

Planning Commission Staff Report

File # 1G20

**Recommendation to the City Council for a General Plan
Amendment for the property located at 3399 West 4700 South
and 3397 W 4700 S from Medium Density Residential to High
Density Residential for 2.53 acres**



Department of Economic and Community Development

Date:	May 7, 2020
Meeting Date:	May 12 th , 2020
Agenda Item:	Public hearing and recommendation to the City Council for a General Plan Amendment for the property located at 3399 West 4700 South and 3397 W 4700 S from Medium Density Residential to High Density Residential for 2.53 acres
Subject Property Address:	3397 West 4700 South and 3399 West 4700 South
Applicant:	Utah Land Co.
Applicant Agent:	Robert Thompson
Author:	Karyn P. Kerdolff, GIS Planner
Parcel #:	21-08-226-001-0000; 21-08-226-002-0000
Applicable Ordinances:	General Plan, 13.05, 13.06, 13.20, 13.21, 13.30
Agenda Item #:	6

Attachments:

Exhibit A: Zoning Map

Exhibit B: General Plan Map

Exhibit C: Subject Properties

Exhibit D: Vicinity Map

Exhibit E: Proposed/Existing General Plan Map w/Address and Parcel ID

Exhibit F: Proposed Site Plan

Exhibit G: Sample Elevations

Summary:

Robert Thompson on behalf of Utah Land Co. is requesting a General Plan amendment to facilitate the development of a twenty-three lot subdivision for approximately 2.53 acres. The applicant requests the following:

- General Plan amendment from Medium-Density Residential to High-Density Residential;

A summary table for each address, parcel, General Plan designation, General Plan amendment, Zoning Map Designation, and Zoning Map amendment is provided below.

Address	Parcel ID	General Plan Designation	General Plan Amendment
3399 W 4700 S	21-08-226-002-0000	Medium Density Residential	High Density Residential
3397 W 4700 S	21-08-226-001-0000	Medium Density Residential	High Density Residential

Robert Thompson, on behalf of the Utah Land Co., is requesting a General Plan amendment and a subsequent Zoning Map amendment to facilitate the development of a twenty-three lot townhome style subdivision along 4700 S. Mr. Thompson has come before the development review committee twice, once on January 9th, 2020 and once on February 20th, 2020, to discuss this proposal. Mr. Thompson came to the first meeting with a general site plan and concept. City staff directed Mr. Thompson to apply for a General Plan amendment and Zoning Map amendment. Staff also directed Mr. Thompson to further develop the proposed site plan concept. The second DRC meeting focused on addressing concerns with fire access to the site, road widths, and other development standards. Mr. Thompson has been working with both parcel owners and has acquired one (21-08-226-002-0000) parcel already for the purpose of this project. The applicant has provided additional documents in support of the applicant (see Exhibit H).

When an applicant approaches the City for a General Plan and/or Zoning Map amendment, staff works to ensure a re-zoned property is consistent with existing land uses and that all possibilities for future development are considered. Additionally, we work closely with the applicant to minimize the financial burden of design fees while also ensuring the City has a reasonable amount of information to make an informed land use decision. In this instance the Planning Commission should consider the re-zone request relative to not only the proposed use but also any use allowed in this zone based on table 13.07.020 of the Taylorsville Code.

Site Description

The subdivision consists of 2.53 acres broken into two parcels. Surrounding General Plan designations are as follows:

North	South	East	West
West Valley City	Low Density Residential	Low Density Residential	Medium Density Residential

General Plan Amendment

The applicant is requesting a General Plan amendment for two parcels from Medium-Density Residential to High-Density Residential (see Exhibit E). One parcel, 3397 W 4700 S,

is owned by Tai-Pan Industries LLC and the other, 3399 W 4700 S, is owned by Corner 47, LLC.

Current General Plan Designation	Requested General Plan Designation
Medium Density Residential <i>“Medium Density Residential (MDR) districts are residential areas that contain existing or proposed residential development with a density of 6 and 8.9 dwellings per acre. Land assigned the MDR classification typically contains townhouse and condominium type developments as well as higher density single family dwelling neighborhoods (i.e. R-1-5 zoning districts) (GP page 3-4).”</i>	High Density Residential <i>“High Density Residential (HDR) districts are residential areas that contain existing development with densities of 9 dwelling units per acre or more; or proposed (new) developments of 9 to 12 dwelling units per acre. Typical developments in the HDR designation are apartment complexes, condominium complexes, and other high intensity residential projects (GP page 3-4-3-5).”</i>

General Plan Analysis

The General Plan is a guiding document used to assist the City and Planning Commission in making land-use decisions. When considering an amendment to the General Plan, it is important to consider the goals and findings as outlined in the Plan (1.4 Amending the Plan, page 1-8). Decisions to amend the General Plan should be supported by findings of fact and should include findings based on the following items:

1. *The proposed amendment is in the public interest.*
2. *The proposed amendment is consistent with the broad intent of the General Plan.*
3. *The potential effects of the proposed amendment have been evaluated and determined not to be determinantal to public health, safety, or welfare.*
4. *The proposed amendment has been processed in accordance with all applicable requirements of the Utah Code.*

The General Plan outlines numerous goals and action statements to assist the City in obtaining its vision. A few goals that are applicable to this project and should be evaluated are:

- *Goal 7.1: Provide a balance of housing options that will allow Taylorsville citizens to remain residents of the City for their entire lives (GP page 7-3).*
- *Goal 7.2: Support stable neighborhoods and a safe community (GP page 7-3).*
- *Goal 7.3: Ensure the City of Taylorsville meets present and future housing needs for residents of all income levels, age, and abilities (GP page 7-3).*

The applicant has demonstrated compliance with the aforementioned principles and goals. The General Plan amendment is consistent with the proposed density and use of the subject parcels. The General Plan amendment in conjunction with the proposed Zoning Map amendment must be approved by the City Council for subdivision approval.

The proposed development is located along 4700 South, which is a large thoroughfare on the boundary with West Valley City. The proposed development would help buffer single family residential from 4700 South, while also providing a transition. Additionally, there is an existing transit stop at 3395 W and 4700 S, which is would provide convenient access to

residents of this development. The City has recently adopted a Moderate Income Housing Plan. The Moderate Income Housing Plan and the specially calls for creating more affordable housing within Taylorsville. SB 34 provide a 'menu' of Moderate Income Strategies. This project would comply with the following 'menu' items:

- *(A) rezone for densities necessary to assure the production of MIH*
- *(G) encourage higher density or moderate income residential development near major transit investment corridors (Moderate Income Housing Plan p. 46 Figure 10.1)*

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on May 1st, 2020. Additionally, a notice was published in the Salt Lake Tribune and Deseret News on March 30th, 2020, and on the State Website on March 30th, 2020.

Findings

1. This application was initiated by Robert Thompson on behalf of Utah Land Co.
2. The applicant is requesting a General Plan amendment from Medium-Density Residential to High-Density Residential for the parcels generally located at 3399 W 4700 S (parcel ID 21-08-226-002-0000) and 3397 W 4700 S (parcel ID 21-08-226-001-0000).
3. The purposed subdivision will have twenty-three lots varying in size.
4. The applicant request aligns with the General Plan amendment findings and housing goals.
5. The applicant aligns with Moderate Income Housing Plan.
6. A General Plan amendment must be approved or denied by the City Council.
7. Provides additional residential housing types, helping to provide greater housing diversity.
8. Address a currently underutilized property along 4700 South.

Conditions

Not applicable

Staff Recommendation

Staff recommends that the Planning Commission sends a positive recommendation to the City Council for a General Plan amendment from Medium-Density Residential to High-Density Residential based on the Findings and Conditions as outlined in the Staff Report.

