

2903 S Highland Drive Zoning 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. Purpose Statement: This proposed zoning amendment is intended to correct the current zoning map so that parcel 16-29-236-002-0000 is entirely contained within the CB zone. As the zoning map is currently drawn, most of the parcel falls within the CB zone but a portion of the eastern edge of the parcel falls within the R-1-7000 zone. Amending the zoning map so that the parcel is entirely contained within the CB zone will be more consistent with the existing use of the property and the zoning of neighboring properties. This parcel is just north of the brickyard plaza and just south of Sugarhouse park and would be well suited for a low- density multi-family project.
2. Description of Proposed use: 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. In addition, the master plan also aims to provide more diverse housing options throughout Sugarhouse. Extending the CB zone across the parcel will not impact any adjacent properties due to the landscape buffer and setback requirements. As a precedent, a parcel just north of this property went through a similar zoning amendment 4 years ago to allow the CB zone to cover the entire property. This parcel is the site of the recently-completed Moda Highland Park Townhomes.
3. Why present zoning is not appropriate: The R-1-7000 portion of this parcel currently houses a commercial, rather than a residential, use. Specifically, it contains a parking lot serving the Visual Art Institute building.
4. Parcel numbers to be changed: 16-29-236-002-0000
5. No change to Zoning Ordinance Language

