

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: November 6, 2013

AGENDA ITEM: Public Hearing - Ordinance #13-30 for a proposed amendment to the Zoning Map on 0.58 acres of property located at 2192 W. 5400 S. from LC (Limited Commercial) to NC (Neighborhood Commercial)

PRESENTER: MARK MCGRATH

AUTHOR: MICHAEL MELDRUM

ISSUE SUMMARY:

The subject property is located on the northeast corner of the intersection of 2200 West and 5400 South and is currently vacant. This property is currently located in an LC or Limited Commercial zoning district. The request is to amend the zoning map and change the zoning to NC or Neighborhood Commercial.

When the General Plan map was prepared the subject property was part of a larger parcel and included the property where the Aloha Auto Spa is currently located. The current General Plan specifies this vicinity to be included in the Professional Office designation. While the request does not comply with the current General Plan designation on the property it is staff's opinion that due to the size of the property would not be developable as an office use.

In regards to the Neighborhood Commercial district, Section 13-04-12 of the Taylorsville Land Use Development Code states: "This district is established to allow for the creation of commercial centers to serve the convenience shopping and service needs of neighborhood areas of the City within planned commercial centers. The Neighborhood Commercial District designation is intended for commercial developments that will relate to residential neighborhoods and will be compatible with residential character."

The introduction of the NC or Neighborhood Commercial zoning district on the subject property complies with the intent and purpose sections specified above for both the General Plan and the Taylorsville Land Development Code.

The properties to both the east and west of the subject property are also commercial in nature. There is an existing panel wall along the north property line of the subject property and those extending to the east to separate them from the single family residential land use to the north. This wall was required as a condition of the development of the property to the east of the subject property.

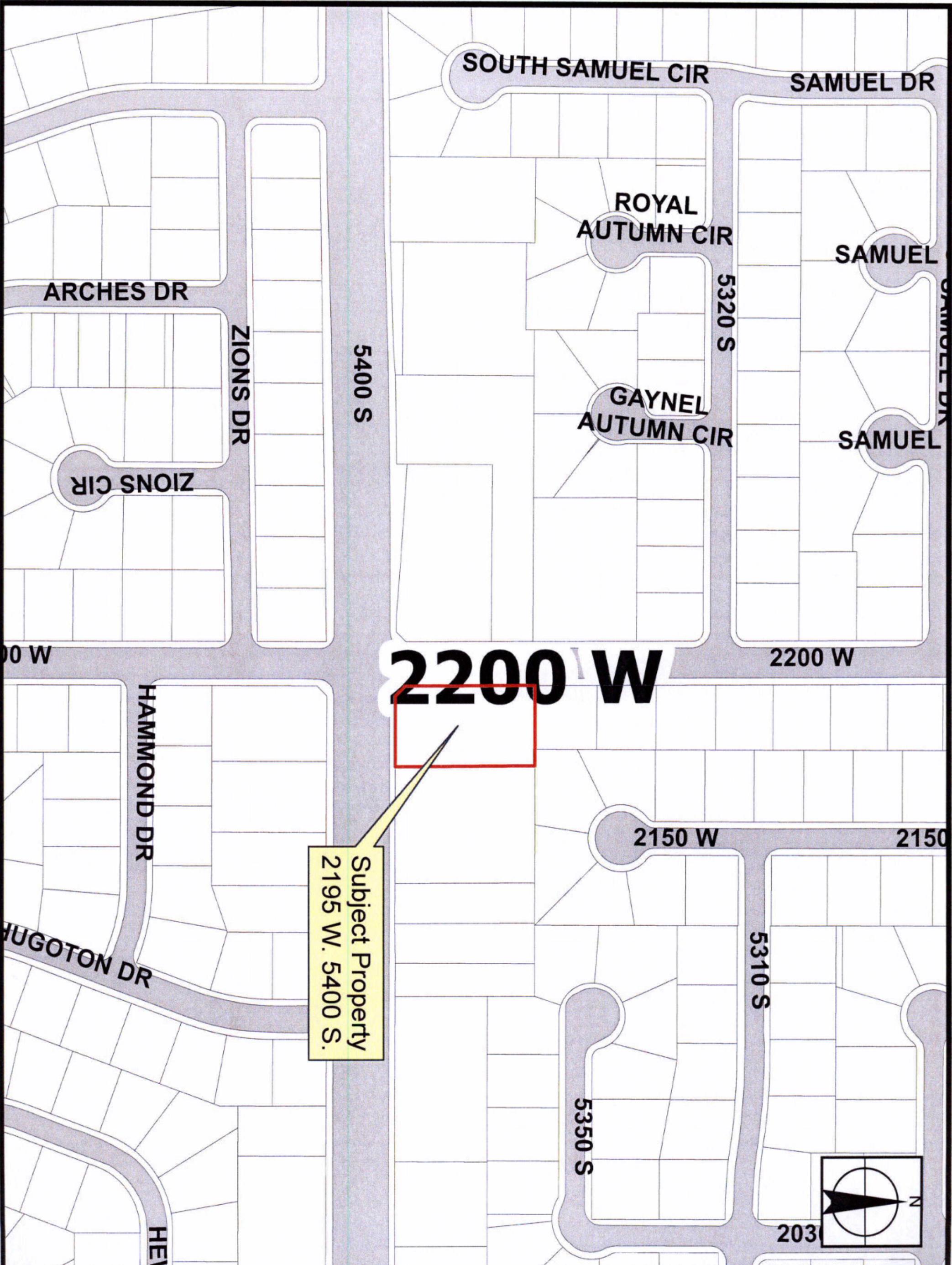
An existing road passes through the subject property and continues to the east to allow an additional access point for those properties. Cross access agreements were previously signed with the development of the Aloha Auto Spa (carwash) property immediately to the east of the subject property. The subject property is currently in the ownership of Richard Brunson, who