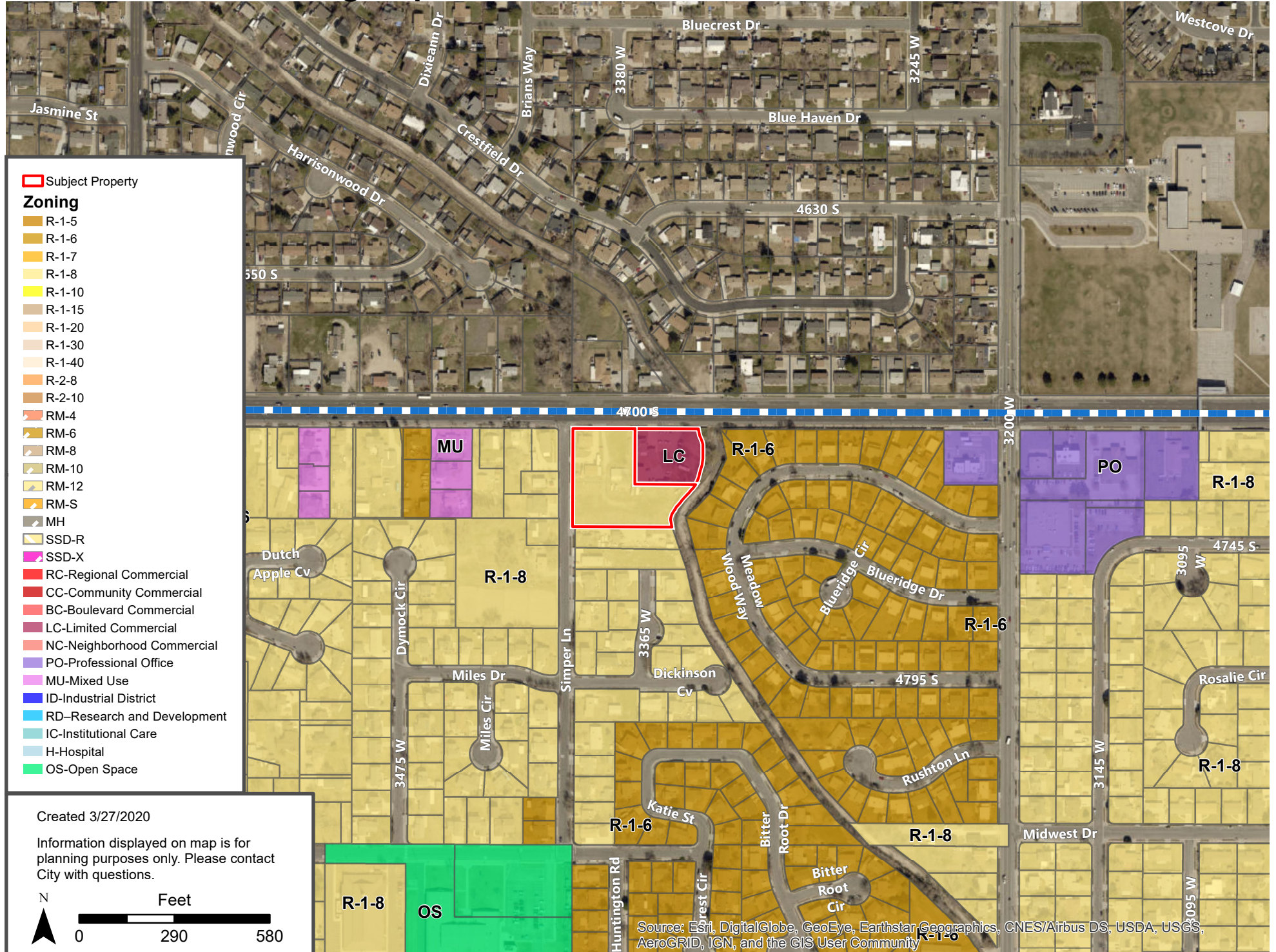
Recommended Motion

I move that we send a positive recommendation to the City Council for File #1G20 for a General Plan amendment from Medium-Density Residential to High-Density Residential for the parcels located at 3399 West and 3397 West 4700 South, based on the Findings outlined in the Staff Report.

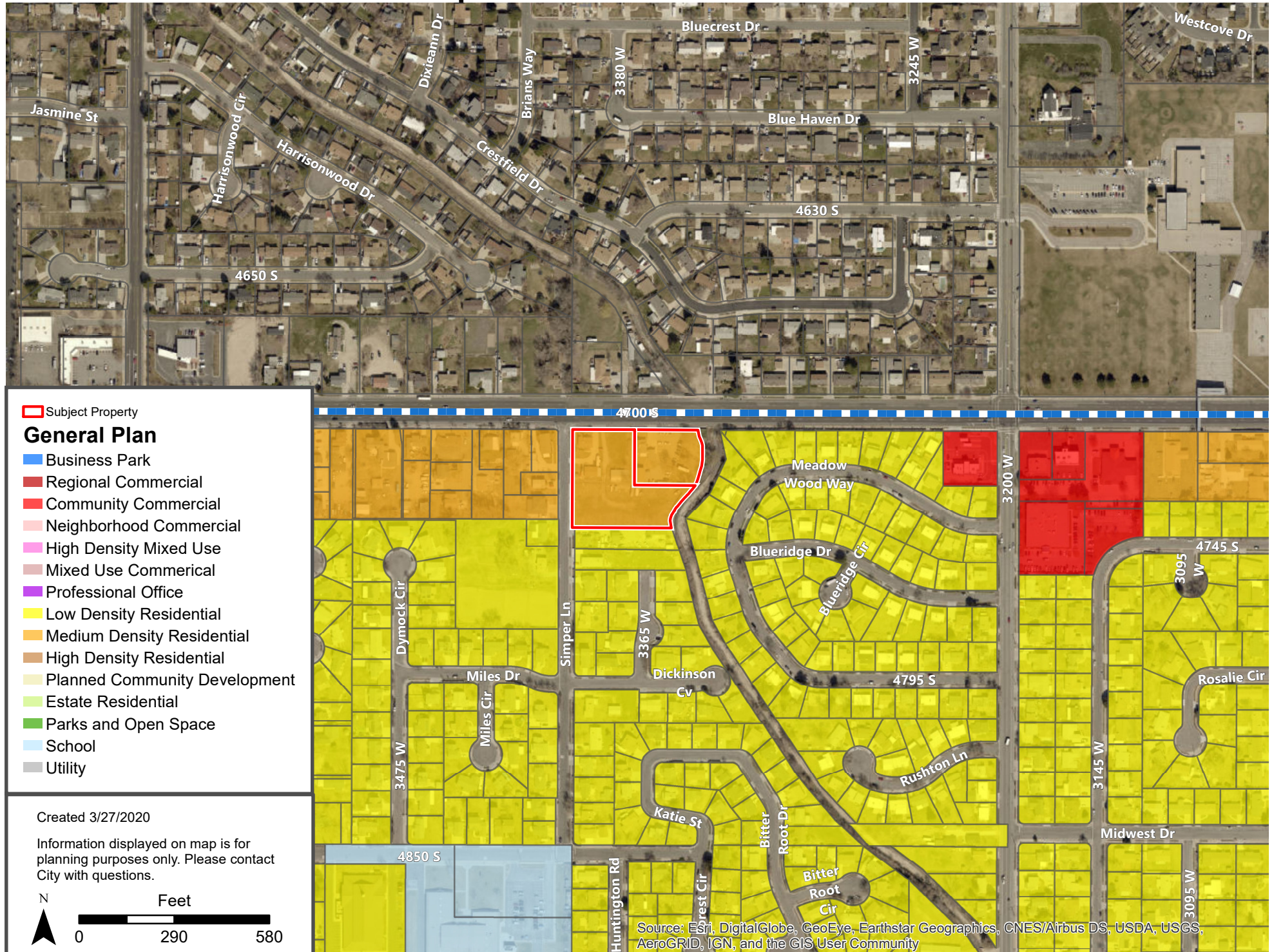
Alternative Motion

I move that we send a negative recommendation to the City Council for File #1G20 for a General Plan amendment from Medium-Density Residential to High-Density Residential for the parcels located at 3399 West and 3397 West 4700 South, based on the following additional findings found by the Planning Commission. They are:_____.

