Planning Commission Staff Report

File # 7Z20

Recommendation to the City Council to rezone the property located at 3399 West 4700 South and 3397 W 4700 S from R-1-8 (single family residential; minimum 8,000 square foot lots) and LC (Limited Commercial District), respectfully, to RM-12 (Residential multiple-family district; 12 units per acre) for 2.53 acres

Department of Economic and Community Development

Date:	May 7, 2020
Meeting Date:	May 12th, 2020
Agenda Item:	Public hearing and recommendation to the City Council regarding rezoning the property located 3399 West 4700 South and 3397 W 4700 S from R-1-8 (single family residential; minimum 8,000 square foot lots) and LC (Limited Commercial District), respectfully, to RM-12 (Residential multiple-family district; 12 units per acre) 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:	Zoning Map, 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 Zoning Map w/Address and Parcel ID

Exhibit F: Proposed Site Plan
Exhibit G: Sample Elevations
Exhibit H: Additional Documents Submitted by Applicant

Summary:

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

- Zoning Map amendment from R-1-8 (One Residential Unit per 8,000 Square Feet) to RM-12 (Residential multiple-family district; 12 units per acre); and
- Zoning Map amendment from Limited Commercial to RM-12 (Residential multiple-family district; 12 per acre)

A summary table for each address, parcel, Zoning Map Designation, and Zoning Map amendment is provided below (also see Exhibit E).

Address	Parcel ID	Zoning Map Designation	Zoning Map Amendment
3399 W 4700 S	21-08-226-002-0000	R-1-8	RM-12
3397 W 4700 S	21-08-226-001-0000	Limited Commercial	RM-12

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.

Zoning Map Amendment

The applicant is requesting a Zoning Map amendment for two parcels from R-1-8 (single family residential; minimum 8,000 square foot lots) and LC (Limited Commercial) to RM-12 (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.

Site Description

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

North	South	East	West
West Valley City	R-1-8	R-1-6—Single Family Residential One Dwelling Unit Per 6,000 ft^2	R-1-8

Zoning Map Analysis

The requested Zoning Map amendment is generally consistent with surrounding residential land uses. The current underlying General Plan designation calls for a higher density residential, medium instead of low density residential, at this location compared to the surrounding parcels. Currently, the parcel zone Limited Commercial is not consistent with the underlying General Plan designation or the surrounding land uses.

The Zoning Map amendment is consistent with the General Plan amendment. The Zoning Map amendment in conjunction with the General Plan amendment must be approved by the City Council for final subdivision approval.

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. A Zoning Map amendment from Limited Commercial to R-1-10 for the parcels generally located at 6581 South Redwood Road (parcel ID 21-22-401-014-0000) and 6621 South Redwood Road (parcel ID 21-22-401-015-0000).
3. The proposed subdivision will have twenty-three lots, varying in size.
4. The Zoning Map amendment is congruent with adjacent residential land uses.
5. A Zoning Map amendment must be approved or denied by the City Council.
6. The applicant's request provides additional residential housing types, helping to provide greater housing diversity.
7. The applicant's request Addresses 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 Zoning Map amendment from Limited Commercial and R-1-8 to RM-12 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 #7Z20 for a Zoning Map amendment from Limited Commercial and R-1-8 to RM-12 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 #7Z20 for a Zoning Map amendment from Limited Commercial and R-1-8 to RM-12 for the parcels located at 3399 West and 3397 West 4700 South, based on the following findings found by the Planning Commission. They are:_____.

