

Planning Commission Staff Report

File # 8Z20

**Public Hearing and Recommendation to the City Council
for a Zoning Map amendment for the property located at
4202 S. Riverboat Road from Industrial (ID) to Mixed-
Use (MU) for 24.30 acres**



Department of Community Development

Date:	May 7, 2020
Meeting Date:	May 12, 2020
Agenda Item:	Public hearing and recommendation to the City Council Zoning Map amendment for the property located at 4202 S. Riverboat Road from Industrial (ID) to Mixed-Use (MU) for 24.30 acres
Subject Property Address:	4202 S. Riverboat Road
Applicant:	Ivory Development
Applicant Agent:	Bryon Prince
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21-02-226-007-0000
Applicable Ordinances:	Including, but not limited to: Zoning Map, 13.05, 13.06, 13.23
Agenda Item #:	4

Attachments:

- Exhibit A:** Zoning Map
- Exhibit B:** General Plan Map
- Exhibit C:** Subject Properties
- Exhibit D:** Vicinity Map
- Exhibit E:** Proposed Concept Site Plan
- Exhibit F:** Sample Elevations

Summary:

Bryon Prince, representing Ivory Development, is requesting a Zoning Map amendment to rezone the property at 4202 S. Riverboat Road from Industrial (ID) to Mixed-Use (MU). The applicant is seeking this Zone Map amendment to allow for the development of 142 townhome units, two commercial buildings each with a 20,000 square foot footprint, a fitness/daycare center, a playground, and a multi-purpose field. A conceptual site plan illustrating the proposal is included as an exhibit in this report.

Site Description

The subject property is 24.30 acres and is currently undeveloped. There are several constraints impacting the potential future development of this property. A primary area of concern for Taylorsville City and Unified Fire Authority is limited vehicle and pedestrian access. The only vehicular access to the subject property is via Riverboat Road that terminates at the southern edge of the property. There are few opportunities to improve connectivity to the site because the property is bounded by the Jordan River to the north and east and a Salt Lake County-owned golf course to the west. The subject property has one means of ingress and egress via Riverboat Road posing a significant public safety concern. Pedestrians may access the property via Riverboat Road or the Jordan River Parkway. Prior to authorizing future development for this property, the City requires that a second means of ingress/egress be provided.

The property is within in a “high potential” liquefaction zone and a FEMA 100-year flood zone. Portions of the property immediately adjacent to the Jordan River are included in the FEMA regulatory floodway. High-power transmission lines and an associated easement also traverse the length of the parcel along the western edge. Surrounding zoning designations are as follows:

North	South	East	West
Murray City	RM-12	Murray City	Open Space (OS) and Research and Development (RD)

General Plan Analysis

The Proposed Land Use Map in the General Plan sets the foundation for all land uses within the City of Taylorsville. The land use plan identifies general land use classifications and in some cases the intensity within the classification. Each land use classification on the Proposed Land Use Map corresponds with compatible classifications on the official Taylorsville Zoning Map.

The subject property is designated as “Business Park” on the Proposed Land Use Map. The General Plan includes the following statement describing the intent of the Business Park designation (pg 3-4):

“The Business Park (BP) designation differs from Professional Office (PO) in that traditional industrial uses are permitted, often in “hybrid’ space for companies and organizations that do not fall neatly into one category of use. Uses may include headquarters management, research laboratories,

prototype development, assembly and fabrication, light-manufacturing, and warehouse distribution facilities.”

The applicant’s proposal for a mixed-use development including commercial and residential land uses is not consistent with the adopted policies and goals in the City’s General Plan for this property. To address this, the applicant has submitted a separate General Plan Map amendment application, concurrent with the rezone request, to amend the Proposed Land Use Map designation from “Business Park” to “Medium-Density Mixed-Use.”

The General Plan includes the following statement describing the intent of the Mixed-Use designation (pg 3-5):

“Mixed use zones can contain a mix of land uses, such as residential, commercial and office within the same area. Land uses in mixed use zones may be varied either vertically (i.e. mix of uses in one building such as an apartment over a retail establishment) or horizontally (i.e. single use buildings with different uses placed next to each other). The Medium Density Mixed Use allows a residential density of up to 8.9 units per acre in a mixed use setting.”

While the development proposal meets the intent of the Medium-Density Mixed-Use designation, the proposed Zoning Map amendment cannot be approved by the City Council until the request is consistent with the City’s General Plan.