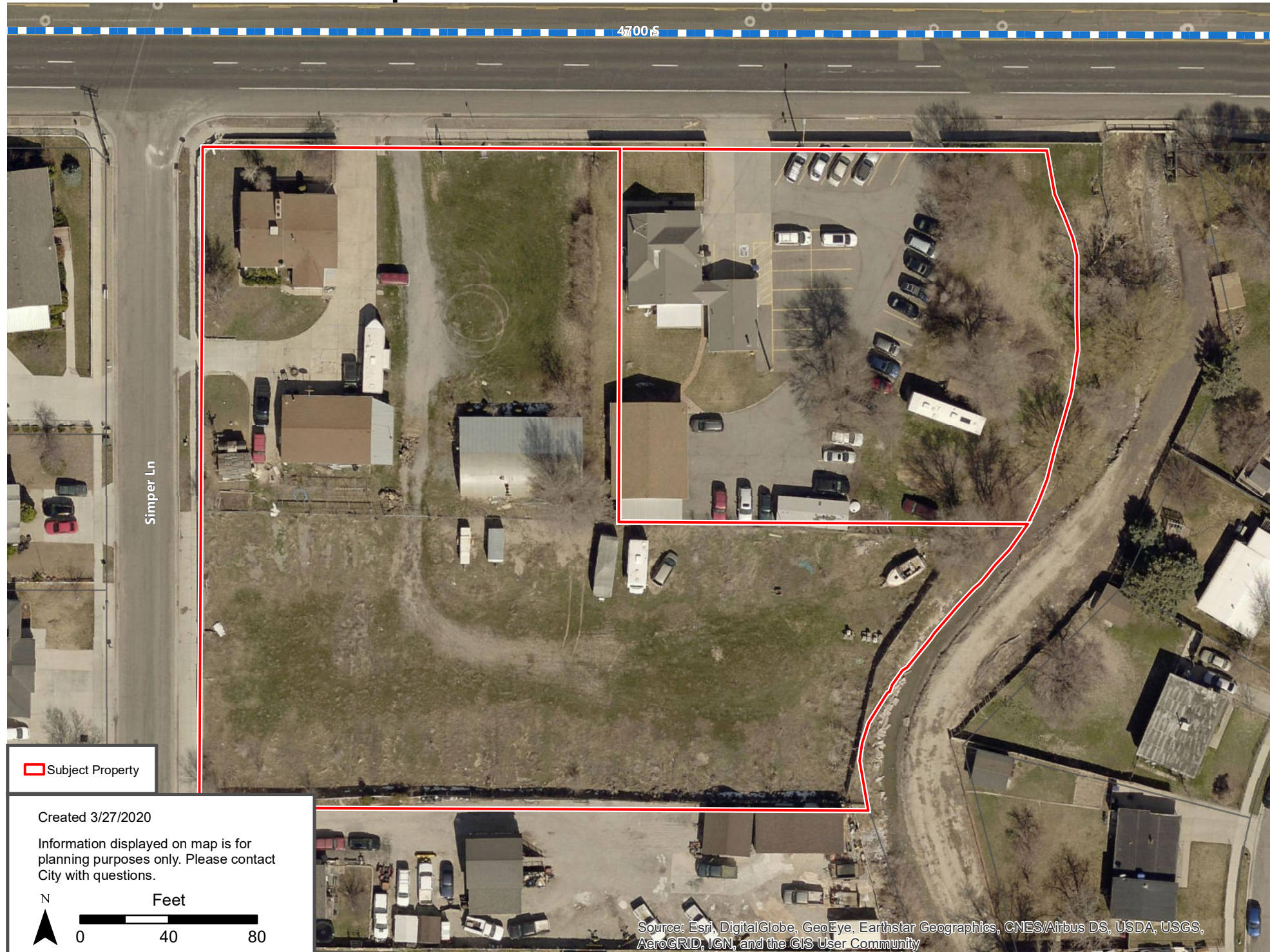
Zoning Map: 3397 West and 3399 West 4700 South



General Plan Map: 3397 West and 3399 West 4700 South



Site Map: 3397 West and 3399 West 4700 South



Vicinity Map: 3397 West and 3399 West 4700 South

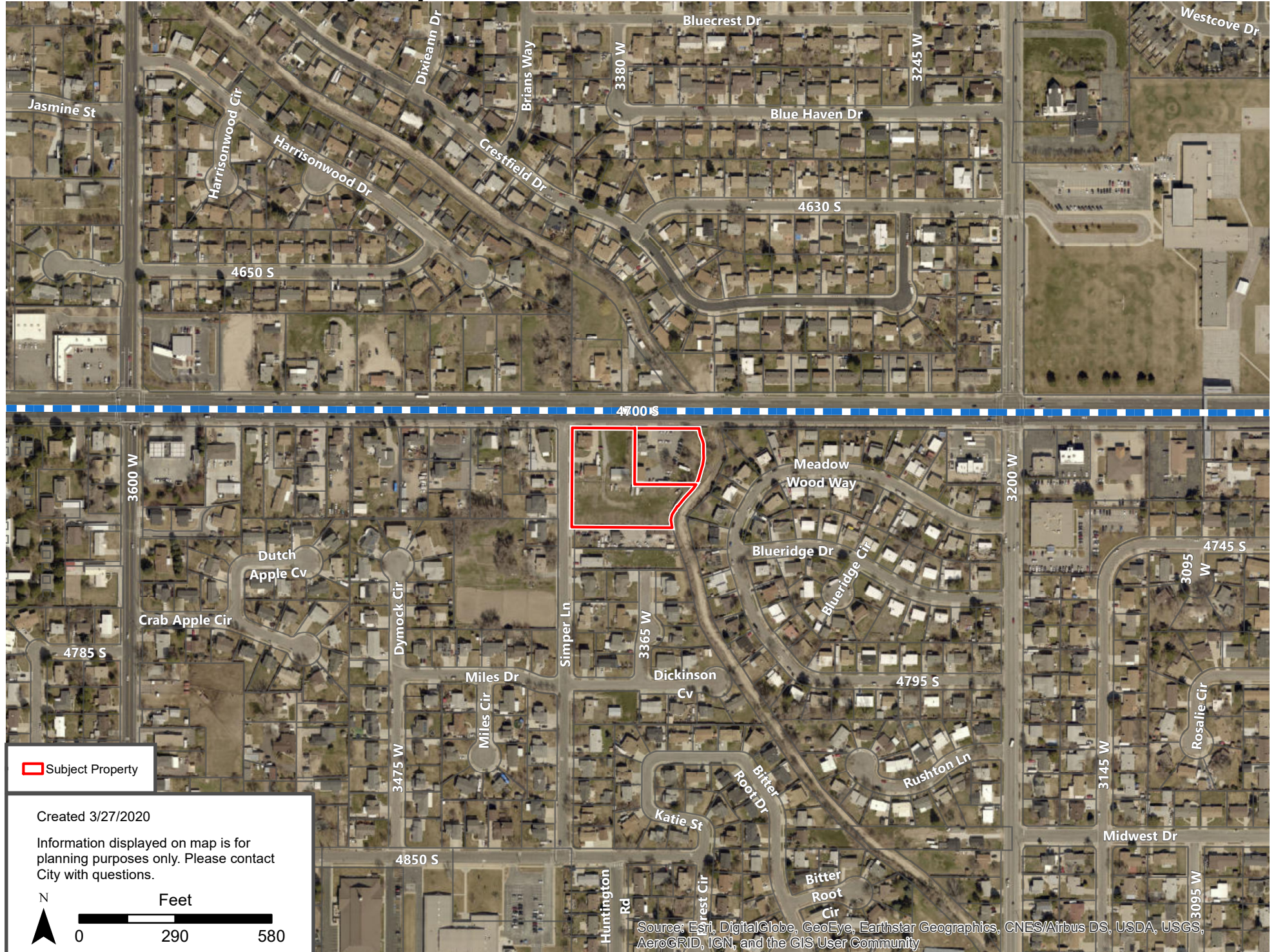
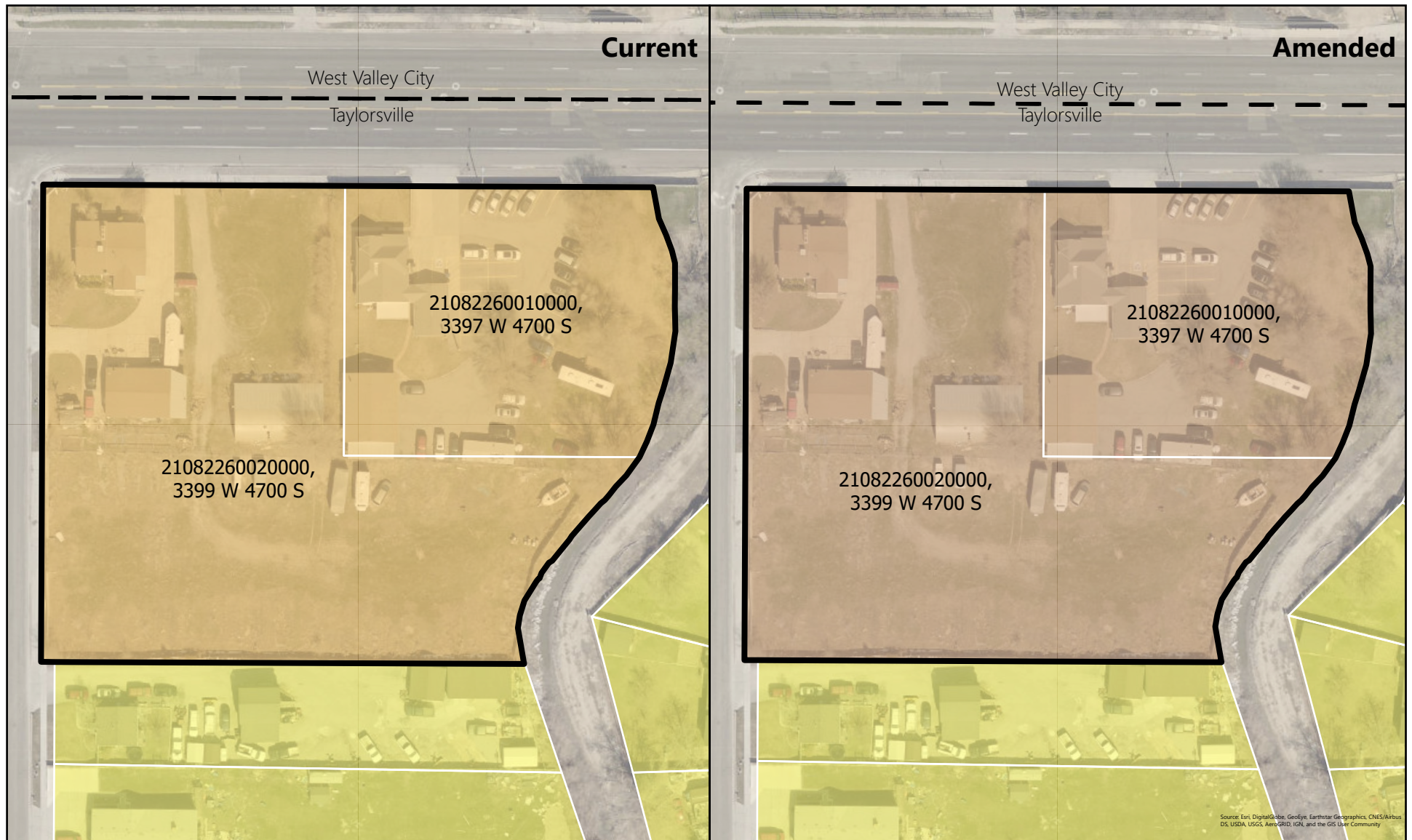