Exhibit A

Zoning Map: 3397 West and 3399 West 4700 South

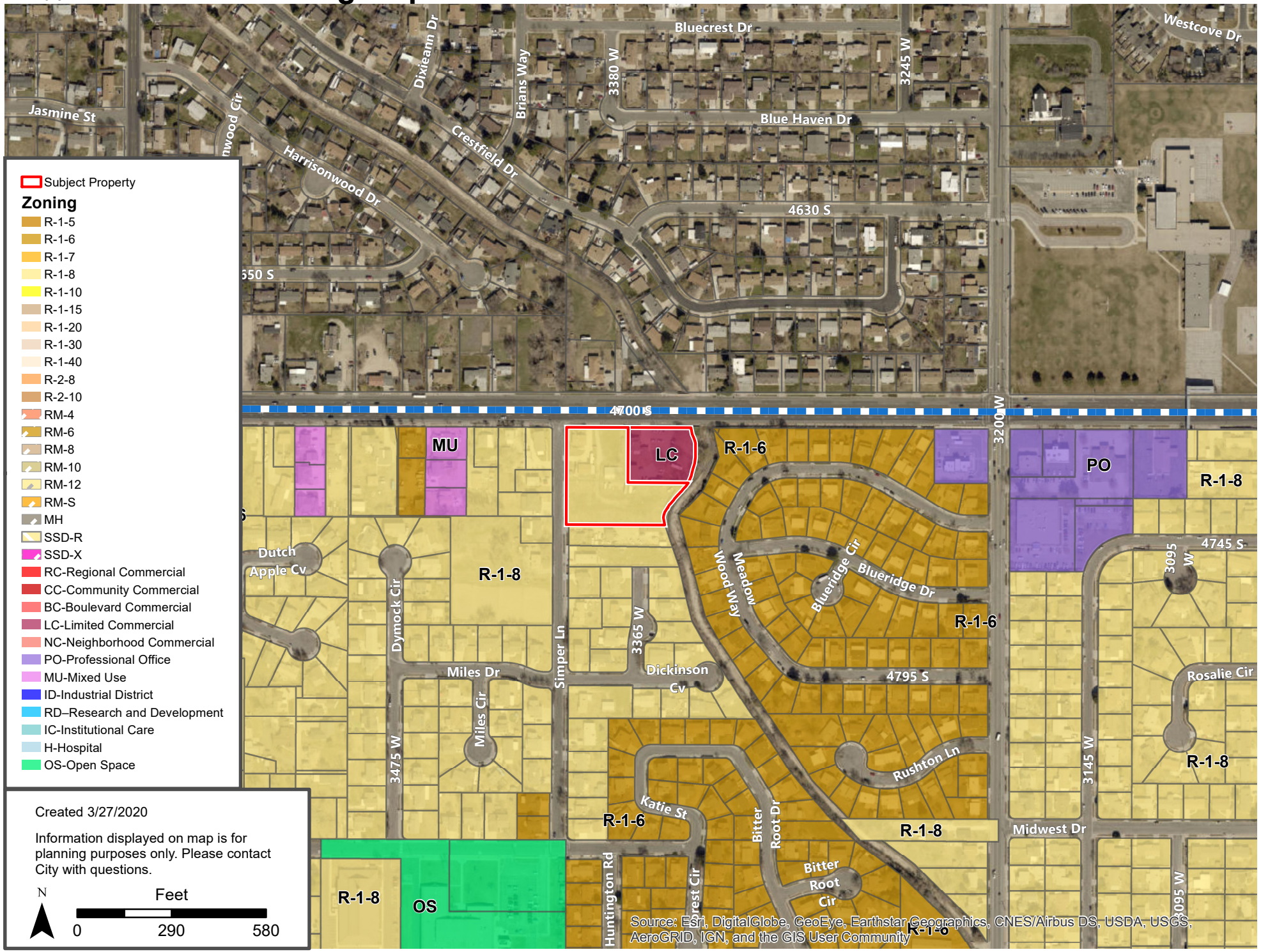


Exhibit B

General Plan Map: 3397 West and 3399 West 4700 South

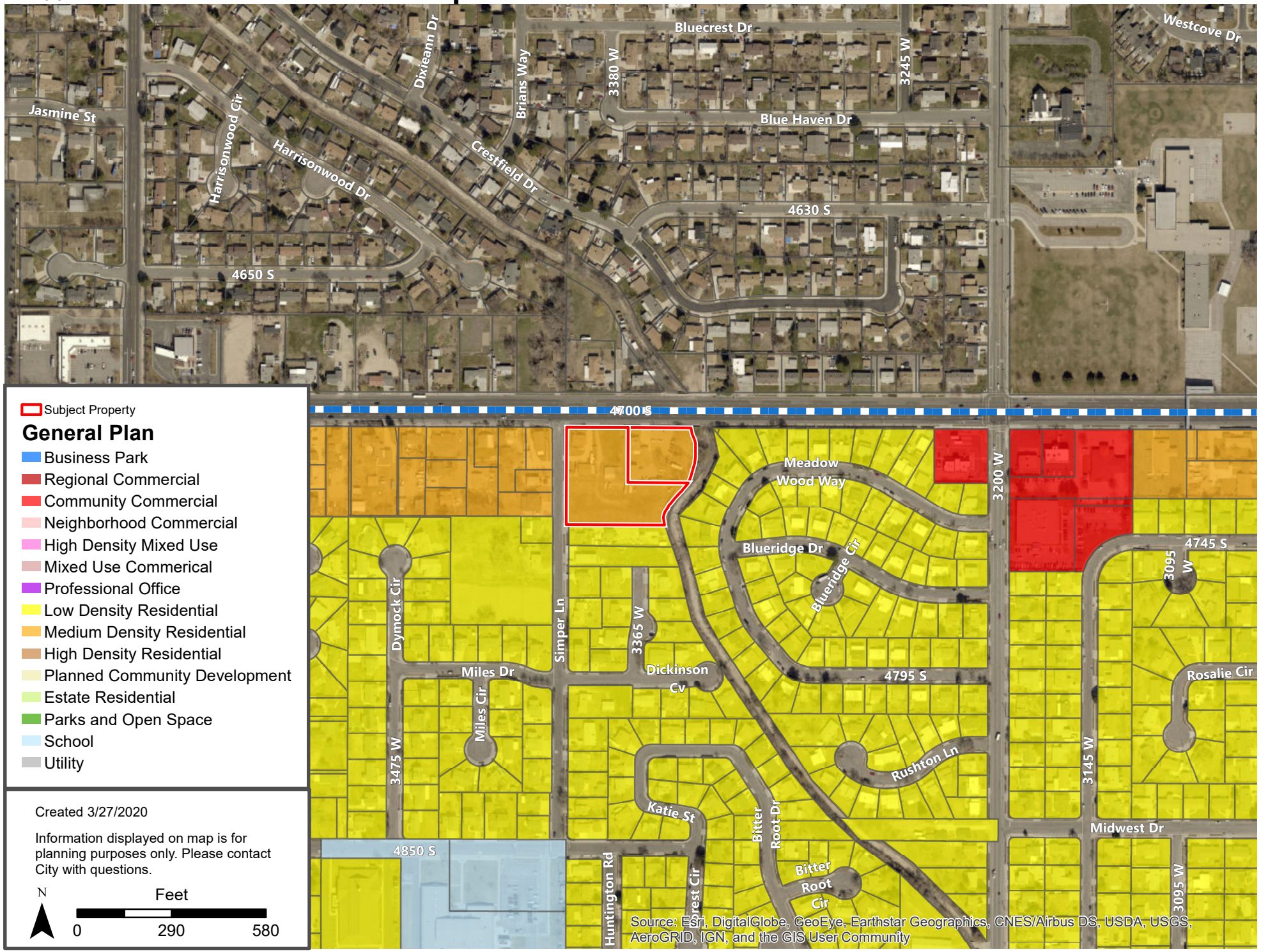


