



## UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

**Meeting Date:**  
6/3/2025

**Item Type:**  
Public Hearing

**Subject:** Conduct a Public Hearing on the matter of Zoning Case # PZ 25-002 – A request to create a Planned Development District for 6821 Preston Road. Current proposed use is retail, as deBoulle Diamond and Jewelry.

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### Background:

Applicant deBoulle Diamond and Jewelry is requesting the creation of a Planned Development District (PD) to facilitate the remodeling of the existing structure and site reconfiguration located at 6821 Preston Road at the south west corner of Grassmere Lane. The proposed site and facility dimensions precipitate the request for special consideration of this Zoning Change.

Current Zoning District classification is General Retail. The site is bounded by various Zoning Districts as follows:

North (side): General Retail (GR)  
East (front): Residential (PD-14; Single Family or Duplex)  
South (side): General Retail (GR)  
West (rear): Multi-Family (MF-2)

Development Regulations of General Retail Zoning District, existing conditions and proposed parameters requested through this zoning change:

| Item                 | Required  | Existing | Proposed |
|----------------------|-----------|----------|----------|
| Height               | 40' max   | 50'      | 47'      |
| Setback: Front       | 0'        | 18.9'    | 18'      |
| Setback: Side        | 0'        | 0'       | 0'       |
| Setback: Street Side | 0'        | 13.6'    | 13'      |
| Setback: Rear        | 12.5' min | 55'      | 2.5'     |
| Parking              | 74 min    | 18       | 13       |

The table indicates the elements of the proposed development that are not within the General Retail Zoning District regulated tolerance limits. Zoning changes in University Park often offer opportunities to improve conditions on a site for benefit of the overall community. The renovation and remodeling of the structure, providing more floor area, promise an improved office and retail shopping experience. The reduction and general lack of parking proposed does not indicate any improvement and is, perhaps, the most extreme variance in this zoning change.

The proposed OFFICE use requires 37 parking spaces when calculated under the Zoning Ordinance Section 6.2 at one space for every 300 square feet of gross floor area (10,972). This calculation is lenient as the retail floor area on the upper level is not specifically included but may total about 3500 square feet of the upper level indicating another 6 spaces would be required (43 for office uses).

Additionally, the RETAIL use on the ground level requires 37 spaces when calculated under the Zoning Ordinance Section 6.2 at one space for every 200 square feet of gross floor area (7296).

**Together, all uses require 74 (possibly 80) on-site parking spaces.**

**The total number of on-site parking spaces total 13. A deficit of 61 parking spaces.**

These approved parking spaces are located at the rear of the lot under the expanded upper floor area of the building. The proposed two-way drive aisle is shown as 18' in width; the design minimum width of a two-way parking access aisle with 90-degree head-in parking is 22 feet.

The total employee count for the site is 25. Staff has received comments from area residents that many of the employees currently park on their neighborhood streets.

There are 17 adjacent off-site, public parking spaces on Preston Road and Grassmere Lane used by patrons of the larger General Retail District. These spaces may be considered in reducing the deficit to 44 spaces. Similar approaches to allowing market forces drive parking space provision used in PD-1-R (Snider Plaza) and PD-2-R (Miracle Mile) may be comparable approved zoning districts relative to parking.

The rear set back is proposed to be 2.5 feet, a 10 feet reduction from the General Retail district minimum of 12.5'. The reduced setback allows the upper floor to extend over the existing parking area with appropriate structural support columns. This elevated area is also adjacent to a residential use district (MF-2). Plans also propose a maximum building height of 47' or 7 feet higher than General Retail Districts standards and provide no provisions for trash receptacle placement.

This Zoning Change request was advertised in the Daily Commercial Record on May 16, 2025. Written comments to date total 12, equally split in favor and in opposition.

A public Hearing was conducted by the Planning and Zoning Commission on March 11, 2025. That hearing continued through April 8, 2025, concluding on May 13, 2025. Upon consideration of the information and comments, the Commission forwarded a favorable recommendation for Council consideration of the zoning change.

**Fiscal Impact:**

- ☒ Not Applicable
- ☐ Budget Amendment Required
- ☐ Proposed Revenue
- ☐ Proposed Expenditure
- Funding Source:

**Master Plan Goal:**

Please check the associated Theme and provide the corresponding action item number.



|                                     | Theme                     | Action Item(s) |
|-------------------------------------|---------------------------|----------------|
| <input type="checkbox"/>            | Affirming Sense of Place  |                |
| <input type="checkbox"/>            | Assuring Connectivity     |                |
| <input type="checkbox"/>            | Innovative Governance     |                |
| <input type="checkbox"/>            | Technological Integration |                |
| <input type="checkbox"/>            | Preparing for the Future  |                |
| <input checked="" type="checkbox"/> | Not Applicable            |                |

**Recommendation:**

The process of a Zoning Change requires a Public Hearing by City Council to gather comments from the general public prior to acting upon an ordinance. Staff recommends this hearing be conducted as advertised for this agenda.

**Committee Review (*optional*):**

The Planning and Zoning Commission conducted a Public Hearing that opened in March and was continued to both the April and May meetings. The resulting recommendation is that City Council should continue the process and conduct a Public Hearing to receive comments on the proposed zoning change

**Attachments:**

Application w/Proposed plans  
Draft minutes of the Planning and Zoning Commission meetings  
Received letters – in favor and opposed