Exhibit E

Taylor's Cove - General Plan

-  Project Outlines
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  City Boundary



TAYLOR'S COVE

3400 WEST 4700 SOUTH
TAYLORSVILLE, UTAH

CONCEPT PLAN

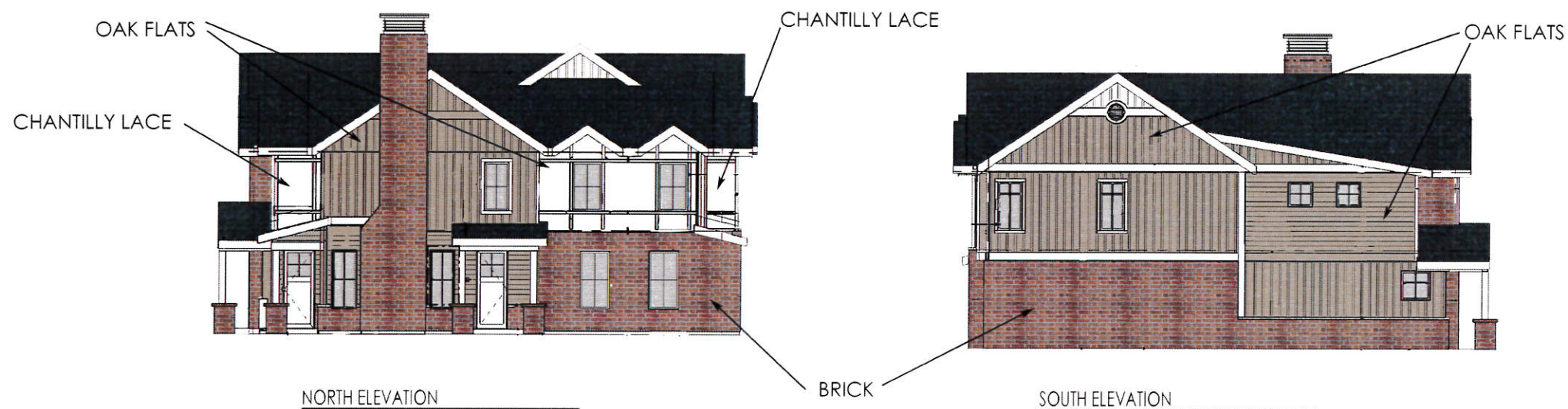
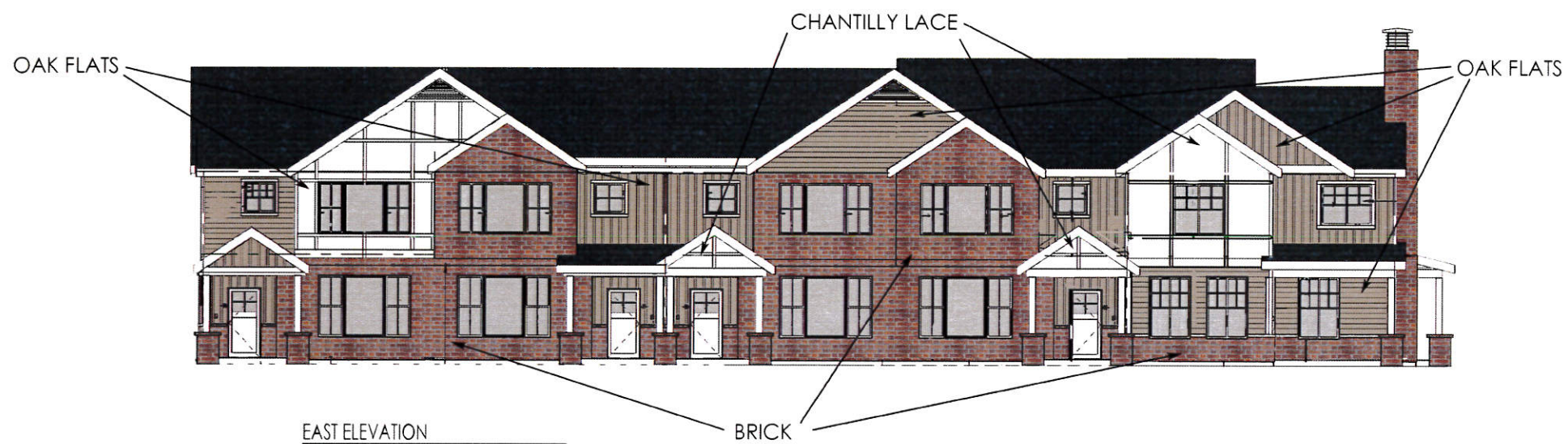
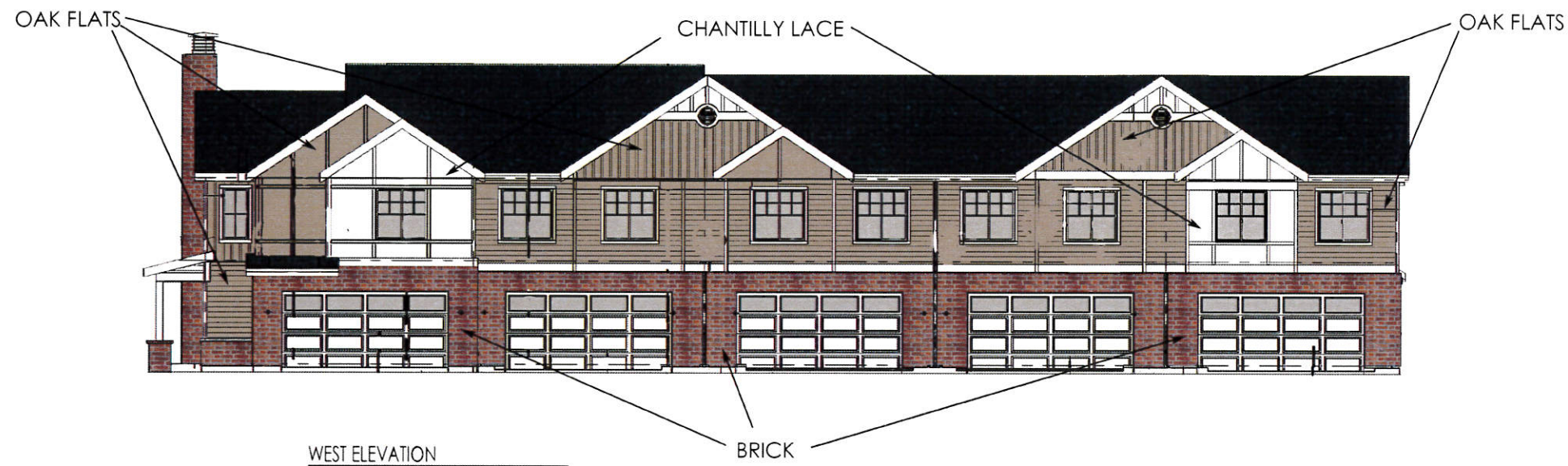
PROJECT NUMBER PRINT DATE