Exhibit C

Site Map: 3397 West and 3399 West 4700 South



Exhibit D

Vicinity Map: 3397 West and 3399 West 4700 South

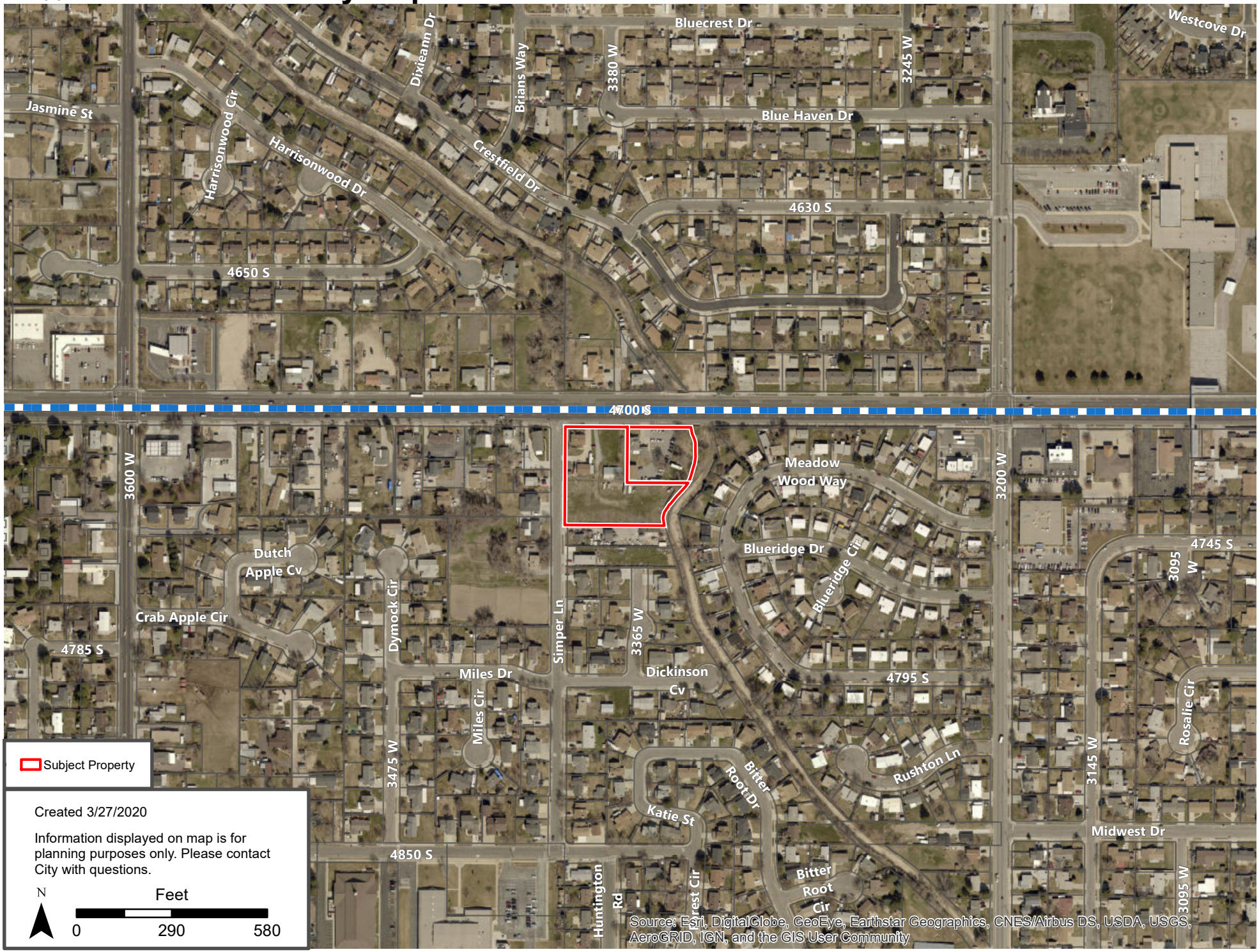
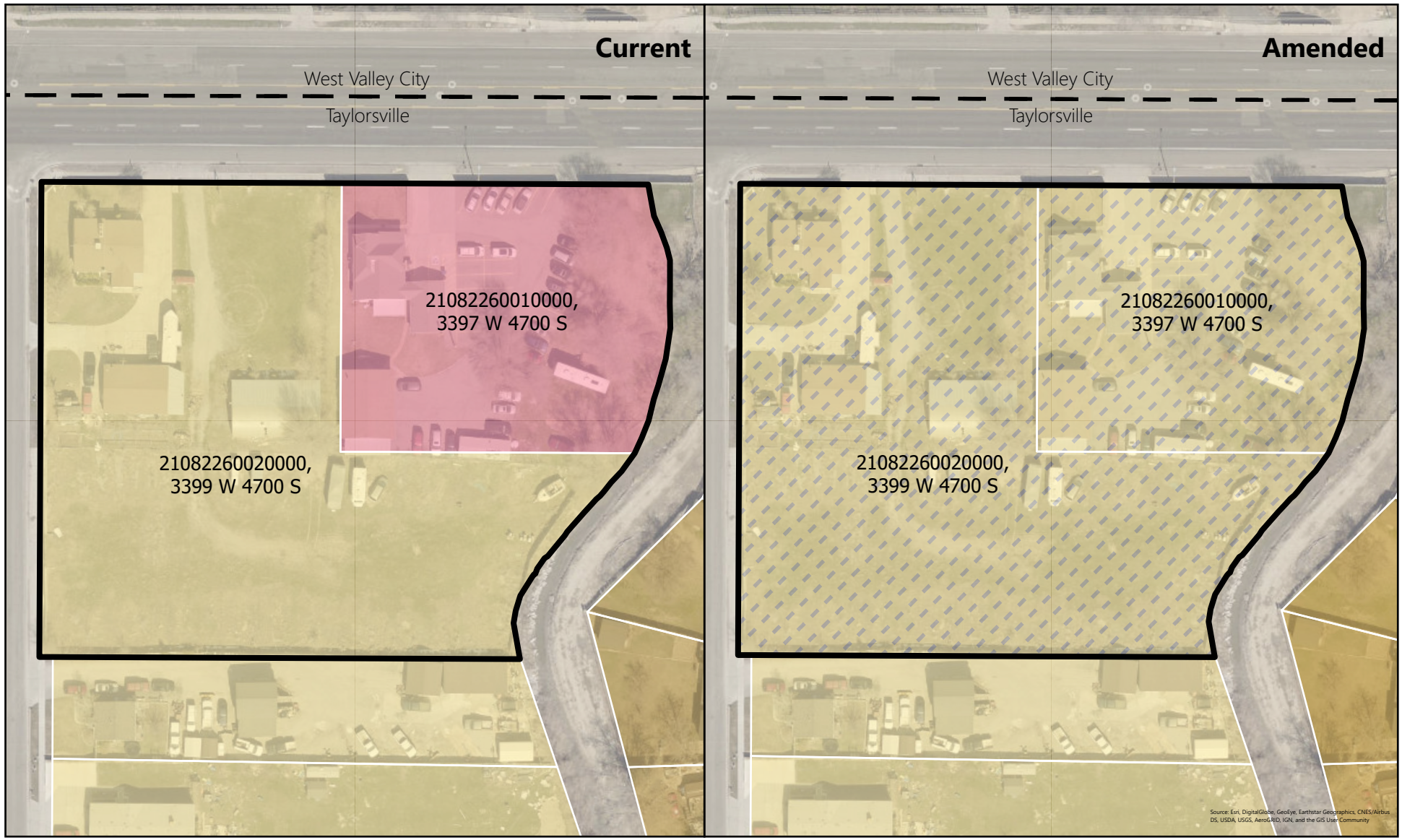