Additionally, the subject property is within one of several designated master plan study areas currently underway as part of a larger General Plan update effort. The City has contracted with KGRW & Associates to provide a detailed study and analysis of this area (and others) to provide a preferred scenario for development and to inform appropriate updates to the Future Land Use Map. The small-area plans identify appropriate land use scenarios and development intensities to further promote the goals and objectives of the City. To ensure consistency with Goal 3-1 of the General Plan (included below), City staff strongly recommends that Zoning Map amendment and General Plan Map amendment requests for properties within active study areas not be approved until update efforts are completed and a clear strategy is identified and adopted by the City Council.

Goal 3-1: Achieve efficient use of land and public infrastructure and promote economic sustainability through the use of a coordinated and deliberate land use strategy.

Zoning Map Analysis

The City Council may consider a proposed Zoning Map amendment and may adopt or reject the amendment as it deems appropriate (Section 13.05.030(B)(2)). Additionally, the City Council may amend the Zoning Map consistent with the purposes set forth in the Taylorsville Land Development Code, the General Plan, and the Land Use Development and Management Act (Section 13.05.010).

The requested Zoning Map amendment is not consistent with the City’s General Plan, as described earlier in this report. In addition, the proposed development concept does not meet the intent of the proposed Mixed-Use (MU) zoning designation. The intent statement for the MU zoning district is included below (Section 13.04.120(H)):

“This district is established to provide a zone to be used near city transportation corridors that allows a mix of specific land uses that are typically found separately in mutually exclusive zoning districts. Mixed use represents a departure from characteristic zoning to the extent that it encourages a combination of land uses which might normally be regarded as incompatible.

The intent of this zone is to create self-sustaining walkable neighborhoods in which residents may walk to work, to shopping, to recreational facilities, and have access to mass transit. These neighborhoods are to provide a variety of housing opportunities and choices that include a range of household types, family sizes, and incomes. They shall provide convenient pedestrian commercial services, employment opportunities, and shall be located in areas with existing or probable future multiple transportation choices. Design standards include requirements that help provide a true neighborhood by stipulating various mix of uses, build-to lines, compact parking concealment, architectural control, and maintenance. Proposed developments with increased land intensity and housing density but without the above walkable elements are unacceptable and will not be approved.”

The proposed concept plan does not comply with the Mixed-Use (MU) zoning district development standards established in Section 13.23.260 of the Taylorsville Land Development Code.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on May 1, 2020. Additionally, a notice was published in the Salt Lake Tribune and Deseret News on May 2, 2020, and on the State Website on May 2, 2020.

Findings

1. This application was initiated by Bryon Prince on behalf of Ivory Development.
2. The applicant is requesting a Zoning Map amendment to rezone the property at 4202 S. Riverboat Road (parcel 21-02-226-007-0000) from Industrial (ID) to Mixed-Use (MU).
3. The proposed concept plan includes 142 townhome units, two commercial buildings each with a 20,000 square foot footprint, a stand-alone fitness/daycare center, a playground, and a multi-purpose field.
4. The subject property is within the “Business Park” designation in the City’s General Plan Proposed Land Use Map.
5. The proposed Zoning Map amendment is not consistent with the adopted General Plan.
6. The proposed concept plan does not comply with the Mixed-Use (MU) zoning district development standards established in Section 13.23.260 of the Taylorsville Land Development Code.
7. 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.

Conditions

Staff does not recommend that additional conditions be considered with this request.