DRAWN BY CHECKED BY

PROJECT MANAGER
RQE

1 OF 1





THE VILLAGES ON 27TH

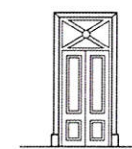
Building 23 and 35 - Type 8 (5-plex)



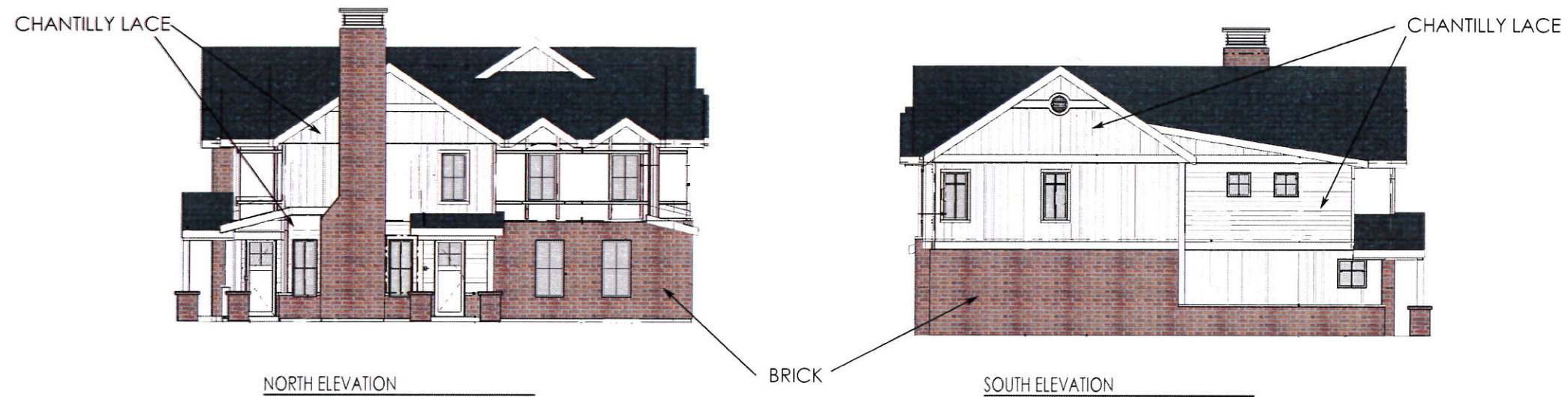
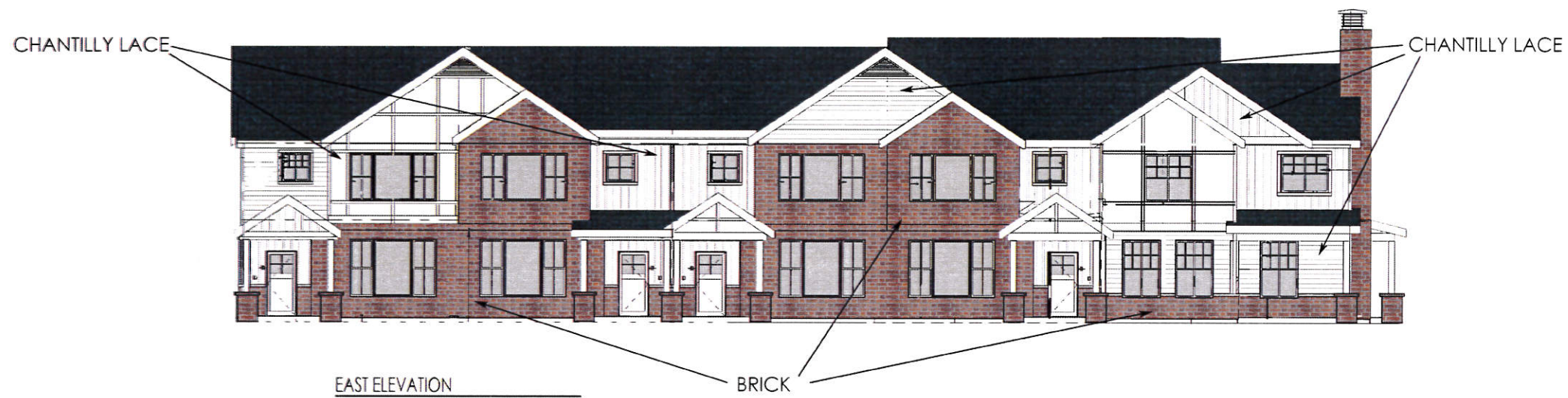
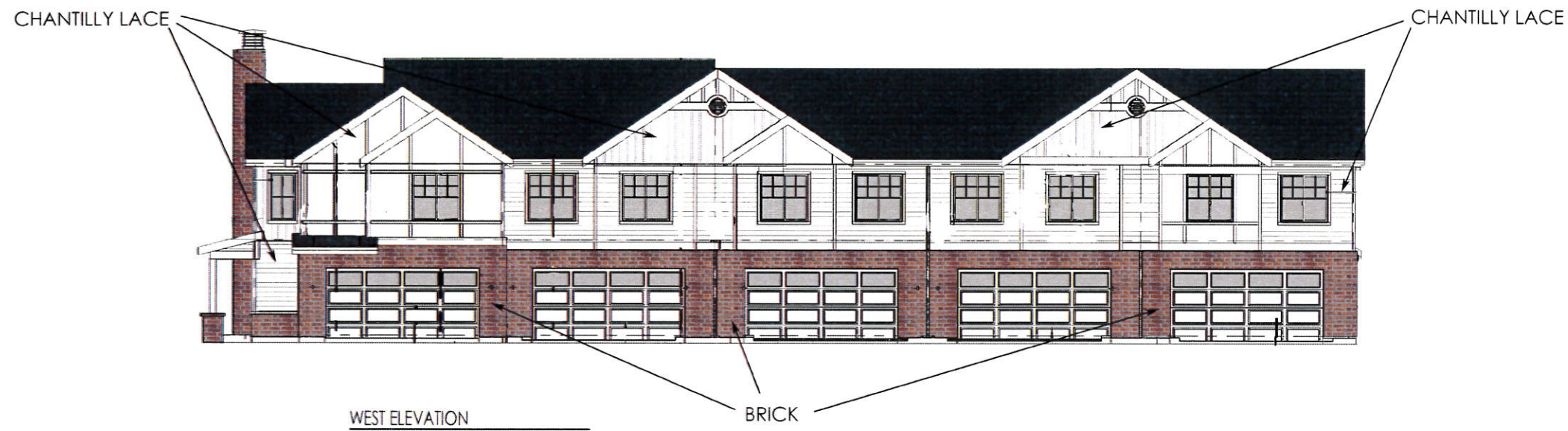
KH 8684M Oak Flats



BM OC-65 Chantilly Lace



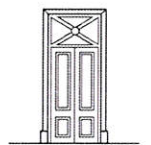
MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN



