

4782 S Muirhouse Drive

Applicant: Michael Brodsky, Hamlet Home Development

Ordinances: 19-11, 19-12, 19-13

Resolution: 19-34

- 1. Ordinance 19-11: Consideration of General Plan Map amendment from Professional Office to High Density Residential (1G19)**
- 2. Ordinance 19-12: Consideration of a Zoning Map amendment from Hospital to SSD-R-Muirhouse (8Z19)**
- 3. Ordinance 19-13: Consideration of a Text Amendment to Chapter 13.39 SSD-R-Muirhouse Zoning District (9Z19)**
- 4. Resolution 19-34: Amended Development Agreement (9Z19)**

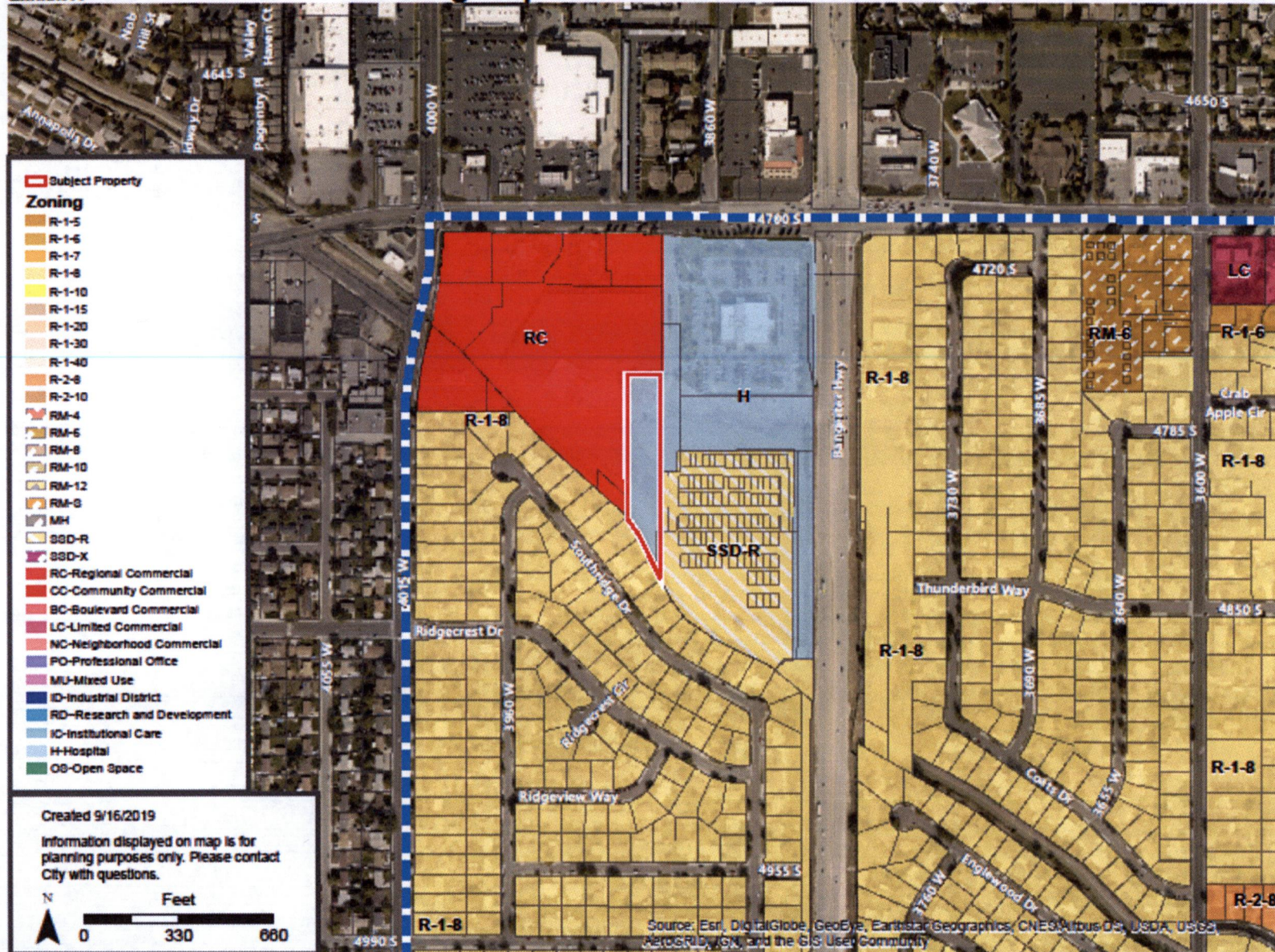


City of Taylorsville

Economic & Community Development Department

Exhibit A

Zoning Map: 4782 S Muirhouse Drive

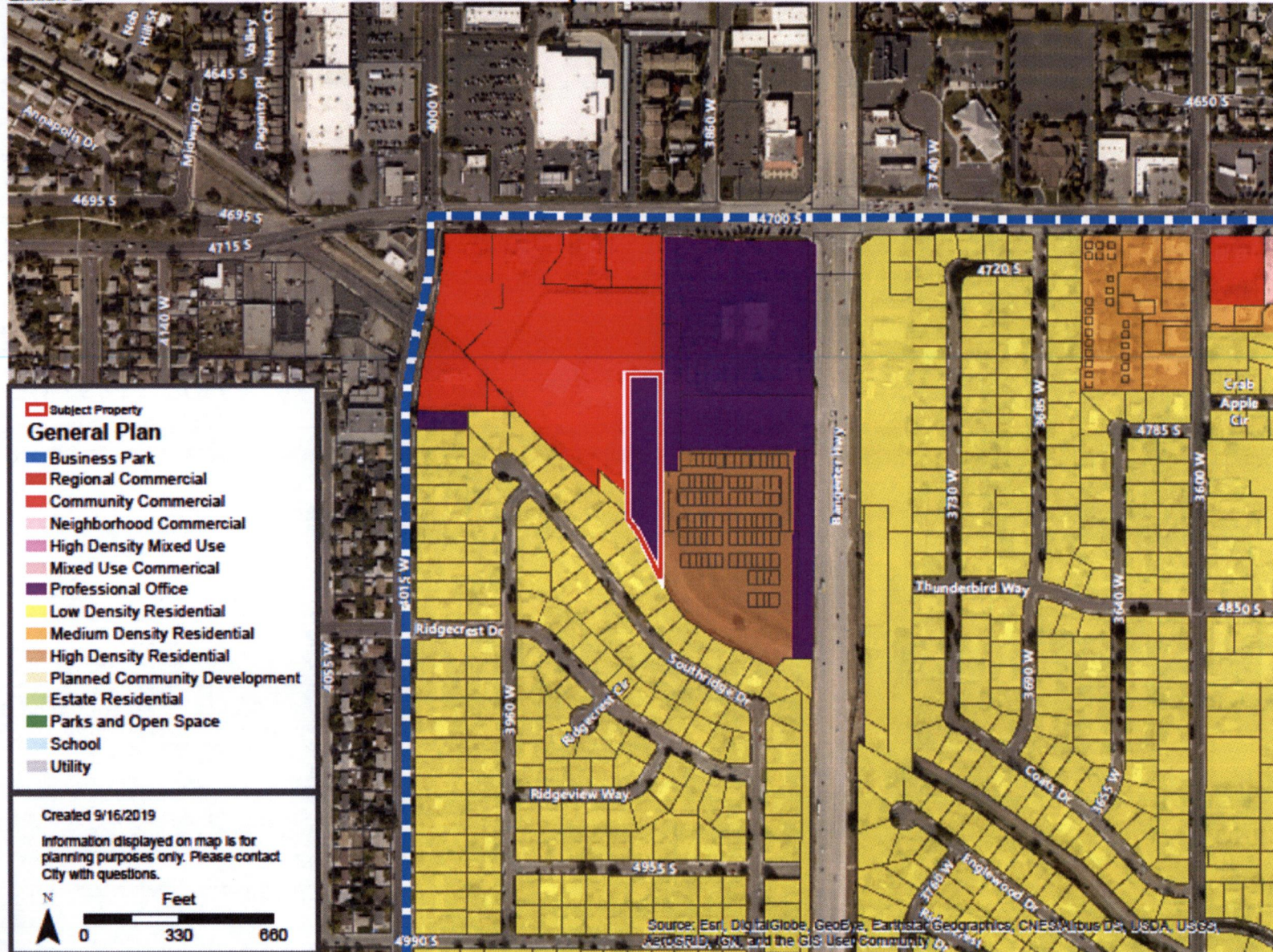


Zoning Map

North ↗

Exhibit B

General Plan Map: 4782 S Muirhouse Drive



General Plan Map

North

Exhibit D

Vicinity Map: 4782 S Muirhouse Drive



Vicinity Map

North

Exhibit C

Site Map: 4782 S Muirhouse Drive



Site Map

North

Project Summary

1. In 2018, the City Council approved a General Plan Map (18-02) and Zoning Map amendment (18-03) accompanied by a new Site Specific Development (SSD) zone (18-12) called SSD-R-Muirhouse to facilitate the development of 87 townhomes.
2. SSD zones are created to allow for the “most efficient and creative development of lands that have unique or unusual characteristics” and “is used when the uses on a specific parcel of property are appropriate for the location but may not be appropriate for a community wide land use ordinance.” (13.19.010)
3. Phases 1 and 2 are being built and the applicant is in an agreement with the property owner of 4782 S Muirhouse Drive to purchase the 1.63 acre property for a Phase 3, contingent on City approval.
4. To facilitate Phase 3 of the development the applicant is requesting the following amendments:
 - General Plan Map – Professional Office to High Density Residential (#1G19)
 - Text amendment to Chapter 13.39 SSD-R-Muirhouse Zoning District to include Phase 3 (#9Z19)
 - Zoning Map – Hospital to SSD-R-Muirhouse (#8Z19)
5. The applicant has also amended their original Development Agreement (Resolution 18-10) with the City to ensure the property is developed as is presented (Resolution 19-34).