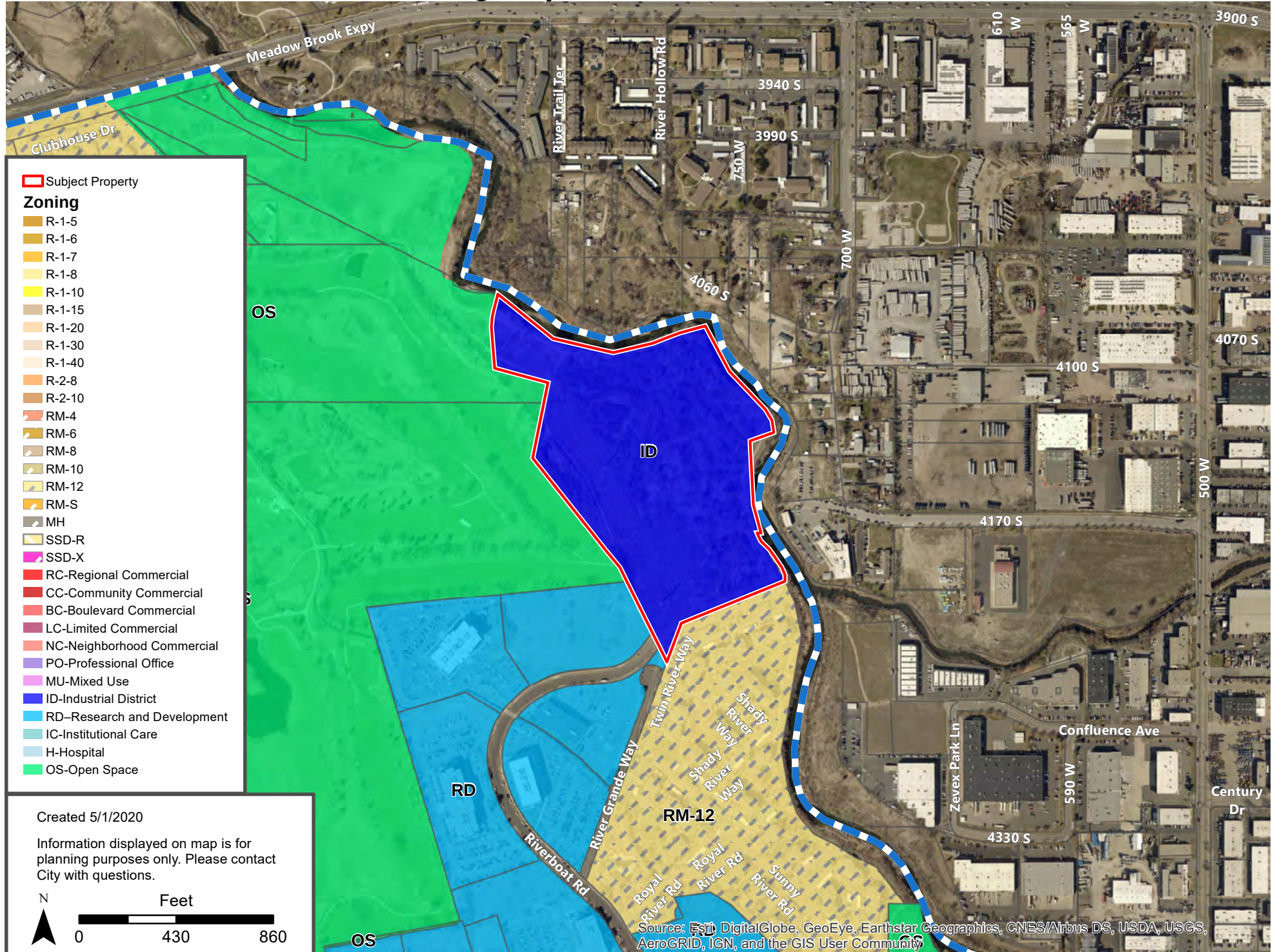
Staff Recommendation

Staff recommends the Planning Commission send a negative recommendation to the City Council to amend the Zoning Map for the property at 4202 S. Riverboat Road from Industrial (ID) to Mixed-Use (MU), based on the Findings as outlined in this Staff Report.