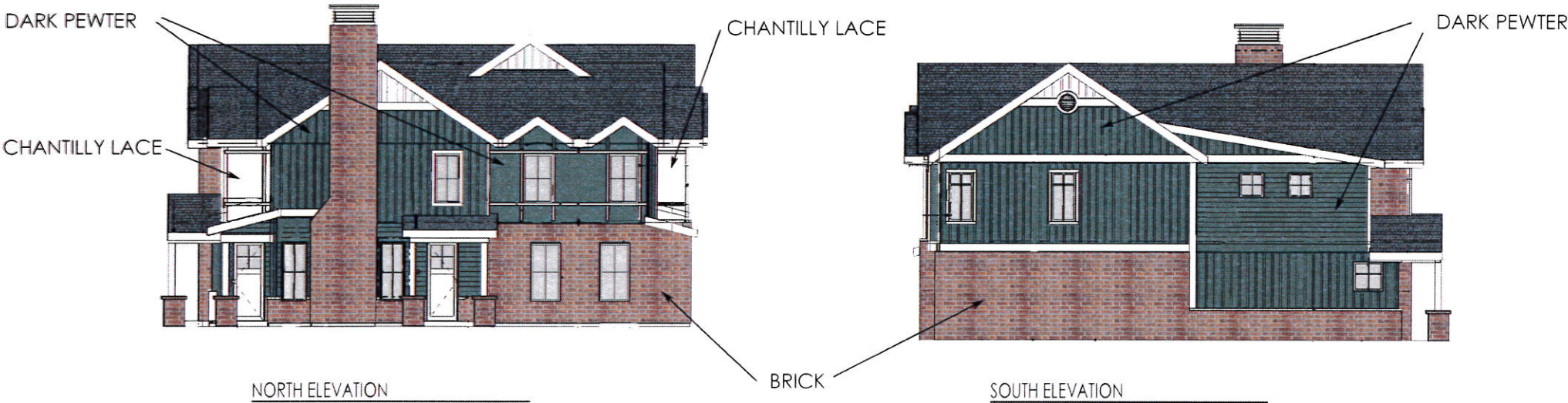
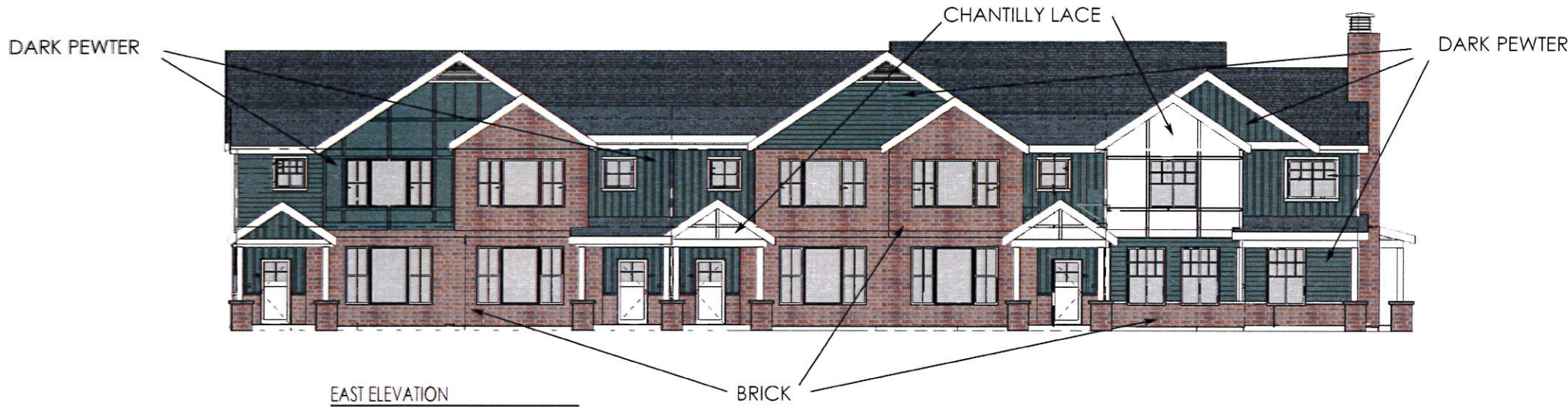
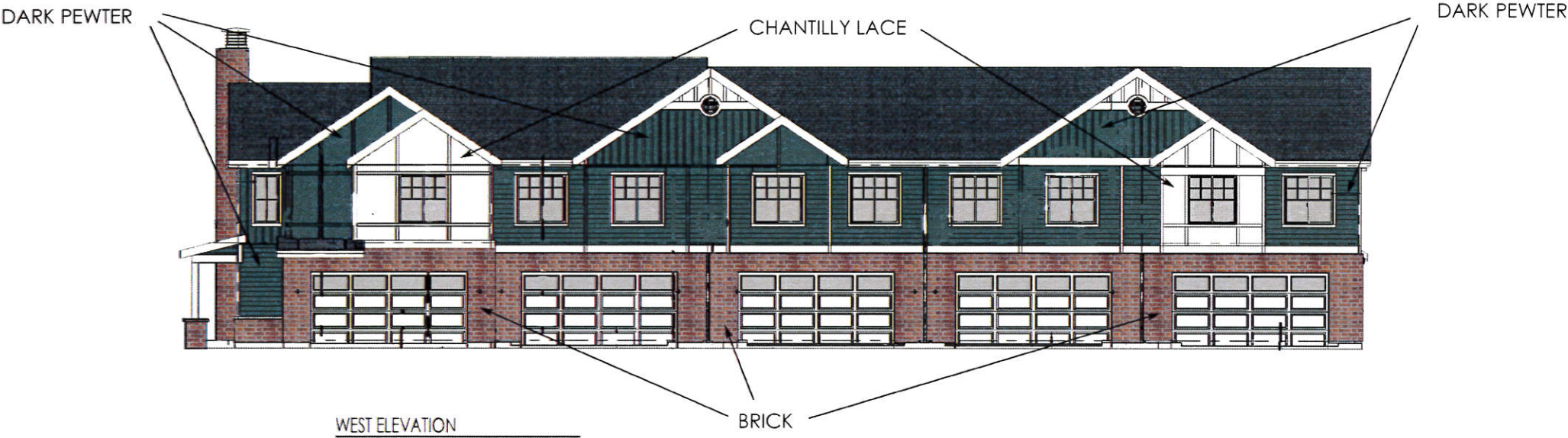
THE VILLAGES ON 27TH

Building 24 and 37 - Type 8 (5-plex)

BM OC-65 Chantilly Lace



MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN



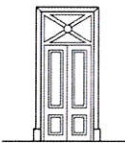
THE VILLAGES ON 27TH
Building 25 - Type 8 (5-plex)



