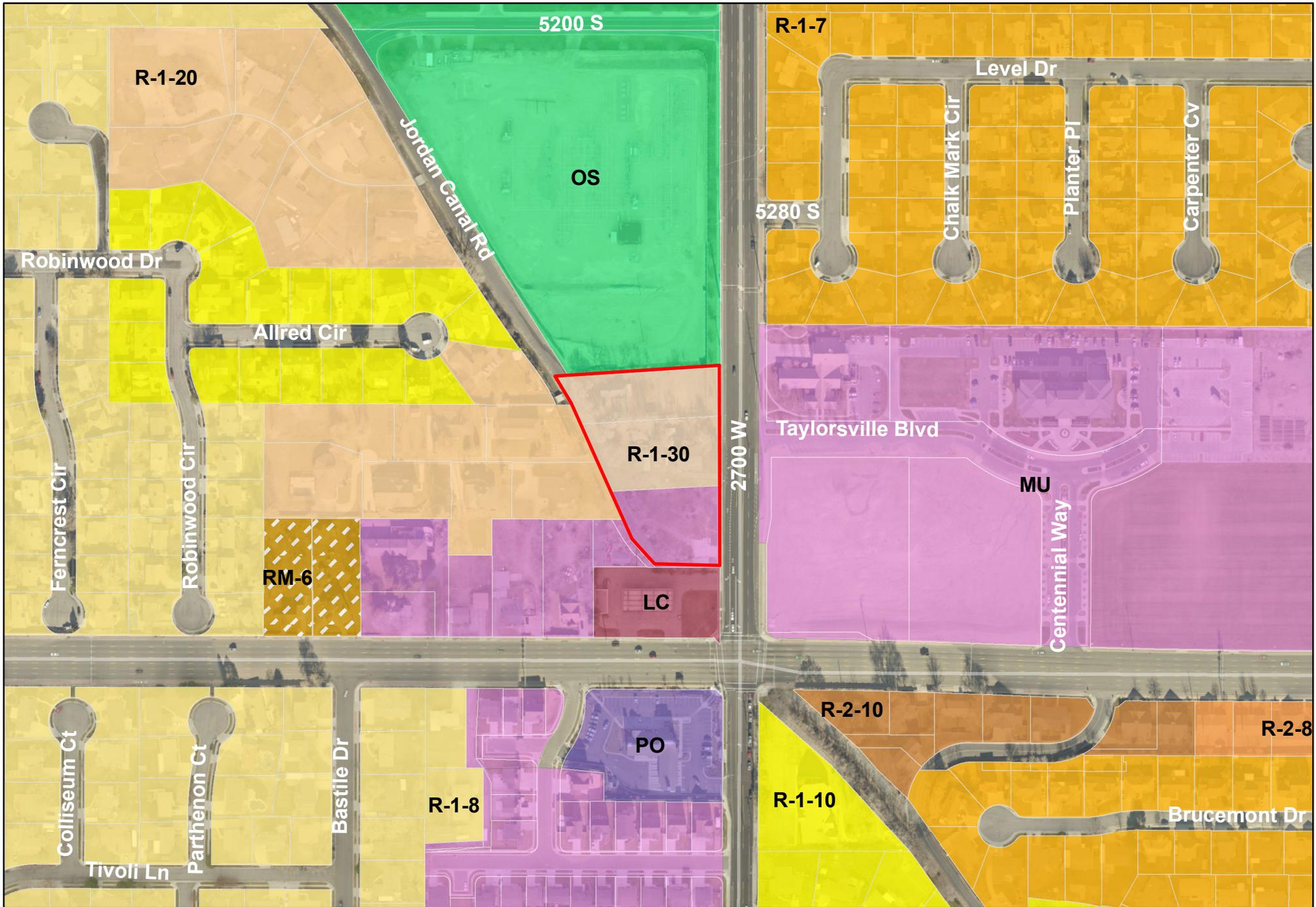
General Plan Map - Approximately 5344 S. 2700 W.



- BUSINESS PARK
- REGIONAL COMMERCIAL
- COMMUNITY COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- RESIDENTIAL BUSINESS
- HIGH DENSITY MIXED USE
- MIXED USE COMMERCIAL
- PROFESSIONAL OFFICE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PLANNED COMMUNITY DEVELOPMENT
- ESTATE RESIDENTIAL
- PARKS AND OPEN SPACE
- CHURCH
- SCHOOL
- UTILITY



Zoning Map - Approximately 5344 S. 2700 W.



0 250 500 1,000 Feet

N





EAST FAÇADE (FRONT)



WEST FAÇADE (BACK)

FMC OQUIRRH RELOCATION

PROPOSED BUILDING

ELEVATIONS

PROJ 16.002

DATE: 06/09/16



SK 01



NORTH FAÇADE



SOUTH FAÇADE

FMC OQUIRRH RELOCATION
 PROJ 16.002 DATE: 06/09/16

PROPOSED BUILDING
 ELEVATIONS



SK 02



SOUTHEAST FAÇADE

FMC OQUIRRH RELOCATION

PROPOSED BUILDING

3D SKETCHES

PROJ 16.002

DATE: 06/09/16

coaction
GROUP

SK 03