Exhibit E
Taylor's Cove - Zoning





ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

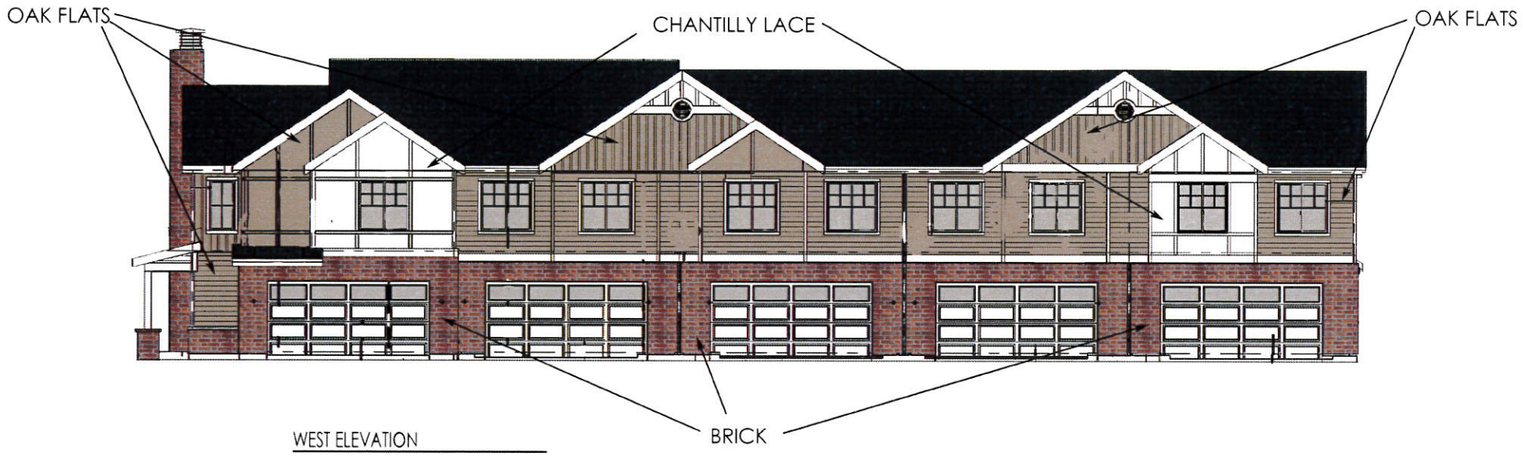
FOR:
UTAH LAND COMPANY, LLC
7984 S 1300 E
SANDY, UTAH 84094
CONTACT:
ROBERT THOMSON
PHONE:

TAYLOR'S COVE

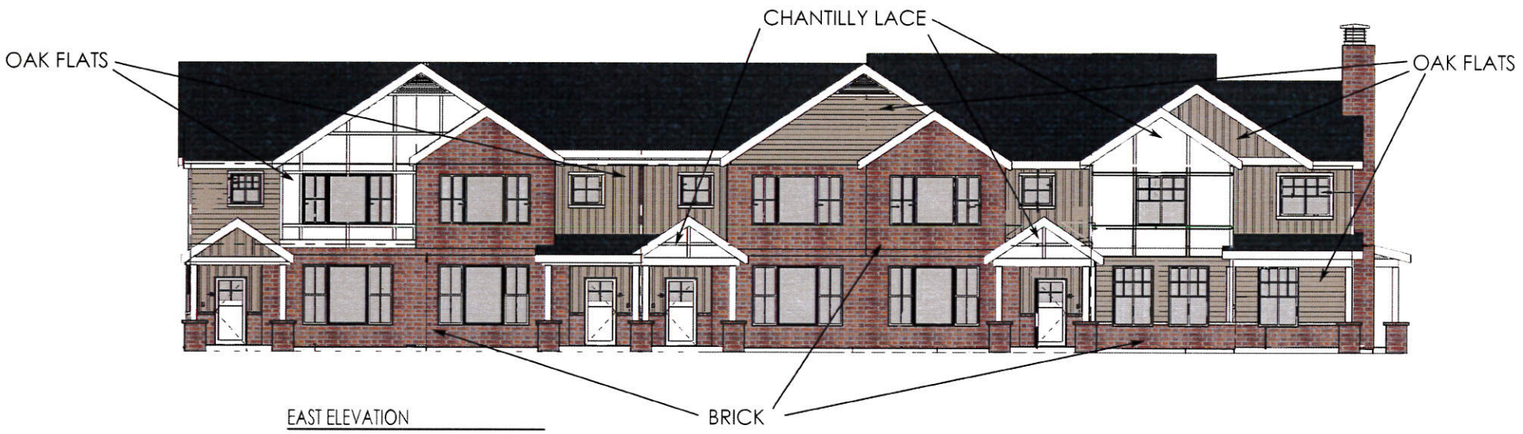
3400 WEST 4700 SOUTH
TAYLORSVILLE, UTAH

CONCEPT PLAN

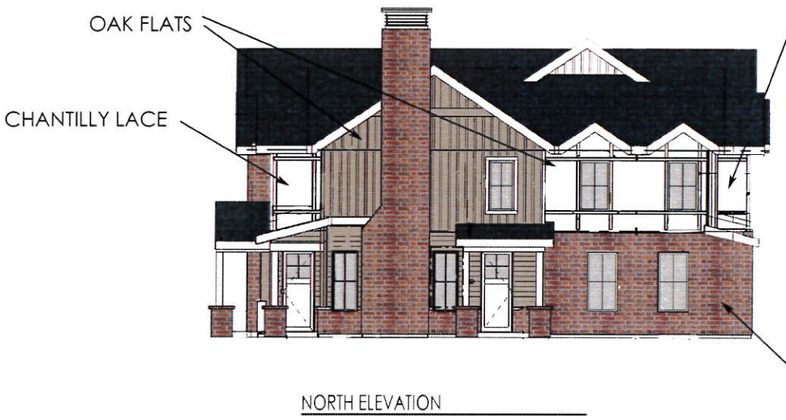
PROJECT NUMBER	PRINT DATE
	3/16/20
DRAWN BY	CHECKED BY
PROJECT MANAGER	
RQE	



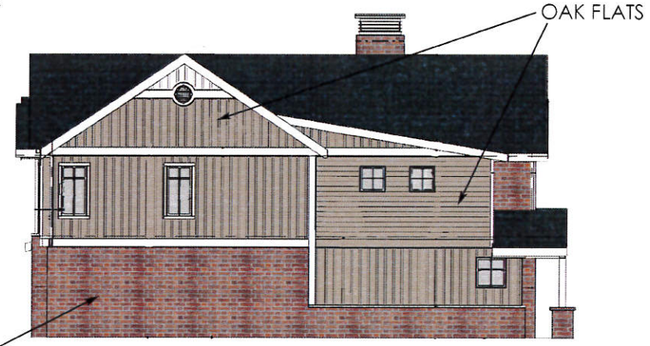
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