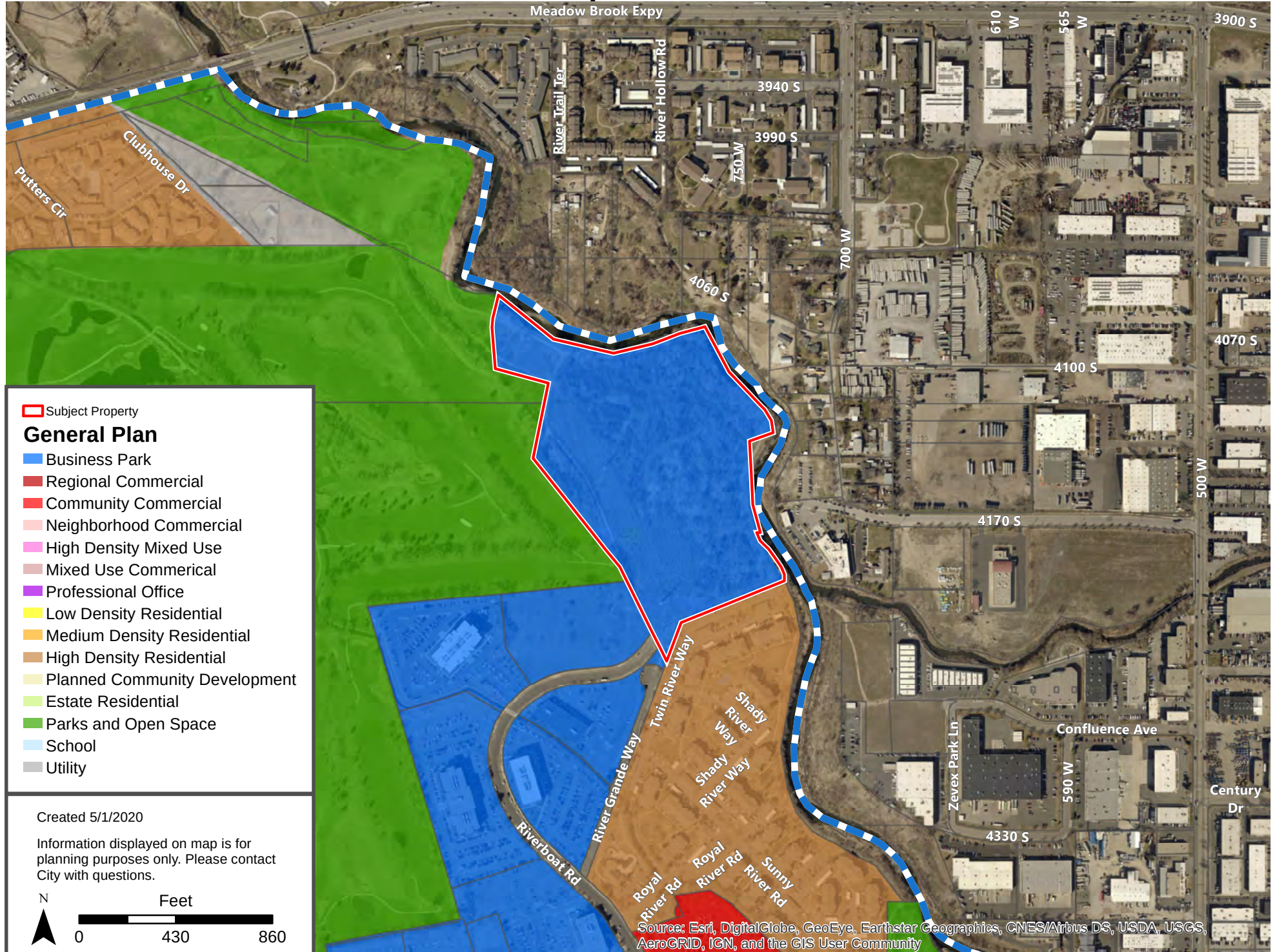
Recommended Motion

I move that we send a negative recommendation to the City Council for File #8Z20 to amend the Zoning Map for the property at 4202 S. Riverboat Road from Industrial (ID) to Mixed-Use (MU), based on the Findings as outlined in this Staff Report.

