



# HOLLADAY CITY COUNCIL SUMMARY REPORT

**MEETING DATE:** November 16, 2017

**AGENDA ITEM:** #? Public Hearing

**REQUEST:** Zone map amendment, from R-1-10 to R-18

**SUBMITTED BY:** Paul Allred & Jonathan Teerlink

## **SUMMARY:**

The Planning Commission recommended **approval** (7-0), on October 17<sup>th</sup> 2017, of a request from Jeff and Caitlin Beck to rezone approximately .33 acres (14,374 square feet) of land, from R-1-10 (10,000 square foot minimum) to R-1-8 (8,000 square foot minimum) at 2411 E. 4500 So. The purpose of the request is to eventually split off land at the back of two deep existing properties fronting on 4500 South to create a new building lot that would front on Butternut -- but only upon the approval of the zone change from R-1-10 to R-1-8. The reduction in minimum lot size of the existing homes would allow surplus land area to be reconfigured into a total of one new home.

## **PROPERTY HISTORY**

This property was part of the 2002 City of Holladay Annexation area. The zone designations for this area were assigned based upon a concerted effort to find the next, *lower* applicable zone density, which in this case was single-family land use per 10,000 square feet.

Regarding future land use, at this location; the General Plan District designation of the Holladay General Plan (2016) envisions *Medium Density, Residential – Two Units* (MDR-T) for all properties along 4500 South. This land use is defined as follows:

***“Medium Density Residential-Two Units (MDR-T)*** Suggested Zones: R-2-8, R-2-10  
*This district is intended to accommodate two-family attached unit development with slightly higher densities than the LDR-S districts. New development should be accommodated through utilizing unclaimed density where possible. Proposed rezones within the suggested zone list may be appropriate where increased density will not destabilize the existing neighborhood.”*  
*(Emphasis added)*

Property owners, Jeff and Caitlin Beck own two abutting properties in this zone; 2411 E 4500 S and 4434 S Butternut Rd. These parcels are sized at .33 acre and .32 acre, respectively, making them the largest of the lots along 4500 South. The Becks are requesting to change the zone designation from R-1-10 to R-1-8, as per the allowance of the General Plan for just? one of the lots; 2411 E 4500 South.

## **PLANNING COMMISSION SUMMARY:**

The Planning Commission held the required comment session during the public hearing process prior to making a decision on this proposal (no public comments were made). Ultimately, the Commission examined this request as it relates to the General Plan and agreed that; due to no public opposition and finding that the proposal to create a new 8,000? 10,000 square foot, single-family building lot from existing land is compatible with existing land use at this location,

and consistent with the General Plan, which actually suggests even greater density. [The Commission voted unanimously to recommend approval of the rezone to the City Council.](#)

### **STAFF ANALYSIS**

General Plan Districts are intended as a guide to any future zoning changes. Zone change requests should be carefully considered in order to accommodate expected future growth, while maintaining neighborhood compatibility, and to prevent the destabilization of the existing neighborhoods and character. In this case, at this location, the General Plan foresees the MDR-T land use designation. The duplex zones R-2-8 or R-2-10 best fit this designation with an equivalent single-family density being approx. R-1-4 through R-1-8, which are considered *Lower Density Residential zones* as per the General Plan

This proposal does not maximize Medium Density requirement for 4500 South, but overall, the request is compatible with the General Plan and existing homes located to the west which front onto 4500 South, most of which are sized at less than 8,000 (.18 acre) square feet, and less than the zone requested..

### **RECOMMENDATION:**

**Staff recommends approval of the rezone upon the following findings:**

- The proposal is compliant with the General Plan's long range land use envisioning plan for this area including the recommendation that new growth should be accommodated through "unclaimed density where possible".
- There was no public opposition to the request.
- The Planning Commission voted to recommend approval of the request.
- The request, if approved would result in density less than already in place along the 4500 South frontage.

**CONTACT PERSON:** Jonathan Teerlink or Paul Allred

**EXHIBITS:** PC Staff report, Draft minutes, Maps, Applicant Narrative