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also owns the State Farm insurance business. Therefore, Mr. Brunson owns the property on the corner (subject property) and the third property from the corner. The recording of the cross access easement guarantees access to the three parcels immediately east of 2200 West.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission unanimously (6-0 vote) recommends that the City Council amend the Zoning Map from LC to NC for 0.58 acres of property located at 2192 W. 5400 S.



SOUTH SAMUEL CIR

SAMUEL DR

ROYAL
AUTUMN CIR

SAMUEL

ARCHES DR

ZIONS DR

5400 S

5320 S

ZIONS CIR

GAYNEL
AUTUMN CIR

SAMUEL

00 W

2200 W

2200 W

HAMMOND DR

2150 W

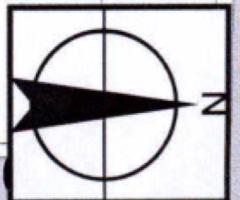
2150

HUGOTON DR

Subject Property
2195 W. 5400 S.

5310 S

5350 S



203

HEV

TAYLORSVILLE, UTAH
ORDINANCE NO. 13-30

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE ZONING MAP FROM LC (LIMITED COMMERCIAL) TO NC (NEIGHBORHOOD COMMERCIAL) FOR 0.58 ACRES OF PROPERTY LOCATED AT 2192 W. 5400 S.

The City Council of Taylorsville ordains as follows:

WHEREAS, on October 8, 2013 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to recommend approval of the Zoning map amendment; and

WHEREAS, on October 30, 2013 a notice of public hearing regarding the proposed Zoning map amendment was posted on the state public notice website; and

WHEREAS, on October 25, 2013 a notice of public hearing regarding the proposed Zoning map amendment was posted in 3 different places within the City of Taylorsville boundaries; and

WHEREAS, the Taylorsville City Council met in a regular session on November 6, 2013 to conduct and consider, among other things, a public hearing regarding the proposed Zoning map amendment; and

WHEREAS, after careful consideration and review, the City Council has determined that it is in the best interest, health, safety, and welfare of the citizens of Taylorsville to amend the Zoning map for 0.58 acres of property from LC (Limited Commercial) to NC (Neighborhood Commercial).

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville, Utah City Council that this document be adopted to amend the Zoning map on the following described property:

From LC (Limited Commercial) to NC (Neighborhood Commercial)

BEGINNING AT A POINT NORTH 89°53'41" EAST 153 FEET AND NORTH 00°23'43" WEST 53 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°23'43" WEST 211 FEET; THENCE SOUTH 89°53'41" WEST 120 FEET MORE OR LESS; THENCE SOUTH 00°23'43" WEST 141.7 FEET; THENCE SOUTH 54.3 FEET; THENCE SOUTH 45°09'48" EAST 21.27 FEET; THENCE NORTH 89°53'41" EAST 105.4 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINS 0.58 ACRES±.

This Ordinance, assigned Ordinance No. 13-30, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2013.

TAYLORSVILLE CITY COUNCIL

By: _____
Dama Barbour, Chairman

VOTING:

Dama Barbour	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Bradley W. Christopherson	Yea ___ Nay ___
Larry Johnson	Yea ___ Nay ___
Kristie S. Overson	Yea ___ Nay ___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2013.

APPROVED this _____ day of _____, 2013.

By: _____
Jerry Rechtenbach, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2013.

POSTED this _____ day of _____, 2013.