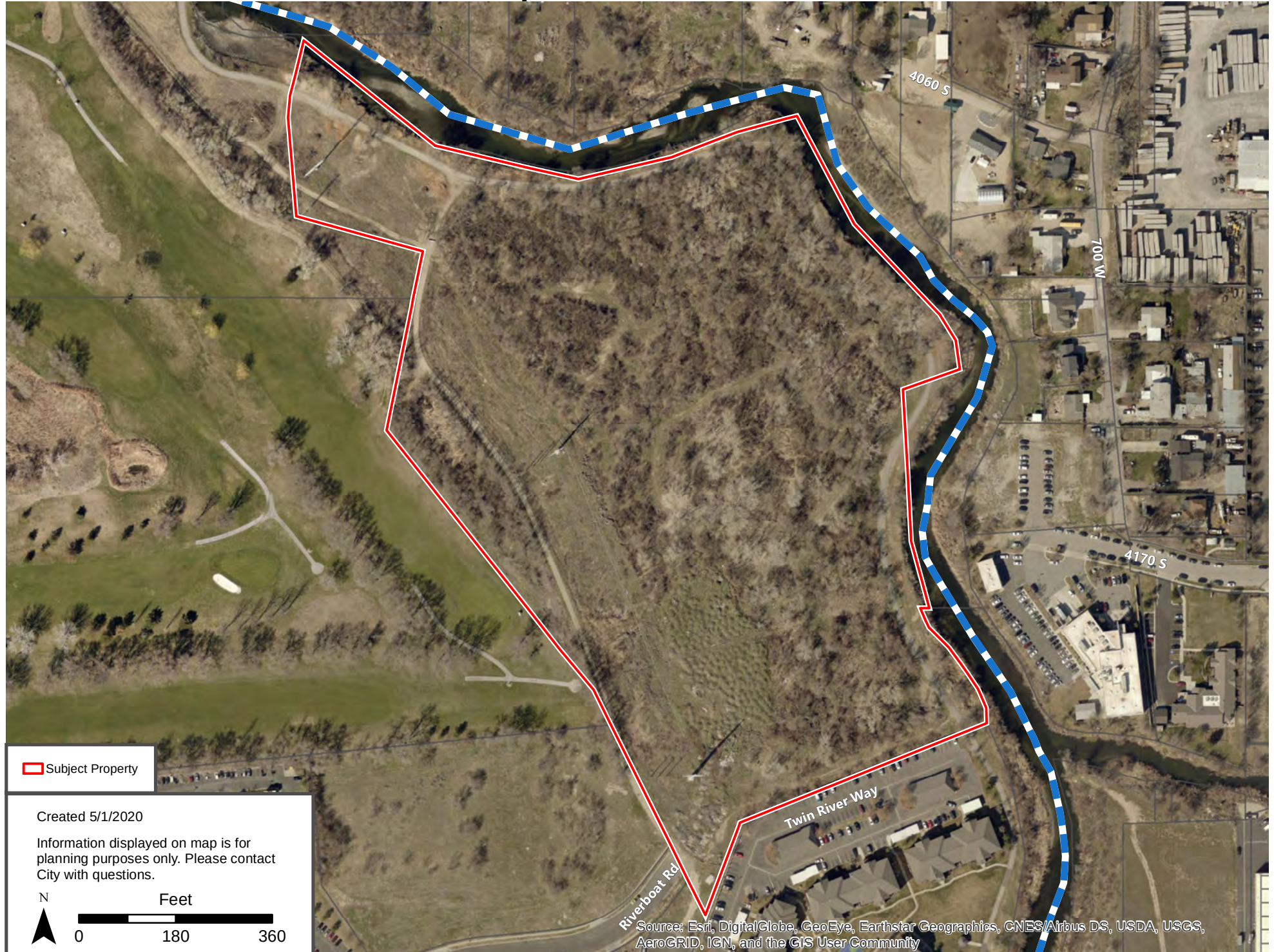
Zoning Map: 4202 S Riverboat Rd



General Plan Map: 4202 S Riverboat Rd



Site Map: 4202 S Riverboat Rd



Vicinity Map: 4202 S Riverboat Rd





2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 60'
0 30 60 120 180

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR
CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS
A CONVENIENCE TO AID YOU IN LOCATING THE LAND
INDICATED HEREON WITH REFERENCES TO STREETS
AND OTHER LAND. NO LIABILITY IS ASSUMED BY
REASON OF ANY RELIANCE HEREON.

