

General Plan Amendment from Medium Density Residential (MDR) to Community Commercial (MU)

Zone Map Amendment From R-1-30 to MU

5319, 5344 S. Jordan Canal Rd., 5360 S.
2700 W.

Coaction Group
File #1G16 & 7Z16
August 3, 2016



City of Taylorsville
Community Development Department

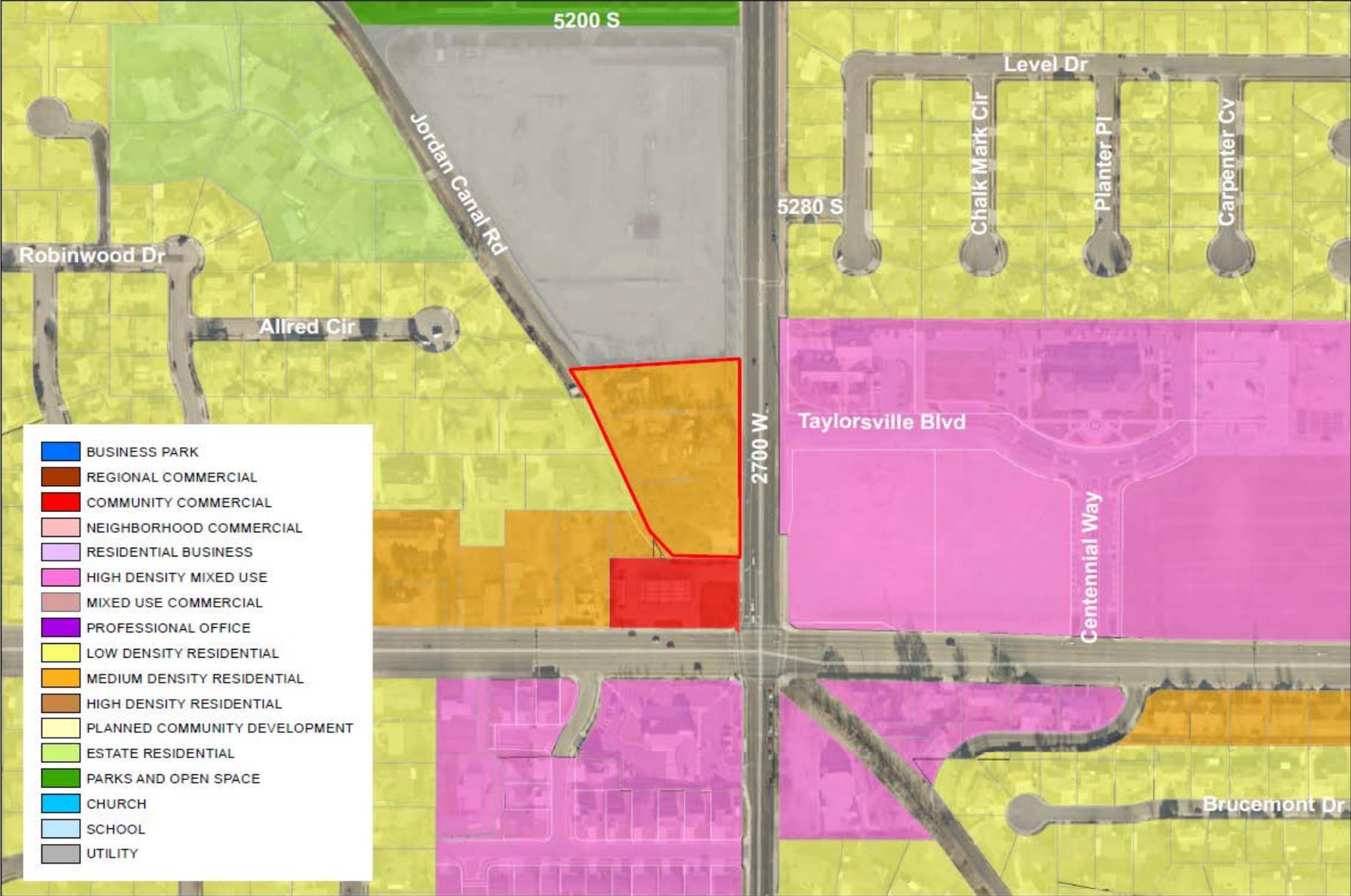
Approximately 5344 S. 2700 W.



