



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
6/3/2025

Item Type:
Action Item

Subject: Consider an Ordinance for 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.

Prepared By: Patrick Baugh; Jessica Rees, AICP, City Planner

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.

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. Current practice indicates parking is sufficient for daily use. Events held

onsite often bring more attended and when parking overwhelms immediate availability of adjacent spaces, valet parking is provided to par elsewhere in the General Retail District from Lovers Lane to Glenwick Lane or on private lots through pre-event agreements.

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Because of an error in public notice distribution, the Planning and Zoning Commission held a second public hearing on June 10, 2025. The Commission reaffirmed the positive approval recommendation with the following tenets proposed for inclusion into the Development Regulations emphasized for consideration, and are incorporated in the attached Ordinance:

1. Uses allowed include/are limited to:
 - Retail sales
 - Consumer maintenance and repair services
 - All other uses as allowed and permitted in Commercial - General Retail (GR) districts
2. Event valet parking shall utilize offsite parking areas, including: (13 onsite parking spaces may be inadequate for occasional events)
 - the larger General Retail area public parking along Preston Road from Lovers Lane to Glenwick Lane, and
 - Agreements with local businesses and HPISD for use of their respective private parking lots.
3. Second story west side windows shall be opaque.
4. There shall be no requirement for an onsite dumpster pad.
5. All structural development must maintain the 15' alley/ Druid Lane intersection sight triangle.

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:

Staff recommends that City Council consider comments received on this item during the Public Hearing, on this same agenda, and take action on the request and an Ordinance approving a zoning change from General Retail to Planned Development District for 6821 Preston Road.

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 and take appropriate action on an Ordinance approving a zoning change for 6821 Preston Road, deBouille Diamond and Jewelry.

Attachments:

Application w/Proposed plans
Summary of Responses
Draft minutes of the Planning and Zoning Commission meetings
Draft Ordinance