THE VILLAGES ON 27TH

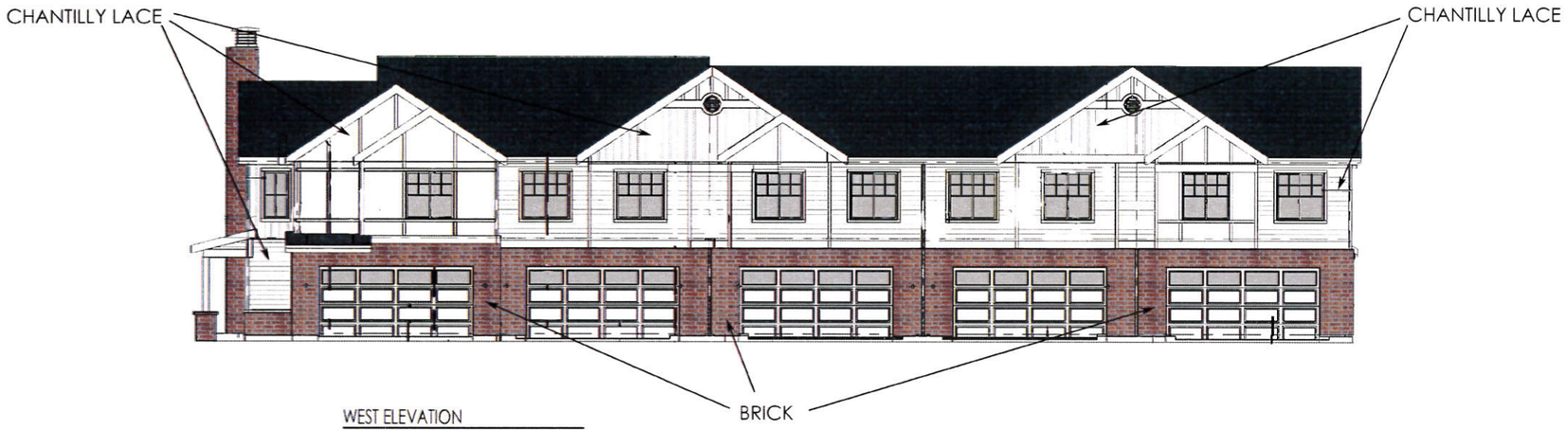
Building 23 and 35 - Type 8 (5-plex)