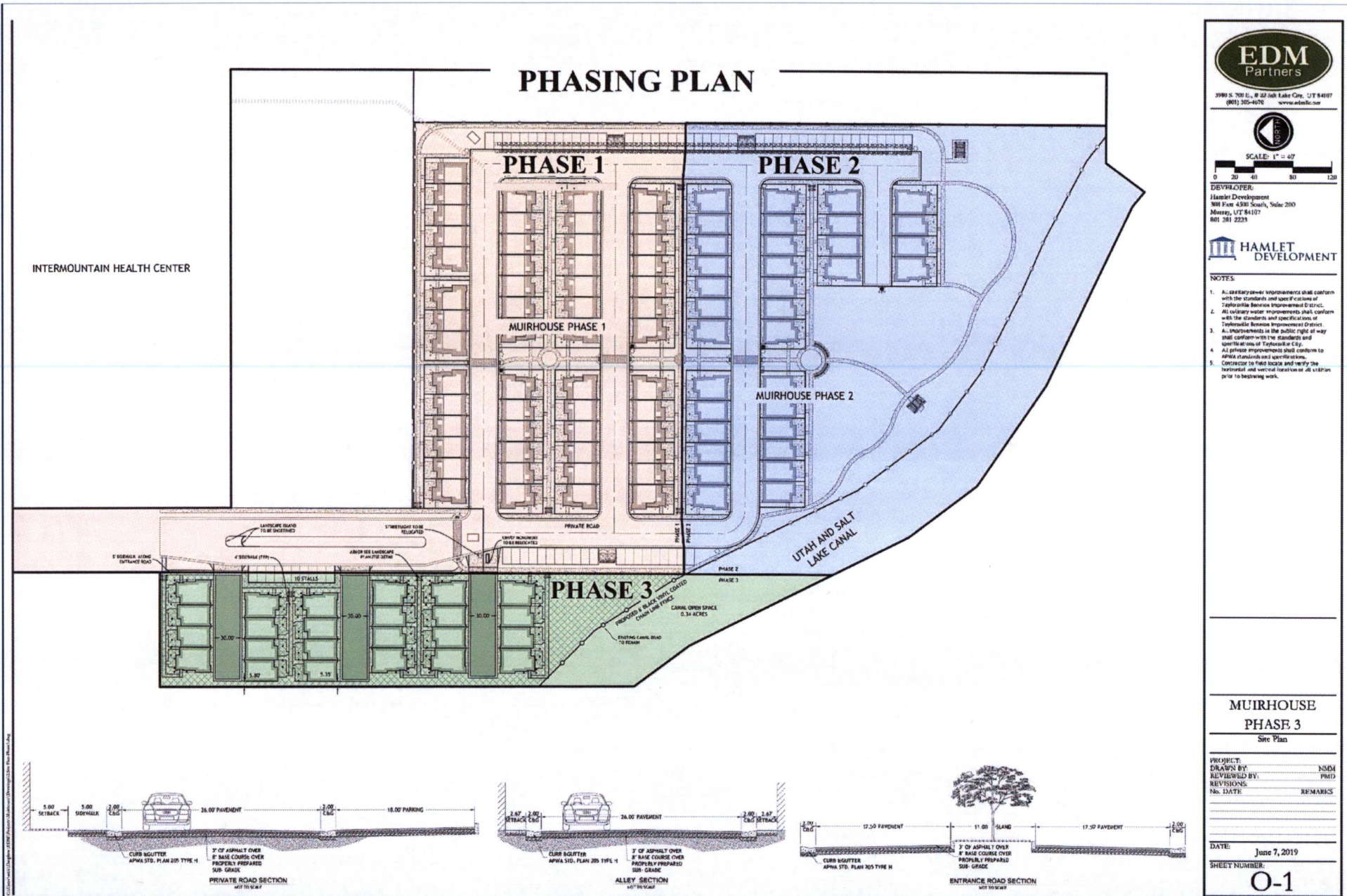


Figure 1: Phasing

Project Statistics

	Phases 1 & 2	Phase 3	Total
Total Project Area	6.95	1.63	8.58 Acres
Roadway Area	1.15	0.19	1.34 Acres
Net Residential Area	5.8	1.44	7.24 Acres
Residential Lots	87	24	111 Units
Density	15	16.7	15.3 DU/AC
Canal Area	0.89	0.34	1.23 Acres
Landscape Area	2.67	0.55	3.22 Acres
Surface Parking	65	8	73 Stalls
Garage Parking	174	48	222 Stalls
Total Parking	2.75	2.33	2.66 Stalls Per Unit



3090 S. 700 E., # 22 Salt Lake City, UT 84107
(801) 361-4670 www.edmpartners.com



SCALE: 1" = 30'

0 20 40 60 80

DIVULGEE:
Hamlet Development
308 West 4500 South, Suite 300
Murray, UT 84107
801-281-2223



NOTES