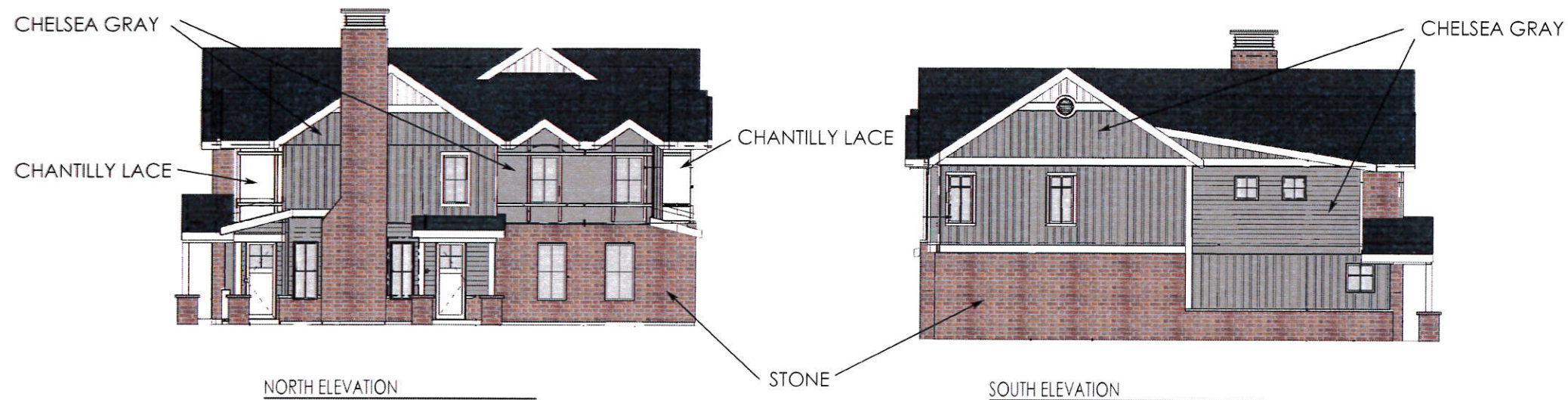
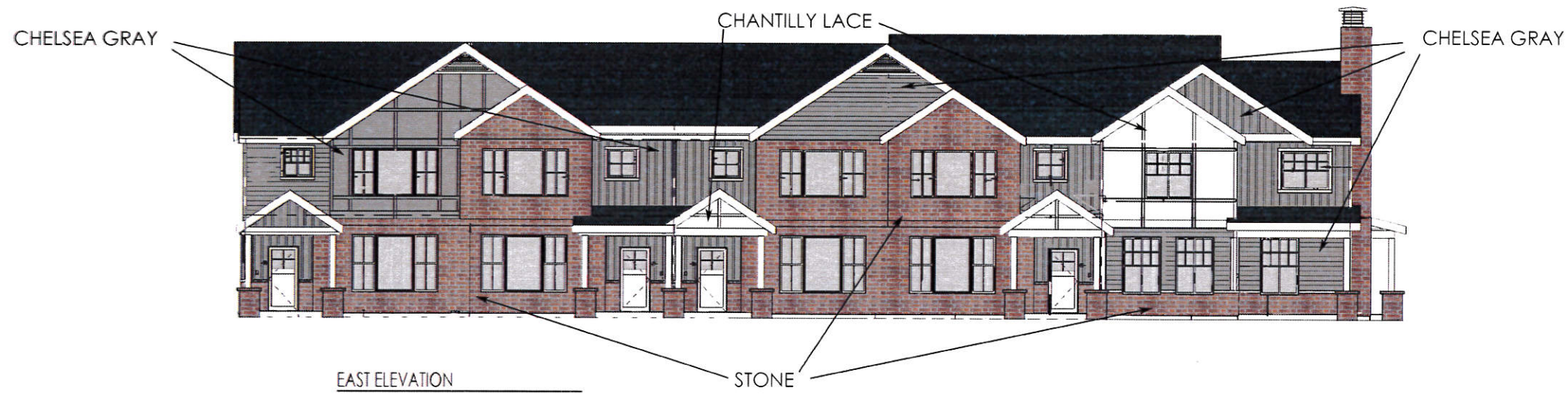
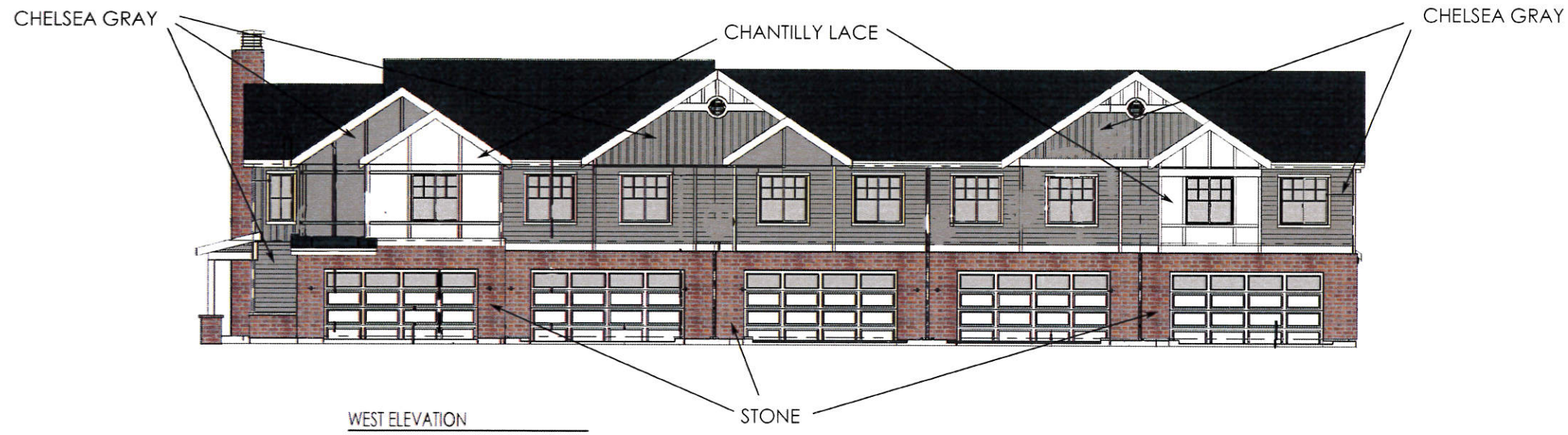
BM 2122-10 Dark Pewter



BM OC-65 Chantilly Lace



MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN



THE VILLAGES ON 27TH

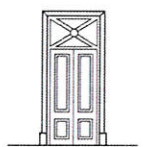
Building 26 - Type 8 (5-plex)



BM HC-168 Chelsea Gray



BM OC-65 Chantilly Lace



MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN



Taylor's Cove Rezone Request

3397 W 4700 South

This packet seeks to provide insight about why the applicant is requesting a rezone from Limited commercial/residential to residential multi-family district. You'll find enclosed information addressing the following:

- Utah Housing Shortage / Housing Affordability
- Overview of why applicant is requesting rezone
- Renderings of development under rezone

We believe that a residential multi-family project will provide an affordable housing option, will capitalize on public transportation and will be an ideal transition between the existing residential and the highly trafficked 4700 south corridor.

Sincerely,

Robert D. Thomson

Utah Land Co.

Utah Housing Shortage

According to the Housing Gap Coalition, for the first time in 40 years, Utah has more households than available housing units. Since 2010, Utah has added four new households for every three new housing units.

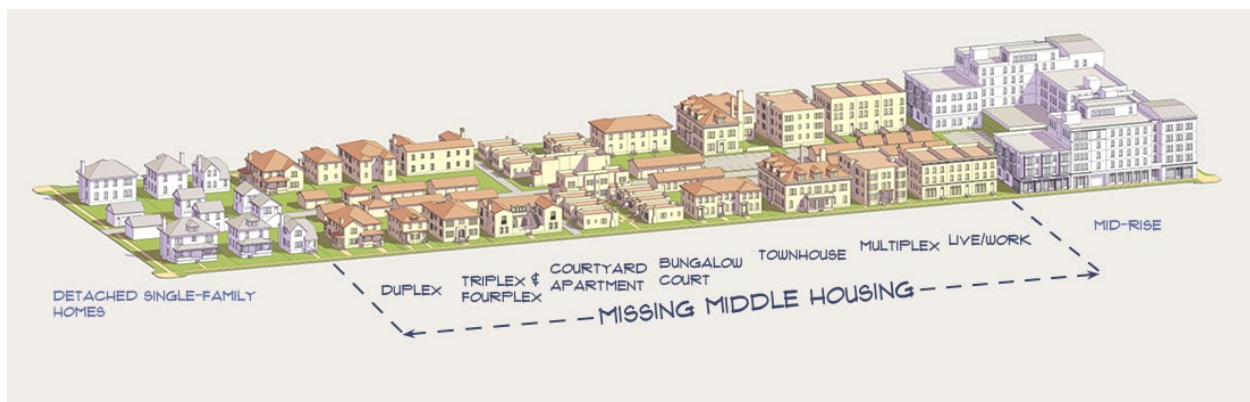
Utah's housing population has doubled over the past 30 years and will double again by 2040. Since 1991, Utah's housing prices have increased at a rate faster than housing in San Francisco, San Jose, and Seattle.

Local policy decisions can help housing affordability. City leaders have the ability to adopt zoning that allows for a wide variety of housing types and prices.

Missing Middle Housing

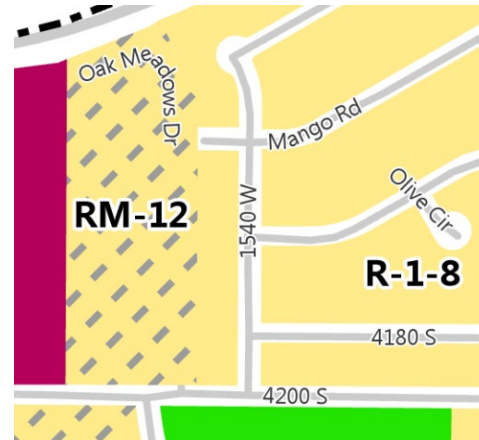
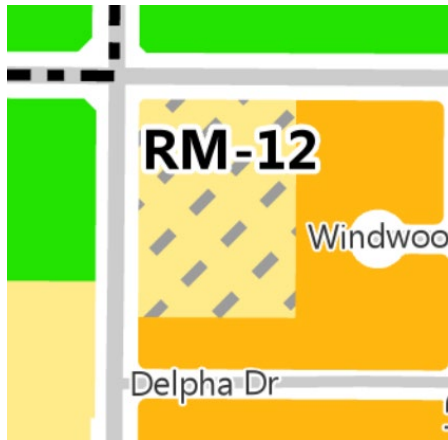
Designer Daniel Parolek inspired a new movement for housing choice in 2010 when he coined the term "Missing Middle Housing."