KH 8684M Oak Flats

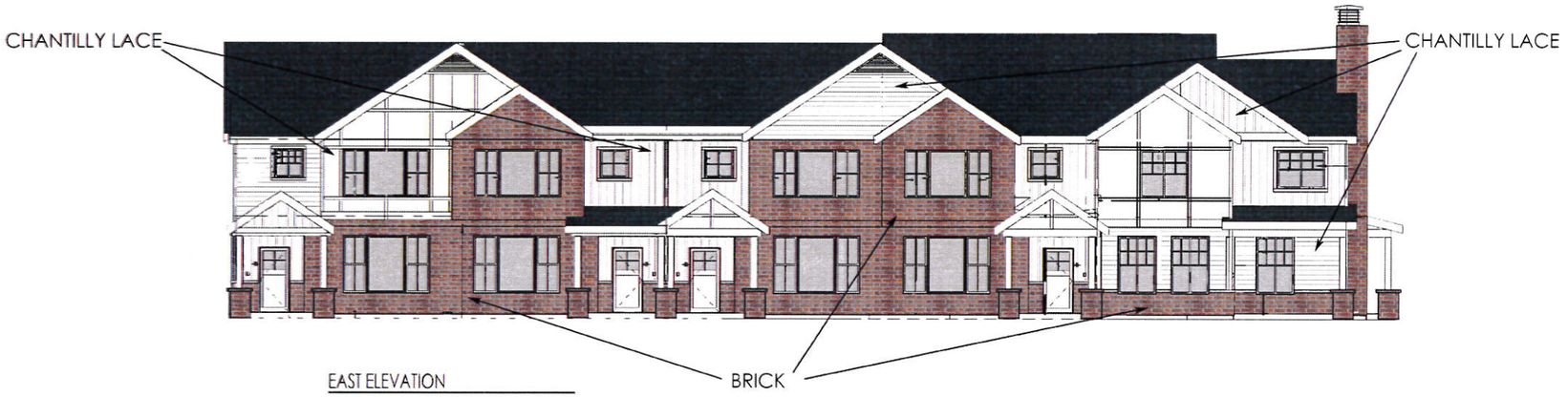
BM OC-65 Chantilly Lace

MICHELE DUNKER

INTERIOR & EXTERIOR DESIGN



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

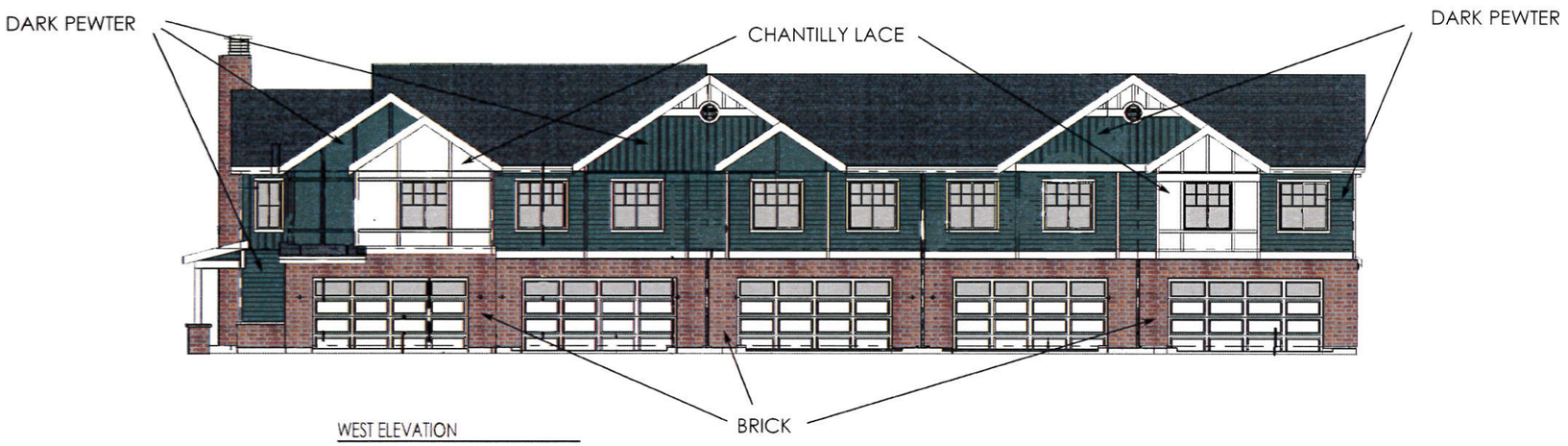
THE VILLAGES ON 27TH

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

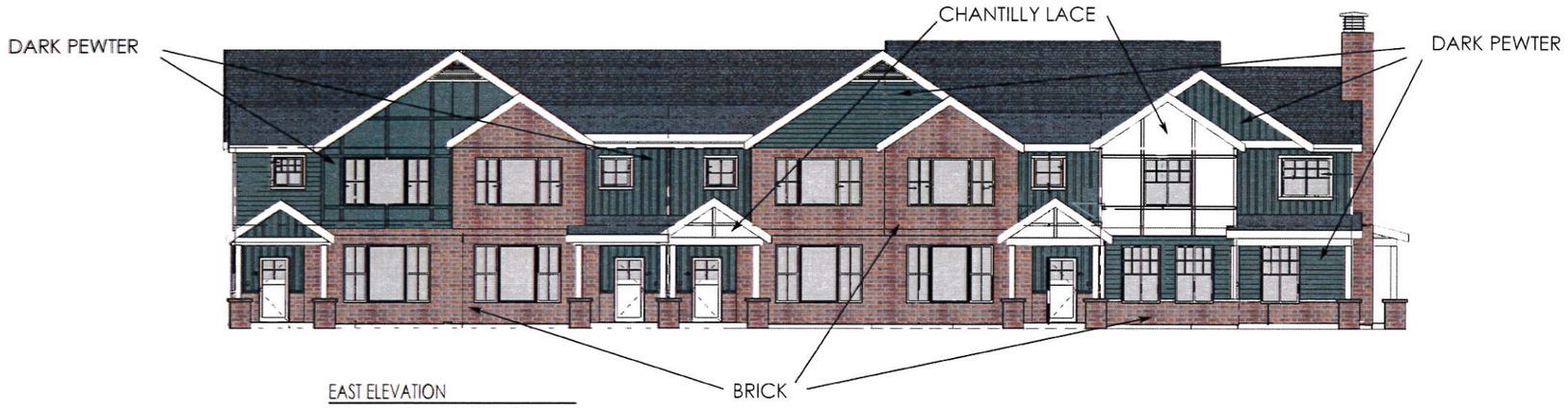
BM OC-65 Chantilly Lace

MICHELE DUNKER

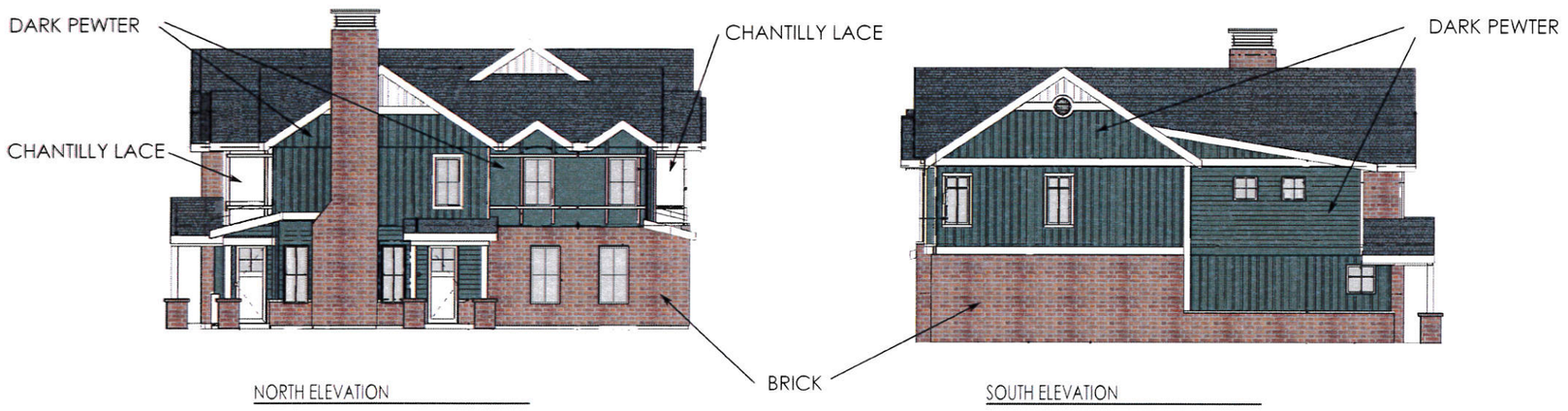
INTERIOR & EXTERIOR DESIGN



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

THE VILLAGES ON 27TH

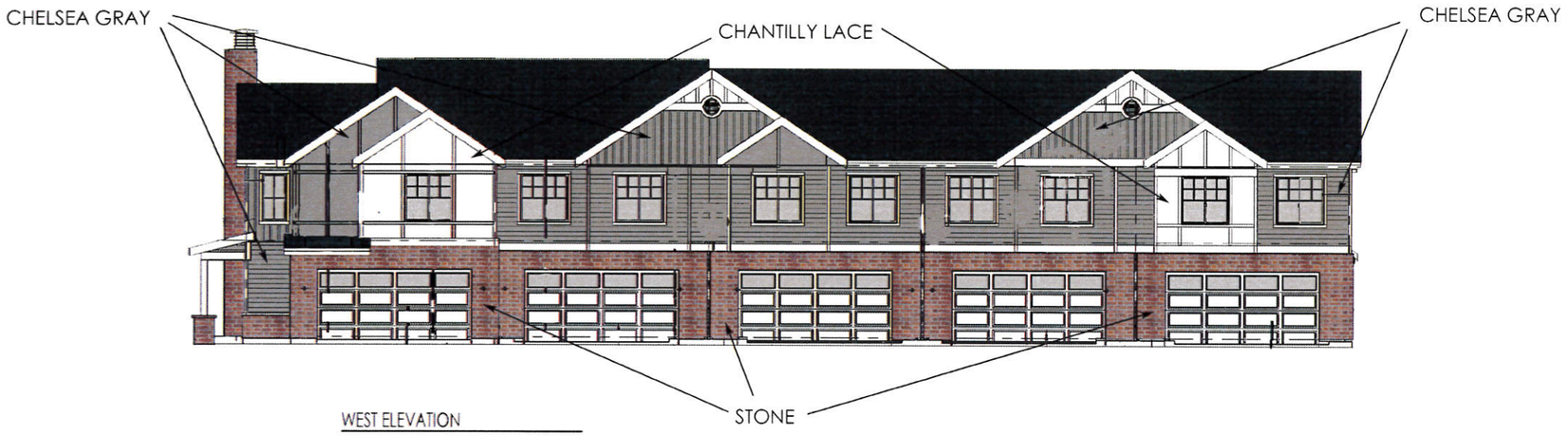
Building 25 - Type 8 (5-plex)