1. All sanitary sewer improvements shall conform with the standards and specifications of Tappanville Sewer Improvement District.
2. All utility water improvements shall conform with the standards and specifications of Tappanville Sewer Improvement District.
3. All improvements in the public right-of-way shall conform with the standards and specifications of Tappanville City.
4. All private improvements shall conform to APWA standards and specifications.
5. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.



MUIRHOUSE PHASE 3 Site Plan

PROJECT: _____
DRAWN BY: JMW
REVIEWED BY: FMD
REVISED: _____
DATE: _____

DATE: September 16, 2019

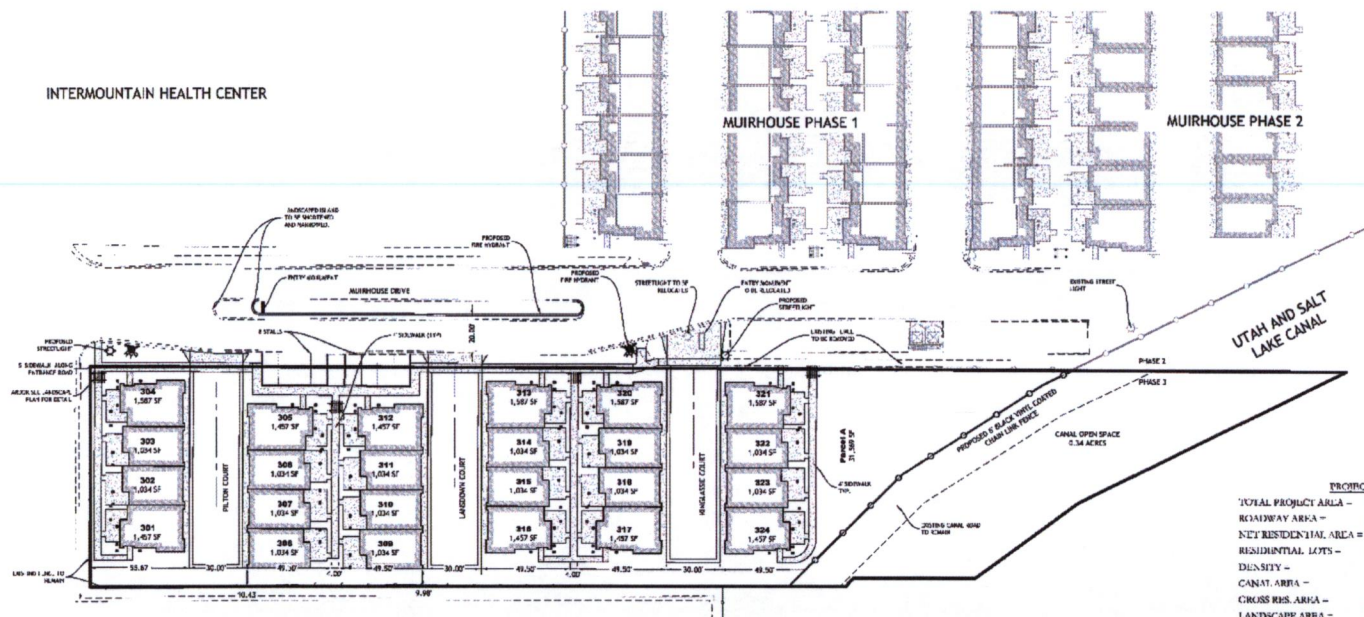
SHEET NUMBER:

