



HOLLADAY CITY COUNCIL SUMMARY REPORT

MEETING DATE: August 5, 2021

AGENDA ITEM:

REQUEST: Zone map amendment at

SUBMITTED BY: Planning Staff -- Jonathan Teerlink

ACTION NEEDED:

- 1) Review a request to amend the zone map of .96 acres (41,817 sq ft) of land located at 6121 South Highland Drive (The Property)
- 2) Hold required public hearing, and
- 3) Review and consider a positive recommendation from the Planning Commission forwarded on June 13th 2021

RECOMMENDATION:

For the purposes of this meeting, staff recommends the Council to hold the public comment period and move to discuss this request at a later date.

BACKGROUND:

The property owner, Dimitri Golexis, represented by Chris Ensign, request an amendment to the zone map for one parcel currently in the R-1-10 zone. The proposal is to convert the .96 acre to the newly established HCR zone. The Planning Commission, during their regular meeting recommended approval of this petition (6-0) with no public input recorded.

Mr. Golexis, in partnership with Chris Ensign, seeking redevelopment of this well-known locale, originally applied to establish the framework for the Holladay Crossroads Zone in 2019. After 1.5 years of review by the planning commission, public input (open houses) and careful refinement by the city council, a final version of the HCR zone was Enacted on March 4th 2021. This new mixed-use zone establishes redevelopment standards supported by the goals of the Holladay Crossroads Small Area Master Plan. **The application to rezone this property to HCR** is recommended by this General Plan document and is intended by the applicant to facilitate a mixed-use retail/residential development.

GENERAL PLAN (GP) REVIEW

Implementing zone regulations to anticipated growth needs/goals is a particularly important land use decision. As a legislative action, this decision is guided by the community standards given in the City of Holladay General Plan (GP), the Holladay Crossroad Small Area Masterplan (HCR-SAMP) and is supported by the Title 13 of the Land Use Ordinances of Holladay. The GP refers to this area as **Mixed Use – Transitional (MU-T)** and defers to the HCRSAMP for specific redevelopment goals, specifically to establish and adopt the HCR for properties within the study area. According the Land Use Map 2.3 of General Plan the MU-T Specifically, this district described as follows (Principle 2, pg19)

- **Mixed Use-Transitional (MU-T)**

Suggested zones: See Chp. 9 Small Area Master Plans

This district is intended to support the development of a "Small Area Master Plan" for areas such as the Holladay Crossroads commercial area, Black Diamond site on 3900 South and Oakmont Plaza on 2700 East. Future plans for the development of these areas could include a mix of residential and commercial uses.

HOLLADAY CROSSROADS STUDY AREA:

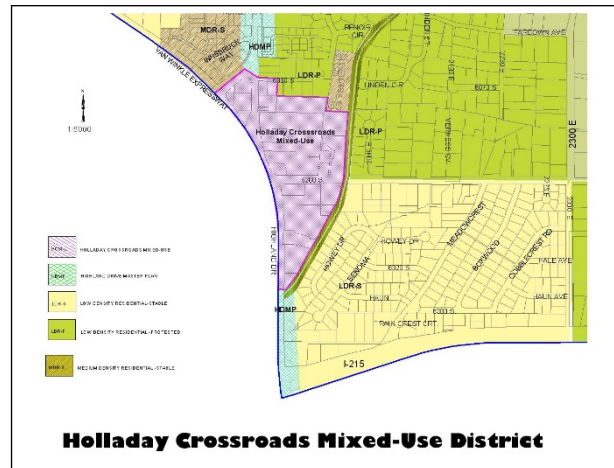
Located at the intersection of big cottonwood road/6200 south, highland drive, and van winkle expressway, this district has the potential to become a premier commercial/mixed-use destination. It is the only commercial area in Holladay that has direct access to a freeway interchange. At present the area is relatively disconnected and dominated by aging, suburban-style strip malls and one-off "commercial pad" buildings. The area lacks continuity and the numerous parking lots are poorly coordinated, causing confusion and making it difficult to navigate from building to building. The area is poorly signed and lacks basic pedestrian amenities.

Due to its proximity to I-215, the Holladay Crossroads area has been identified as a priority improvement area for the City, with the goal of transforming it into a thriving, regional commercial, pedestrian and bike-friendly, mixed-use place. Significant changes to Highland Drive, Van Winkle Expressway and 6200 South intersection may be required. At the time of this writing, the City is investigating alternative intersection designs and has obtained approval for a triple left turn southbound from Highland Drive to Van Winkle Expressway.

ANALYSIS:

The following measures are designed to guide the future development of the land uses of the HCR zone :

- Ensures new development contributes to the "gateway" functions of the area (architecturally)
- Support of those rezone applications initiated by property owners that are determined by the City to be of sufficient size to meet the purposes of the new mixed-use zone. The application of the Holladay Crossroads Mixed Use Zone will only be considered for those properties shown on Figure 3, Holladay Crossroads Mixed Use District:
- Require all development applications to include an economic impact analysis and a public amenity assessment that identifies the contributions being made to gateway features and public amenities in the area



This new mixed-use zone establishes the intended redevelopment goals intended of the Holladay Crossroads Small Area Master Plan. The application to rezone this property to the HCR is therefore recommended by this General Plan document.

ATTACHMENTS: Applicant Narrative, Maps, HCRSAMP, HCR Zone 13.66

FISCAL IMPACT: Net positive due to potential improvements and associated property tax

SUGGESTED MOTION: Motion to continue for discussion during next available agenda