0 250 500 1,000 Feet



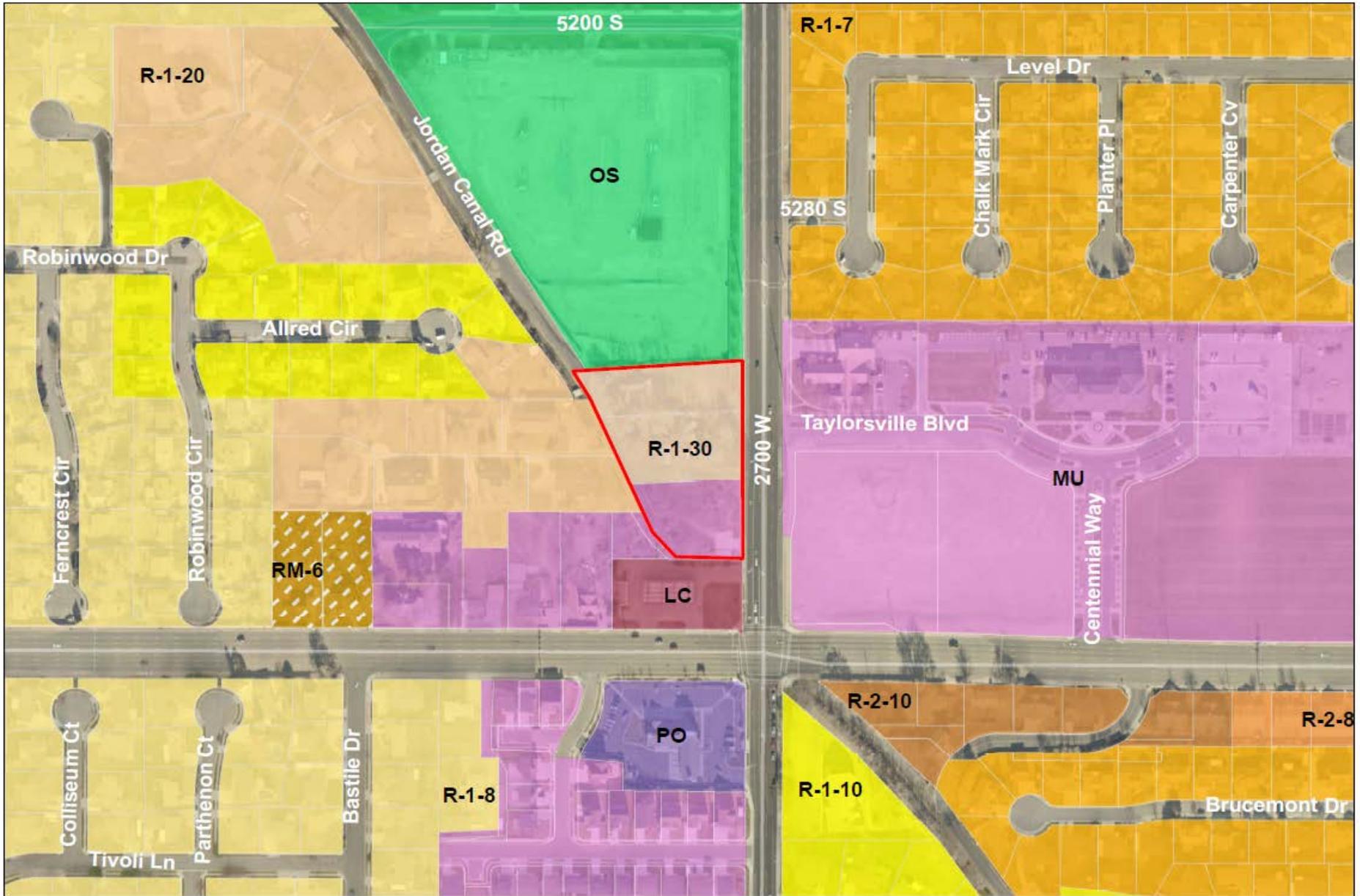
General Plan Map - Approximately 5344 S. 2700 W.



- 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



Building Elevations



Building Elevations



2700 W. to S Jordan Canal
Bike Connection



Zone Map Amendment Planning Commission Recommendation

Approve with conditions as follows:

1. That any required setbacks on the west side of the property be measured from the edge of the existing South Jordan Canal Road, rather than the property line.
3. That no drive approaches be permitted to access South Jordan Canal Road as part of the final plan approval, or subsequent development approvals.
4. That the applicant is required to develop an appropriate landscaping plan as part of a final site plan and administrative conditional use permit for the dialysis center.
5. That there will be no disturbance to the existing bike path on the owner's property and that the path will be preserved accordingly by future property owners.