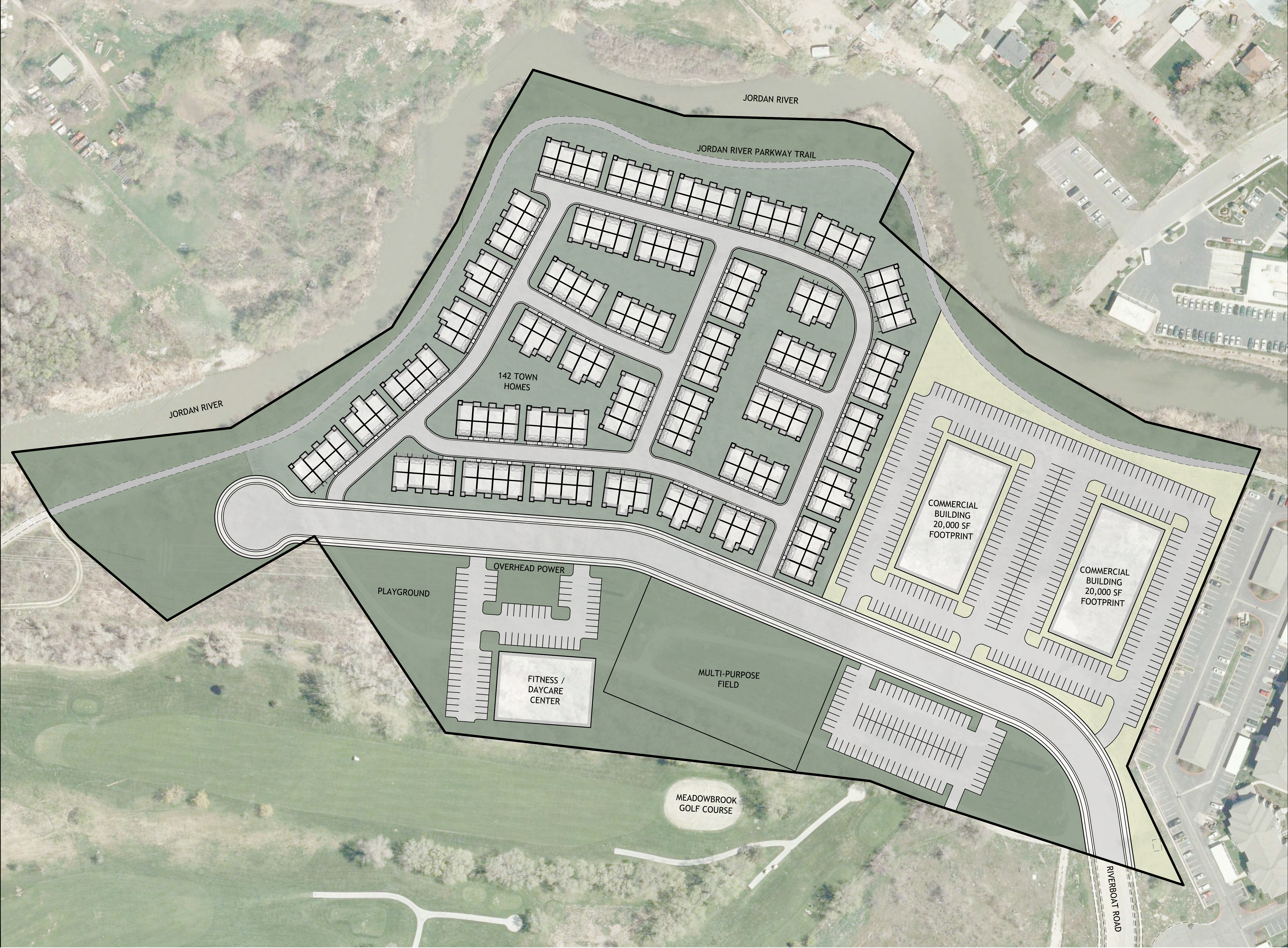
Taylorsville Parcel

Land Use Map

PROJECT: _____
DRAWN BY: _____ NMM
REVIEWED BY: _____ PMD
REVISIONS: _____
No. DATE _____ REMARKS _____

DATE: March 27, 2020

SHEET NUMBER:
O-1



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 60'
0 30 60 120 180

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR
CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS
A CONVENIENCE TO AID YOU IN LOCATING THE LAND
INDICATED HEREON WITH REFERENCES TO STREETS
AND OTHER LAND. NO LIABILITY IS ASSUMED BY
REASON OF ANY RELIANCE HEREON.