BM 2122-10 Dark Pewter

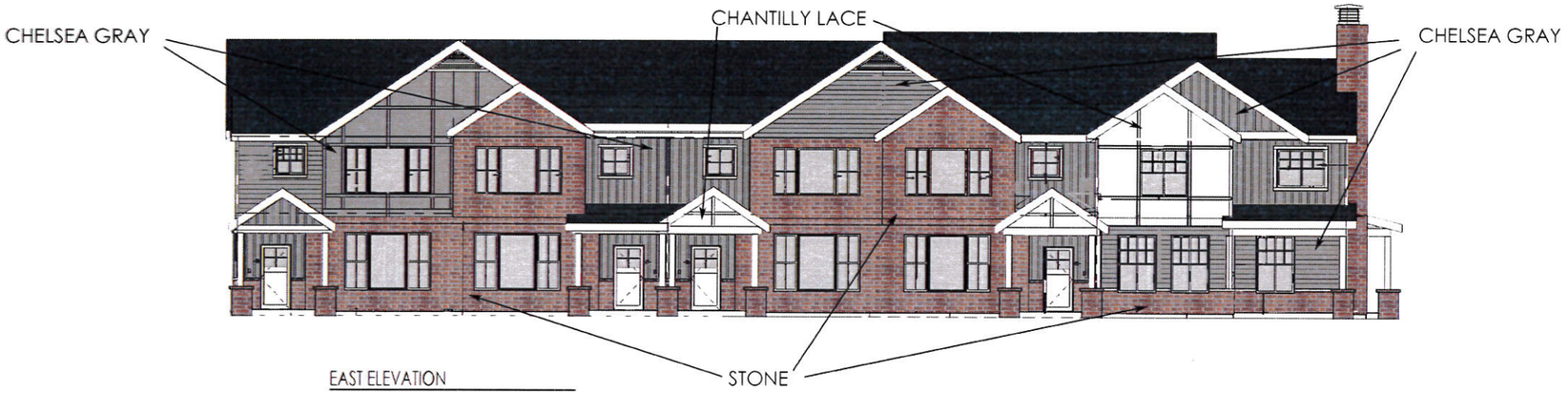
BM OC-65 Chantilly Lace

MICHELE DUNKER

INTERIOR & EXTERIOR DESIGN



WEST ELEVATION



EAST ELEVATION

THE VILLAGES ON 27TH

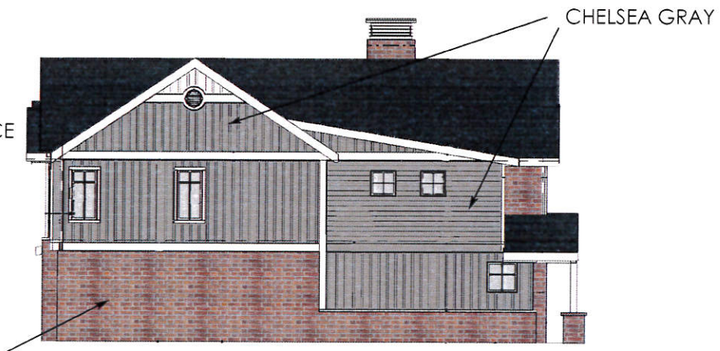
Building 26 - Type 8 (5-plex)

BM HC-168 Chelsea Gray

BM OC-65 Chantilly Lace



NORTH ELEVATION



SOUTH ELEVATION

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.

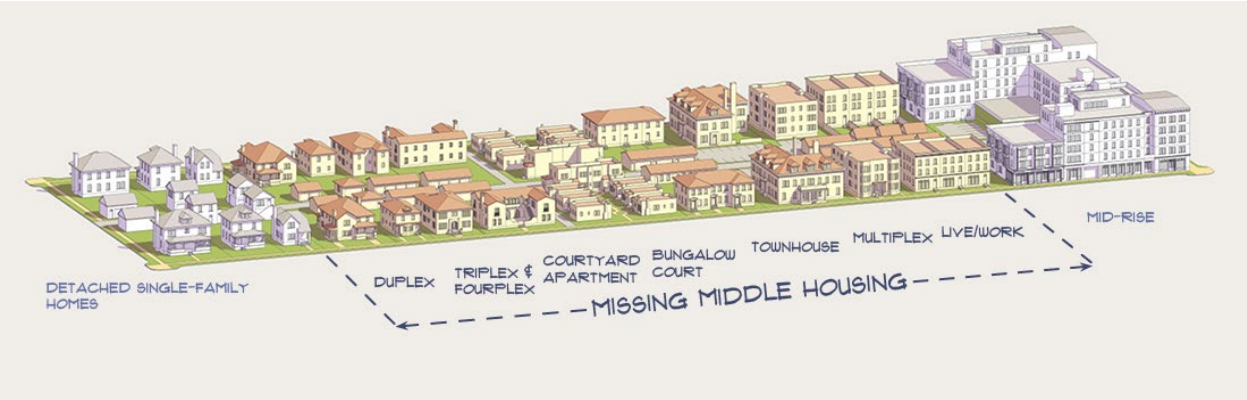
Utah's housing population has doubled over the past 30 years and will double again by 2040. Since 1991, Utah's housing prices have increased at a rate faster than housing in San Francisco, San Jose, and Seattle.

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

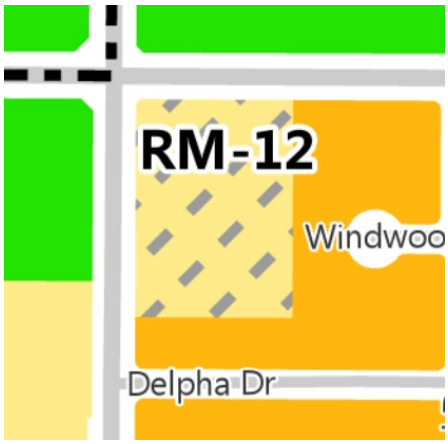
Designer Daniel Parolek inspired a new movement for housing choice in 2010 when he coined the term "Missing Middle Housing."

