



HOLLADAY CITY COUNCIL SUMMARY REPORT

MEETING DATE:

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

REQUEST: Zone map amendment at 4141 South Highland Drive

SUBMITTED BY: Planning Staff -- Jonathan Teerlink

ACTION NEEDED:

- 1) Review a request to amend the zone map for an existing office building developed on 1.9 acres of land (82,764 sq ft) at 4141 South Highland Drive 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 Highland Drive this existing office building is developed on 1.9 acres (82,764 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, finding the need to accommodate new tenants in the existing office building, 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 Highland Drive, the *Highland Drive Master Plan, Segment A* is interpreted as the applicable General Plan District guiding this application.

1.HDMP; Segment A: 3900 South to Arbor Lane (North end);

Holladay controls the east side of Highland Drive to Murray Holladay Rd. and both sides from there south to Arbor Lane. The street is currently developed with right-of-way widths ranging from 80 feet to 106 feet. Land use patterns are primarily commercial and multi-family residential developments.

Appendix (K) to the City's General Plan establishes Highland Drive Master Plan (HDMP). This plan recognizes the continued evolution of the area surrounding Highland Drive as part of the City's lifecycle. While acknowledging the inevitability of growth and change, the HDMP seeks to create policies that achieve balance between the constant pressure for development and the protection of those characteristics that make this area and the City of Holladay a unique and special place.

The HDMP recognizes that the historic development patterns along the Highland Drive corridor includes the full range of uses from large lot single family and medium to higher density residential uses to small and regional commercial nodes. For ease of communication, Highland Drive and its associated properties are considered in three segments. Each segment has unique history, land use development patterns, streetscape characteristics and is controlled by different jurisdictions.

Segment A, the section of the HDMP where this property is located, is defined as a mixed-use corridor, shared with Millcreek City. The current five lane road configuration for this segment of Highland Drive is expected to remain indefinitely since Holladay only controls the east half of this segment and the street has been fully improved within the last ten years. Business is a key economic engine for the City of Holladay and the Plan recognizes its importance, specifically at this location. Measures that attract economic vitality while protecting core community values should be encouraged. This segment has developed a healthy mix of commercial and higher density residential uses, *any changes to the current zoning patterns should be considered only if the new zoning will enhance the existing uses and strengthen the whole City.*

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;

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