O-1

INTERMOUNTAIN HEALTH CENTER

MUIRHOUSE PHASE 1

MUIRHOUSE PHASE 2



TECHNICAL STATISTICS	
TOTAL PROJECT AREA -	1.63 ACRES
ROADWAY AREA -	0.19 ACRES
NET RESIDENTIAL AREA -	1.44 ACRES
RESIDENTIAL LOTS -	24
DENSITY -	36.7 DU/AC
CANAL AREA -	0.34 ACRES
GROSS RES. AREA -	1.29 ACRES
LANDSCAPE AREA -	0.53 ACRES
	41.1% OF GROSS RES. AREA
STREET PARKING -	5 STALLS
GARAGE PARKING -	48 STALLS
TOTAL PARKING -	2.33 STALLS PER UNIT

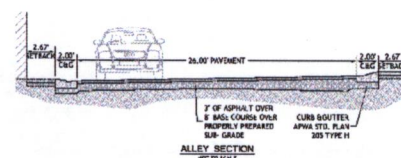
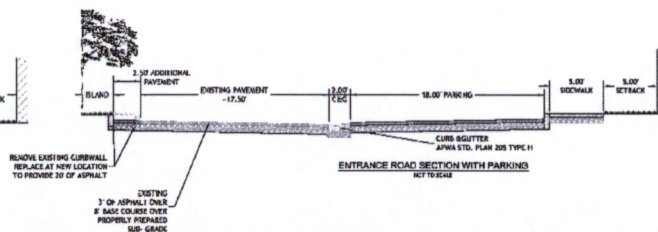
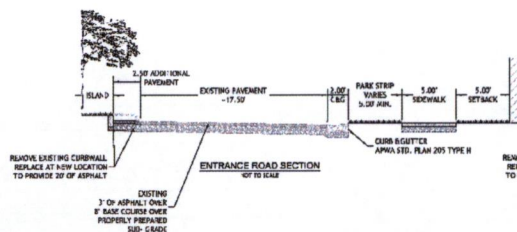


Figure 2: Site Plan



Figure 3: Color Rendering

General Plan Analysis

Current General Plan Map Designation	Requested General Plan Map Designation
Professional Office (PO)	High Density Residential (HDR)

Amendments to the General Plan are required to comply with the following principles:

- Promote economic sustainability
- Promote efficient use of land and public infrastructure
- Provide community amenities and benefits
- Protect environmentally sensitive lands
- Support alternate modes of transportation including pedestrian
- Create safe attractive neighborhoods and protect residential quality of life
- Minimize non-compatible adjacent land uses

The applicant has demonstrated compliance with the above principles.

Zoning Analysis

Current Zoning Map Designation	Requested Zoning Map Designation
Hospital (H)	Site Specific Development–Residential–Muirhouse

Chapter 13.39 amendments include the following:

- Updating the boundary description to include the 1.59-acre parcel and the remnant .04-acre parcel that will be developed as Phase 3 of the subdivision
- Increasing the total project acreage from 6.95 to 8.58 acres
- Increasing the total project density from 15 units per acre to 15.3 units per acre
- Updating all Chapter 13.39 SSD-R-Muirhouse Zoning District exhibits to reflect the Phase 3 site and landscape plans

The proposed Zoning Map and Text amendments are consistent with the proposed General Plan Map amendment. The three amendments are consistent with the surrounding land uses, which were adopted by the City Council in 2018.

Recommendation

Planning Commission:

October 8, 2018

Voted 6-0 to recommend approval

Staff:

Staff recommends approval