



HOLLADAY CITY COUNCIL SUMMARY REPORT

MEETING DATE:

AGENDA ITEM:

REQUEST: Zone map amendment at 4409 South 2300 East (The Property)

SUBMITTED BY: Planning Staff -- Jonathan Teerlink

ACTION NEEDED:

- 1) Review a request to amend the zone map for a single .35-acre parcel (15,246sqft)
- 2) Hold required public hearing, and
- 3) Review and consider a positive recommendation from the Planning Commission forwarded on April 3th 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:

Shortly following a recent rezone approval for 6 properties at the corner of 2300 east and 4500 South, property owner, Jake Christensen, has acquired an additional and abutting lot. **Currently R-1-10**, Mr. Christensen requests an amendment to the zone map for this 1 parcel: "upzoning" it to R-2-10 (Residential duplex, per 10,000 sq ft of land) matching the previously approved petition to add one additional duplex to an already planned (not yet approved) abutting twin-home subdivision (**6 twin-homes** (12 units)). The City of Holladay Planning Commission during their regular meeting recommended approval of this petition (6-0) with no voiced public input.

GENERAL PLAN (GP) REVIEW

As The Property has frontage on 2300 East, the General Plan is applicable to guide zone map amendment petitions. According the Land Use Map 2.3 of the General Plan this subject area lies within the **General Plan District: MDR-T** (Medium Density Residential-Two Units). Specifically, this district is described as follows (Principle 1, pg16)

Medium Density Residential-Two Units (MDR-T) Suggested Zones: R-1-4, R-2-8, R-2-10

This district is intended to accommodate small-lot single family and two-family attached unit development with slightly higher densities than the LDR-S districts. New development should be accommodated through utilizing unclaimed density where possible. Proposed rezones within the suggested zone list may be appropriate where increased density will not destabilize the existing neighborhood.

ANALYSIS:

This rezone petition is requested at the lowest-density range of the three suggested zones of the MDR-T District. While considering the General Plan's vision of compatibility and "utilizing unclaimed density", the following may be considered

- *Property – sized at .35 acres (15,246sq ft) and developed with one home, the gross density of the entire property exceeds the existing R-1-10 zone leaving no unclaimed available density at R-1-10 level. (i.e. a 20,000 sq ft lot could yield a subdivision and one additional home)*
- *Access – direct, 2300 east. Ultimately via private lane*
- *Right of Way Improvements – full public improvements of 2300 east, imposed upon the developer, including options to partner with SLPU to improve the present conditions at the extreme corner of the site*
- *Road Configuration and Traffic –Average Daily Traffic (ADT) count: 12,719 for 2300 E.¹ Approval of this petition and a subsequent new unit, would lead to a net generated increase of 13 ADT for a total of 91 additional ADT for the entire proposed development (average 6.5 ADT per household).*
- *Density – R-2-10 zone allows for one twin-home per 10,000 or one single-family home per 6,250 sqft. The size of this lot will yield only one twin-home.*
- *Health and Safety – If a rezone is approved, the proposed residential uses, will likely be serviced by a private, gated lane negligible impact on the health, safety or welfare to the existing single-family community. "Cut-through" traffic, intending to circumnavigate the intersection of 2300 east and 4500 south is a concern of the abutting community. As this is a presumed traffic movement, efforts to curtail this issue are best discussed at the site plan stage.*
- *Fire Protection and Access – The applicant would be required to adhere to and provide access and fire protection measures as required by the Unified Fire Authority.*
- *Other Site Issues - Site design features such as street dedication, curb and gutter, storm drainage and water retention; landscaping and trees, etc. – are all items that will be required, but reviewed during a subdivision process, not during the rezone consideration. Salt Lake Public Utilities have been contacted regarding their corner parcel. Upcoming meeting between the city and SLPU have been scheduled to discuss option for this prominent piece of ground.*

ATTACHMENTS:

Public comment, Applicant Narrative, Mapping

FISCAL IMPACT:

Net positive due to associated property tax

SUGGESTED MOTION:

Motion to continue for discussion during next available agenda