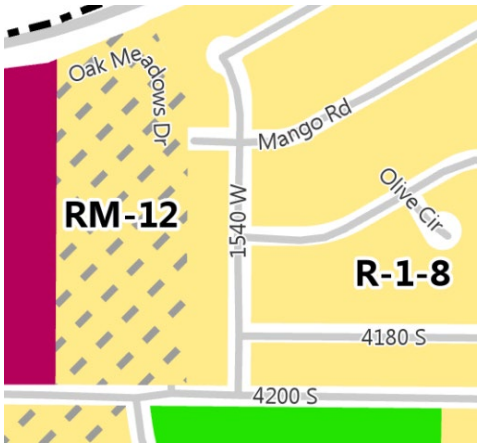
His idea was that these building types, such as duplexes, fourplexes and bungalow courts, provide diverse housing options that support locally-serving retail, and public transportation options. We call them "Missing" because they have typically been illegal to build since the mid-1940s and "Middle" because 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.



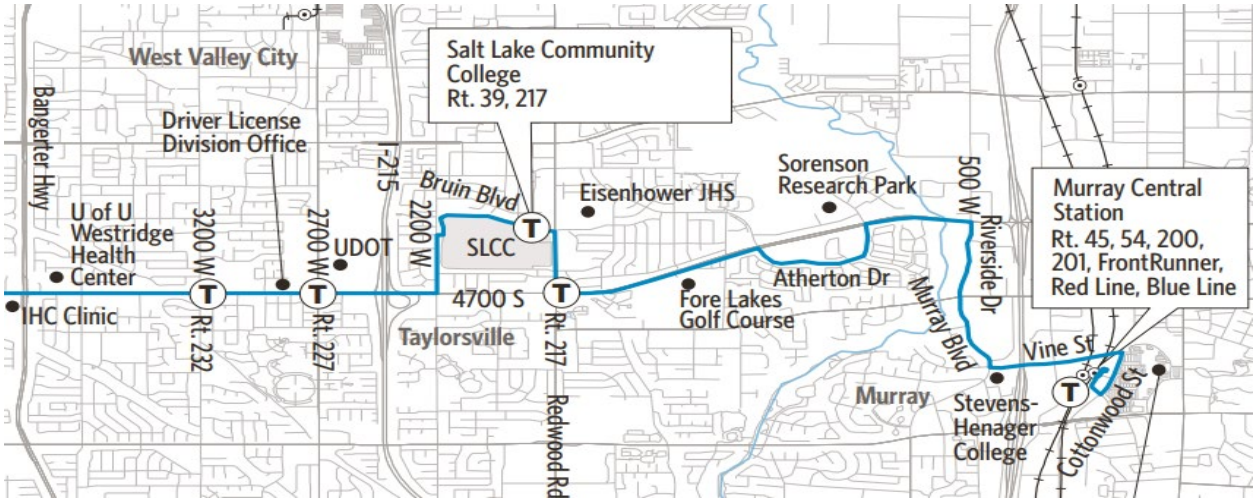
Transitional Land Use

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



UTAH LAND Co.

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

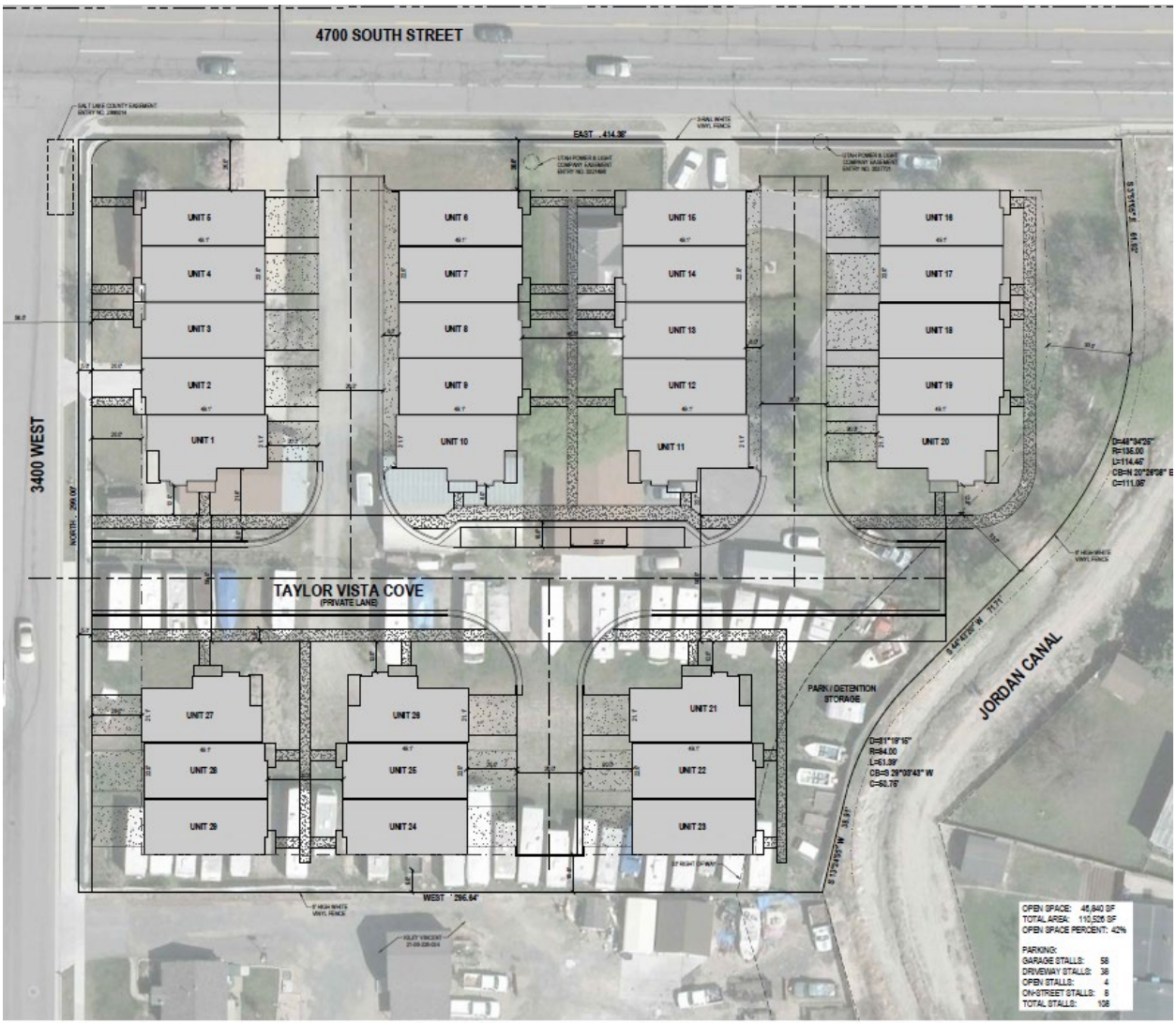
4. Retail development is in a state of constant change. Without an anchor, no developer would look at this as a commercial site.

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.