



HOLLADAY CITY COUNCIL SUMMARY REPORT

MEETING DATE:

AGENDA ITEM: Rezone; Residential Multi-Family (RM) to Professional Office (PO)

REQUEST: Zone map amendment at 1660 East Murray Holladay Rd

SUBMITTED BY: Planning Staff -- Jonathan Teerlink

ACTION NEEDED:

- 1) Review a request to amend the zone map for an existing office building developed on .3 acres of land (13,068 sq ft) at 1660 East Murray Holladay Rd from Residential Multi-Family (RM) to Professional Office (PO)
- 2) Hold required public hearing, and
- 3) Review recommendation from the Planning Commission provided on August 16th 2022

RECOMMENDATION:

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

BACKGROUND:

Located on the corner of Murray Holladay Rd. and Kings Row, adjacent to two public parks is this existing office building. Built in 1985, the building is developed on .3 acres (13,068 sq ft) in the RM zone. The RM zone was originally established by Salt Lake County (later adopted by Holladay) as a 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 anticipate the growth needs/goals of the city is a particularly important land use decision. As a legislative action, this decision is guided by the community goals generalized in the City of Holladay General Plan (GP). In this case, as the property is located on Murray Holladay, Principle 1 of the Holladay General Plan designates the Medium Density Residential – Stable (MDR-S) as the applicable District guiding this application.

Medium Density Residential-Stable (MDR-S)

Suggested Zones: RM

This district is intended to accommodate traditional multi-family developments where increased density has been previously established or where single-family development is no longer viable. New development should be accommodated through utilizing unclaimed density where possible. Proposed rezones within the suggested zone list may be appropriate where existing land use patterns support the increased density and do not conflict with other provisions of the Plan.

The MDR-S district is part of Principle 1 of the General Plan (pg 16). The intent is to ensure that areas develop in a manner that matches the established residential patterns. A confusing element of this designation is the role of an office building in a medium density residential land use district. To make sense of this situation, we must first establish that, as of 2015, the suggested zone for any area designated as MDR-S was (is) the RM zone. Up until very recently

(as described in this report) the RM zone was a mixed-use zone, allowing both multi-family and professional office uses within that area. So, it can be interpreted that, according to the implementation of RM zoning, office buildings and multi-family complexes establish a compatible development pattern. As the office uses allowed in the PO zone are substantially similar to previous allowances of the RM zone, and as the building currently exists, the application can be also be interpreted as compatible within this district.

ANALYSIS:

Over the past 19 years the RM zone has been a common concern by the this and of past City leadership. Accordingly, in 2018 the Council encouraged the city to separate the non-residential uses from residential uses allowed in the RM zone. Doing so would create a new zone designation; the Professional Office Zone (PO) accomplishing the intent of Principle 2 of the General Plan.

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.*

ATTACHMENTS:

PC Staff report,
PC recommendation
Approved PC minutes - if available
Applicant Narrative,
Maps,

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