

2903 S Highland Drive Master Plan Amendment Application:

Legal Description: LOTS 1 TO 4 INCL & LOTS 60 BLK 1 CLERMONT SUB TOGETHER WITH 1/2 VACATED ALLEYS ABUTTING SD LOTS 6110-2016 6110-2018 6186-1370 6251-0665 8331-0551

1. Proposed Master Plan Amendment: This proposed master plan amendment is intended to modify the current Sugar House Future Land Use Map so that parcel 16-29-236-002-0000 is contained within the area designated as Mixed Use-Low Intensity land use. As it is currently shown, a portion of the eastern edge of the parcel falls within the Low density residential land use.
2. Statement declaring the purpose for the amendment: This portion of Highland drive is intended for Low-Intensity Mixed Use as described in the Sugar House Master Plan. The Highland Park neighborhood to the east of Highland Drive is a highly desirable location, but the price point of the single family homes is out of reach for younger families. Providing additional housing options closer to the main transportation corridor will diversify and broaden the mix of residential types in the area. In addition, the master plan also aims to provide more diverse housing options throughout Sugarhouse. Extending the Mixed Use-Low Intensity land use across the full parcel will not impact any adjacent properties since it is currently being used as part of a commercial property and its parking lot. A commercial use of this small portion of the parcel is consistent with the use of the property over the past several decades as the current structure and appurtenances have been in place since the 1970s, all of this adjacent to the existing single family properties. The parcel under consideration lies just north of the Brickyard Plaza and just south of Sugarhouse park, making it well suited for a much needed multi-family project in the area.
3. Declare Why the Current Master Plan Requires Amending: This parcel is currently used for a commercial property and a large parking lot. This existing use does not conform to the land use map as it is currently drawn. Amending the master plan will support a corresponding rezoning effort and enable this parcel to be redeveloped in a way that provides more diverse housing options for the community.
4. Parcel numbers to be changed: 16-29-236-002-0000
5. No change to Master Plan text.

