



HOLLADAY CITY COUNCIL SUMMARY REPORT

MEETING DATE: July 14, 2022
AGENDA ITEM: Rezone; Residential Multi-Family (RM) to Professional Office (PO)
REQUEST: Zone map amendment at 4525 South 2300 East
SUBMITTED BY: Planning Staff -- Jonathan Teerlink

ACTION NEEDED:

- 1) Review a request to amend the zone map for an existing office building developed on .837 acres at 4525 S 2300 East from Residential Multi-Family (RM) to Professional Office (PO)
- 2) Hold required public hearing, and
- 3) Review recommendation from the Planning Commission provided on May 31st 2022

RECOMMENDATION:

Staff recommends the Council to hold the public comment period and move to discuss this request at a later date.

BACKGROUND:

Within a stone's throw of City Hall is an existing office building owned and operated by Grey Fedora Properties. The office building is developed on a .84 acre (36590 sq ft) in the RM zone. The RM zone was established by Salt Lake County (later adopted by Holladay) as mixed-use zone, allowing both multi-family residential and professional office uses. The property owner, having need to accommodate new tenants, would like to market existing space available to businesses more suitable for the PO zone.

GENERAL PLAN (GP) REVIEW

Implementing zone regulations to accommodate land uses and anticipated growth needs/goals is a particularly important land use decision. As a legislative action, this decision is guided by the community standards generalized in the City of Holladay General Plan (GP). In this case, the property is located within Professional Office District.

"Professional Office-Commercial (PO-C)- Suggested zones: **PO**, **ORD**, , **RM**

This district is intended to support the continued development of the city's economic sector and occurs in those areas of the city where professional offices and their associated supporting commercial uses are already established. Rezones in this district should only be considered if the proposed development enhances the existing development patterns and where any negative impacts on nearby residential uses are nominal or can be mitigated."

The PO-C district is part of Principle 2 of the General Plan (pg 17). The plan is to ensure that areas develop in a manner that matches both the future vision and the established commercial land use patterns.

ANALYSIS:

In 2018 the council encouraged the city to separate the non-residential uses from the residential uses of the RM zone. Doing so would create a new land use zone; the Professional Office Zone (PO) accomplishing the intent of Principle 2 of the General Plan. This new zone, affects existing office buildings in the RM zone, by expanding the types of allowed uses, i.e. medical, dental, personal services

(salon etc.). The expectation that rezone applications are to be submitted by a property owner, would receive expedited review and viewed favorably as an expected and anticipated application. The application to rezone this property to PO is expected by the City Council as a land use recommended by the City of Holladay General Plan to continually support an existing office building.

Staff is in favor of the rezone application and recommends approval. The requested zone is quite obviously supported by previous legislation intended to expand land uses that support existing office buildings in order to be competitive in a leasing arrangement. Multiple long-range envisioning documents established by the city via public participation have been established to spur business retention and development along the city's strongest economic corridors and to dramatically retain, attract and improve the viability of the city's professional services.

Staff recommends that the Council allow applicant time to present their petition and to also gather input from the public via required Public Hearing. Merits of the proposal should be discussed within the framework of points mentioned above (General Plan guidance). As legislative matters are often complex, this item may be continued to a later date for further discussion and final recommendation.

Staff also urges the Council to moderate the discussion around the rezone approval standards;

Holladay Ord. 13.07.030):

1. *A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council. The city council, after reviewing the planning commission recommendation, may:*
 - a. *Adopt the amendment as recommended by the planning commission;*
 - b. *Make any revisions to the proposed amendment that it considers appropriate;*
 - c. *Remand the proposed amendment back to the planning commission for further consideration; or*
 - d. *Reject the proposed amendment.*
2. *In reviewing a text or map amendment, the following factors should be considered:*
 - a. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
 - b. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
 - c. *The extent to which the proposed amendment may adversely affect abutting properties; and*
 - d. *The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.*

FISCAL IMPACT: Processing additional Business Licenses due to increase in tenants. Potential slight increase in emergency services due to medical uses allowed in the PO zone

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