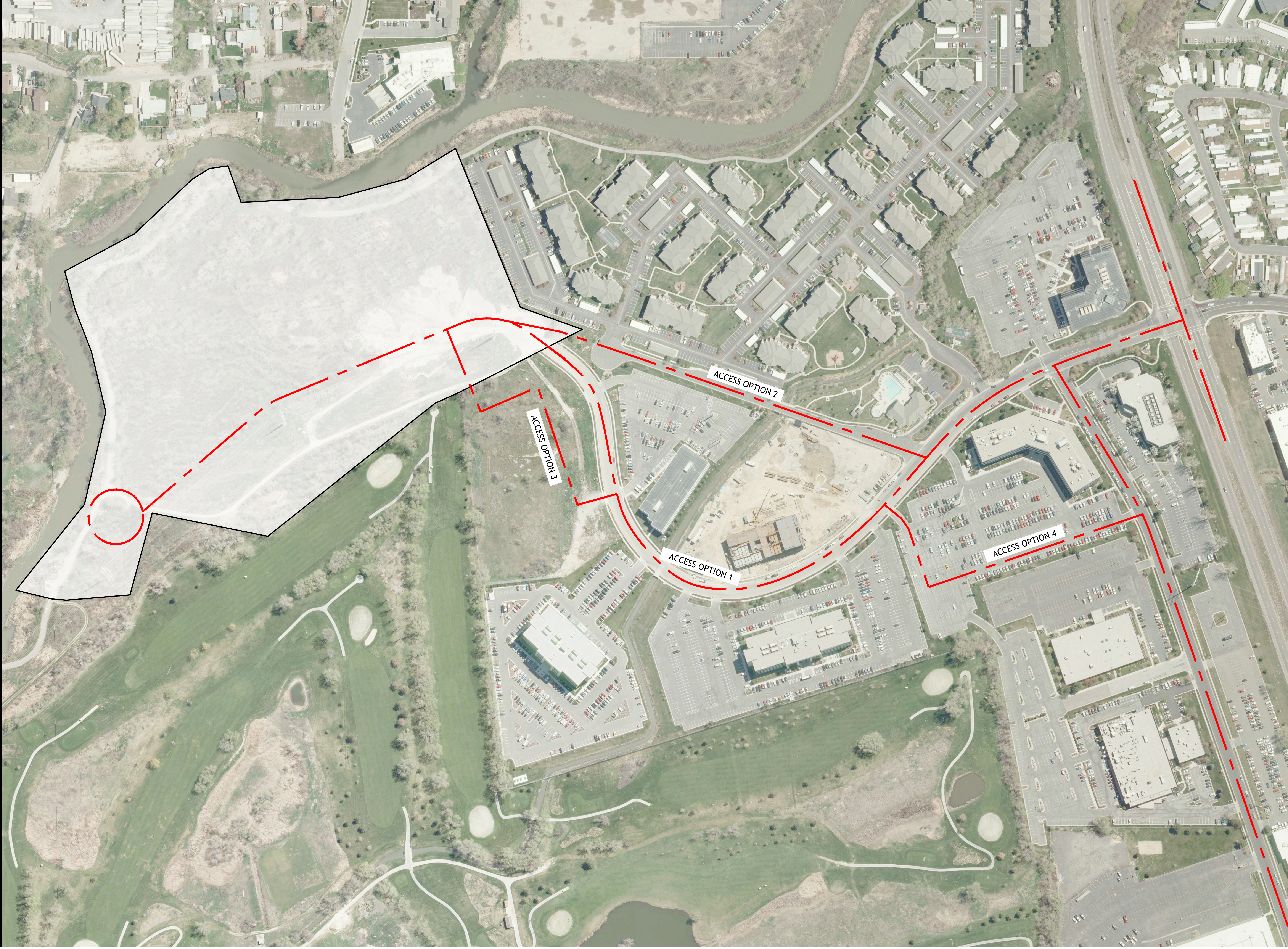
Taylorsville Parcel

Conceptual Site Plan

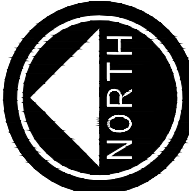
PROJECT: _____
DRAWN BY: _____ NMM
REVIEWED BY: _____ PMD
REVISIONS: _____
No. DATE REMARKS

DATE: March 27, 2020

SHEET NUMBER:
O-2



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 120'
0 60 120 240 360

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR
CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS
A CONVENIENCE TO AID YOU IN LOCATING THE LAND
INDICATED HEREON WITH REFERENCES TO STREETS
AND OTHER LAND. NO LIABILITY IS ASSUMED BY
REASON OF ANY RELIANCE HEREON.

Taylorsville Parcel

Transportation Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: March 27, 2020

SHEET NUMBER:
O-3

SORENSEN RESEARCH PARK PROPERTY

PRODUCT VISION





INTERIOR TOWNHOMES



INTERIOR TOWNHOMES



RIVERSIDE TOWNHOMES



RIVERSIDE TOWNHOMES



Building 2I Front Elevation



Building 2J Front Elevation

