

Planning Commission Recommendation, 1/23/18:

*Commissioner Marianne Ricks moved to recommend denial of the proposed amendment to the Site Development Master Plan for the R/M-U zone at 4835 S Highland Drive with the following findings:*

1. The proposed amendments are not consistent with the Vision Statement in the Holladay General Plan in keeping “an eye towards history, character and environment” (See GP Vision Statement). It represents a significant departure from the way we view our community; primarily low-profile buildings, to very tall ones.
2. The height exceeds the 90 foot maximum inclusive of mechanical in the current SDMP and we are also uncomfortable with the setbacks on Highland Drive and Murray Holladay Road.
3. The SDMP amendment proposal misses the mark in creating a truly “regional/mixed-use zone” by purposefully dividing the project into two separate land use areas with 2/3 of the total land area, approximately 40 acres, in residential use at one end, and a smaller area, approximately 17 acres, of low intensity commercial and high density multi-family housing area at the opposite end.
4. There are also have concerns governing connectivity, the amount of green space and are still awaiting further traffic studies.

*Commissioner Allyssa Lloyd seconded the motion.*

*Commissioner Ann Mackin added a friendly amendment;*

5. To include Troy Holbrook’s analysis as a foundation for the motion.

*Commissioner Ricks accepted the amendment.*

*Commissioner Ricks added the following additional finding;*

6. The site’s design does not fit the characteristics found in our General Plan regarding Land Use and Physical Form, specifically, “Lack of a discernible street grid typical of other valley centers;” “sinuous public and private lanes that connect residential areas and commercial developments in a gentle, lived-in fashion”, “Large and deep residential lots which provide significant private open space.”

*Commissioner Lloyd accepted the amendment.*

There was discussion on the motion by the Commissioners and they agreed that Commissioner Holbrook’s comments succinctly cover the Commissioner’s concerns.

*Commissioner Ricks added an additional finding;*

7. The RM/U zone, 30 acre minimum, was clearly intended to be used on the Mall site as a tool for future development. However, the location of the true “mixed-use” area on the far north end of the site, calls into question whether or not the proposed SDMP reflects the intent of the zone.

Specifically, “Guiding building location, massing, architecture and mixture of uses is intended to produce a variety of spaces within the site. Variety within the site will create a project that is safe, comfortable, and interesting for pedestrians, will reduce vehicular/pedestrian conflicts and will provide ample social and economic opportunities for those persons and businesses that occupy the land and for those who will make the development their destination. The site as proposed does not amply create “variety” within the site.

*Commissioner Lloyd accepted the amendment.*

*Commissioner Mackin moved to add an additional finding that Commissioner Layton’s calculations regarding building heights and setbacks.*

*Commissioner Layton noted that this does not make sense when they are making a motion to deny.*

*Commissioner Mackin withdrew her motion.*

*Chair Carter called for the vote:*

*Commissioner Holbrook: Aye*

*Commissioner Lloyd: Aye*

*Commissioner Layton: Aye*

*Commissioner Ricks: Aye*

*Commissioner Mackin: Aye*

*Chair Carter: Nay*

Chair Carter explained that he voted no because he felt that they could have crafted conditions of approval that would have allowed the Commissioner to forward a positive recommendation to the Council. However, he agrees that with the Commission can reasonably interpret the General Plan and RMU zone to not find the proposed SDMP to be consistent. The RMU conditions are kind of stretched but the zone and the SDMP were created at an earlier time, and circumstances have changed, but even without any changes to the RMU zone, he would have been able to approve the proposed SDMP with conditions.