



HOLLADAY CITY COUNCIL SUMMARY REPORT

MEETING DATE: July 14, 2022
REQUEST: Zone map amendment at 5203 South Highland Drive
SUBMITTED BY: Planning Staff -- Jonathan Teerlink

ACTION NEEDED:

- 1) Review a request to amend the zone map for .60 acres of land (26,136 sq ft) from the current Residential Single Family per half acre lots (R-1-21) to Single Family per .23 acre or 10,000 sq ft lots (R-1-10).
- 2) Hold required public hearing, and
- 3) Review recommendation from the Planning Commission made on May 21st 2019

RECOMMENDATION:

A proposal to amend the zone map required a Legislative process. A public hearing is required to consider comment from residents regarding the proposal. The commission is required to provide a recommendation of either approval or denial to the City Council, being the legislative body of the city. Staff recommends the Council to hold the public comment period and consider a positive recommendation from the planning commission for the rezone proposal.

BACKGROUND:

The Application proposes to rezone approximately .60 acres of property from the existing R-1-21 (half acre per home) to R-1-10 (10,00sqft per home) for the purpose of subdivision. The applicant's proposal is compliant with the General Plan's expressed redevelopment goal of maximum 5 units per acre and proposed lots sizes larger than those of the surrounding area.

GENERAL PLAN (GP) REVIEW

According the Land Use Map 2.3 of General Plan this subject area lies within Segment B of the HDMP. Specifically, this district described as follows

"Segment B: Arbor Lane to Van Winkle Expressway (Middle section);

Both sides of Highland Drive are within Holladay City and this segment is controlled exclusively by the City. The street has a future planned right-of-way width of 80 feet. Land use patterns are a mixture of both single-family residential, and higher-density (not high-density) single and multi-family residential developments and limited small scale commercial development interspersed throughout the segment."

IV. IMPLEMENTATION STRATEGIES

A. Land Use and Zoning: Infill opportunities are limited; open spaces and energy resources are diminishing. The Plan suggests new zoning patterns along Highland Drive.

RESIDENTIAL USES:

- a. *For the mid-block sections of Segment B, a mixture of single-family densities and zones with a cap of no more than five dwellings per acre should be considered the most appropriate and predominant for this Segment. **Lesser densities (larger lots) than five units per acre should be implemented** where surrounding land uses have become increasingly dense and the proportion of multi-family and/or commercial use to traditional single-family development has become unbalanced in the vicinity.*
- b. *No new R-M Zoning should be allowed in Section B.*
- c. *The impact of new residential development on existing residents should be thoroughly evaluated. Negative impacts such as excess traffic noise, light, and odors should be minimized with landscaping buffering measures, reduced density and building height, architectural design and/or other measures.*

While considering the General Plan's vision of compatibility, and "utilizing unclaimed density", we must first establish the baseline density of the property and compare zones equivalent to or less than five units per acre – as recommended.

ANALYSIS:

- *Property* – at .60 acres (26,136 sq ft) the gross density of the entire property exceeds the existing R-1-21 zone leaving no unclaimed available density (unable to subdivide the lot under current lot regulations) .
- *Maximum 5 units per acre* – at the proposed R-1-10 zone, a 26,136 sq ft lot would yield maximum of 2 homes a calculated ratio meeting the maximum 5 units per acre recommended by the General Plan..
- *Access* – access condition are not proposed to change
- *Road Configuration and Traffic* –Average Daily Traffic (ADT) count: 19,000 for Highland Drive¹. Approval of this petition and subsequent subdivision for approximately 1 new home, would lead to a net generated increase of 6.5 additional ADT (average ADT per single-family household is 6.5) to Highland Drive.
- *Density* – see chart above
- *Health and Safety* – If a rezone is approved, the proposed residential use, will likely be serviced by the private lane with negligible impact on the health, safety or welfare of an existing single-family community. – *see neighborhood meeting notes*
- *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.*

ATTACHMENTS:

PC Staff report, Approved PC minutes 05/31/2022, Applicant Narrative, Maps,

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