His idea was that these building types, such as duplexes, fourplexes and bungalow courts, provide diverse housing options that support locally-serving retail, and public transportation options. We call them "Missing" because they have typically been illegal to build since the mid-1940s and "Middle" because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale, as well as number of units and often, affordability.

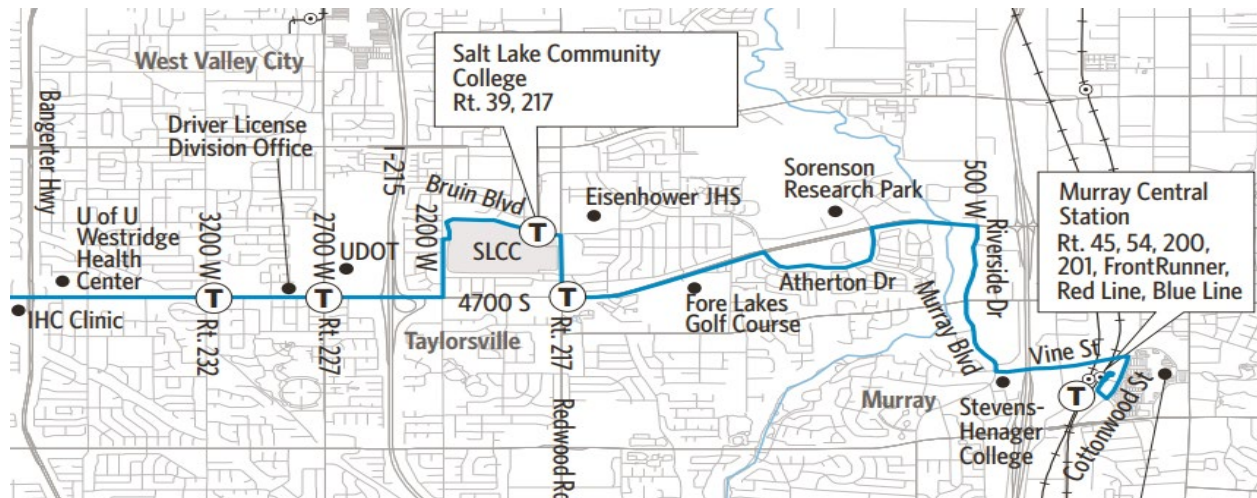


Transitional Land Use

There are several areas throughout the city that have transitional housing. This allows the city to offer different types of housing as the land use transitions closer to a major road and provides easier access to public transportation. Taylor's Cove is located immediately behind the UTA Route 47 bus stop. Route 47 gives riders direct access to Salt Lake Community College, Intermountain Medical Center, and the Murray Central Station. The Murray Central Station will allow connections to Frontrunner and the Red and Blue Trax lines.



Route 47 UTA



Approved Uses - Rezone Needed

Land Use Category	LC Limited Commercial
Restaurant - beer only	PLC7
Off premises beer retailer license	PLC7
On premises banquet and catering license	PLC7
Reception center license	PLC7
Restaurant - full service	AC/NC7
Restaurant - limited service	PLC7
Single event permit	PLC
Special use permit	PLC7
Temporary beer event permit	PLC
Ancillary commercial	P
Animal hospital, veterinary office	P
Art gallery	P
Athletic, tennis, health club	P
Assisted living facility - limited capacity	P
Automotive self-service station	P/AC
Commercial repair services	P
Commercial retail sales and services	P
Daycare, adult, elderly, group	P/AC
Food trucks	P
Library	P
Medical and healthcare offices	P
Mortuary, funeral home	P
Office professional	P
Recreation, indoor	P
Restaurant, sit down	P
School, commercial	P
School, commercial (low impact)	P

The property has some significant obstacles to overcome from a commercial land use standpoint.

1. The list of permitted uses does not fit the site characteristics needed for those uses.

2. The city is working on an updated new General plan which would update this property to what the applicant is proposing.

3. It is located at the mid-block point between 3600 W and 3200 W. Mid-block locations lack the necessary draw for any kind of retail application

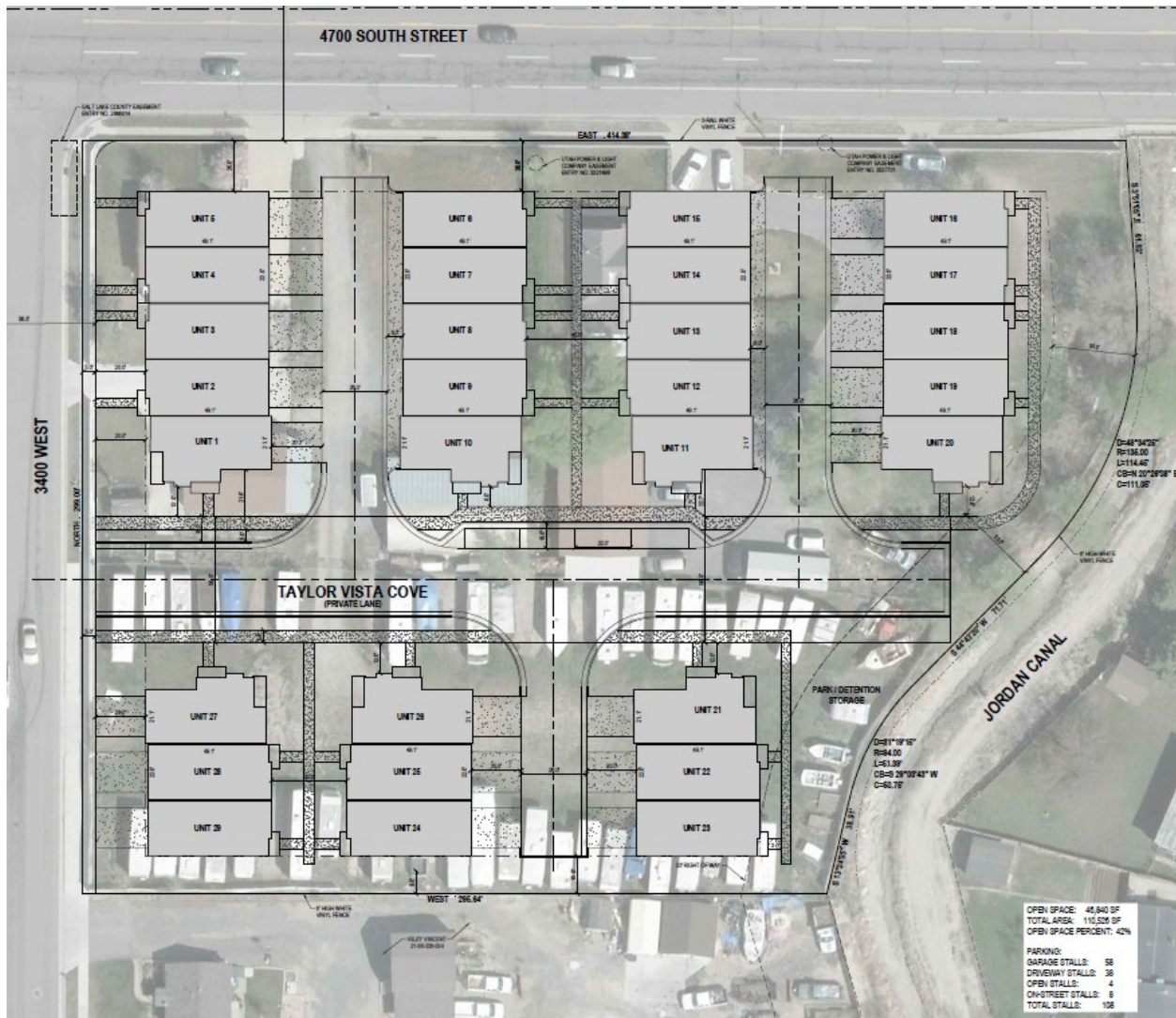
4. Retail development is in a state of constant change. Without an anchor, no developer would look at this as a commercial site.

5. The parcel is .86 acres, making it hard to accommodate parking requirements for a commercial use.

6. A commercial use would be more intrusive and create more traffic then down zoning to a residential use.

7. The highest and best use is a residential multi-family use.

Renderings of Development Under Rezone



- Open Space 42%
- Main road 50' wide Right of Way.
- Driveway Stall 20' long.
- Private Alleys 26' wide.
- All Units are 2 car garages
- End Units allow master on the main floor.
- Total Parking Stalls 108

20' driveway front-loaded 3-plex



20' Driveway front-loaded 4-plex



20' driveway front-loaded 5-plex



Source Edge Homes of Utah

Thank You.