



**Planning Commission Staff Report
Hearing Date: March 25, 2020**

*ITEM #4 Rob Slater requests a Zone Change from Residential Conservation (RC) to Low Density Residential (LDR) to build three single-family residences on .34 acres, located at 164 S 400 W. Franklin Neighborhood. Aaron Ardmore (801) 852-6404
aardmore@provo.org PLRZ20200041

Applicant: Rob Slater
Staff Coordinator: Aaron Ardmore
Parcel ID#: 04:046:00108
***Council Action Required:** Yes
Related Application(s): PLCP20200043

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is April 1, 2020 at 6:00 p.m.*
2. **Recommend Denial** of the proposed zone map amendment. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*

Relevant History: This property has held a single-family home since 1885. The home has become dilapidated and in disrepair. The current owner lives in the home to the north and has applied for this zone change to improve the property.

Neighborhood Issues: The neighborhood had a meeting on March 4, and is generally in favor of the zone change.

Summary of Key Issues:

- The request would allow for three new single-family homes to be built on the property.
- The neighborhood is supportive of this request.
- The concept plan shows the ability to meet the standards of the LDR zone.

Staff Recommendation: That the Planning Commission recommend approval to the Municipal Council of the zone change request from RC to LDR.

OVERVIEW

Rob Slater is requesting a zone change from the RC zone to the LDR zone for his property at 164 South 400 West. The proposal conceives of demolishing the existing home and building three single-family homes on the site. The current zoning would allow the applicant one unit, while approval of an LDR zone would allow up to five units.

The single-family home that is currently on the property was built in 1885. Two conditions exist on this property. One, the size of the property, at 14, 810 square feet, is larger than most in the area. Second, the home on the property is in disrepair and would be very costly to try to rehabilitate. The restrictions of the RC zone would limit redevelopment to the single-family home. The location of the property is on the edge of the Franklin neighborhood, and a half block away from the Downtown neighborhood.

The related concept plan shows a front facing home on 400 West, with a driveway on the north side to access two other detached single family homes. The total project shows ten off-street parking spaces and over six thousand square feet of open space.

FINDINGS OF FACT

1. The property is currently zoned RC.
2. The General Plan designates this property as Residential.
3. The zone change to the LDR zone includes a concept plan of three single-family homes.

ANALYSIS

1. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of zoning map amendments:

*Upon receipt of a petition by the Planning Commission, the Commission shall hold a public hearing in accordance with the provisions of Section 14.02.010 of this Title and may approve, conditionally approve, or deny the preliminary project plan. Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: **(responses in bold)***

(a) Public purpose for the amendment in question.

The public purpose for the amendment is to provide more affordable or diverse housing options in this part of the City.

(b) Confirmation that the public purpose is best served by the amendment in question.

Staff feels that above public purpose is valuable, and that the property size and proximity to the Downtown provide a good opportunity for an increased use on the site.

(c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

The General Plan anticipates diverse housing types and housing affordability. In addition, as Planning Staff has reviewed the older neighborhoods around Downtown, the replacement of the RC zone has been an ongoing goal. Specifically, the General Plan has a goal to “encourage the development of various types of housing inventory,” which can be met by this proposal without creating incongruent housing types.

(d) Consistency of the proposed amendment with the General Plan’s “timing and sequencing” provisions on changes of use, insofar as they are articulated.

There is no such timing or sequencing provision that would apply to this proposal.

(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan’s articulated policies.

The proposed amendment should not hinder or obstruct attainment of the General Plan’s articulated policies.

(f) Adverse impacts on adjacent land owners.

Adverse impacts on the approval of this zone change could include increased traffic.

(g) Verification of correctness in the original zoning or General Plan for the area in question.

The General Plan and zoning have been verified for correctness.

(h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

There is no conflict between the map and policies.

CONCLUSIONS

Staff has reviewed this zone map amendment along with it’s concept plan against General Plan and zoning regulations and has found that this property provides a great opportunity for a local property owner to find the best use for a underutilized parcel, while helping the City to establish more diversity of housing types around the Downtown area.

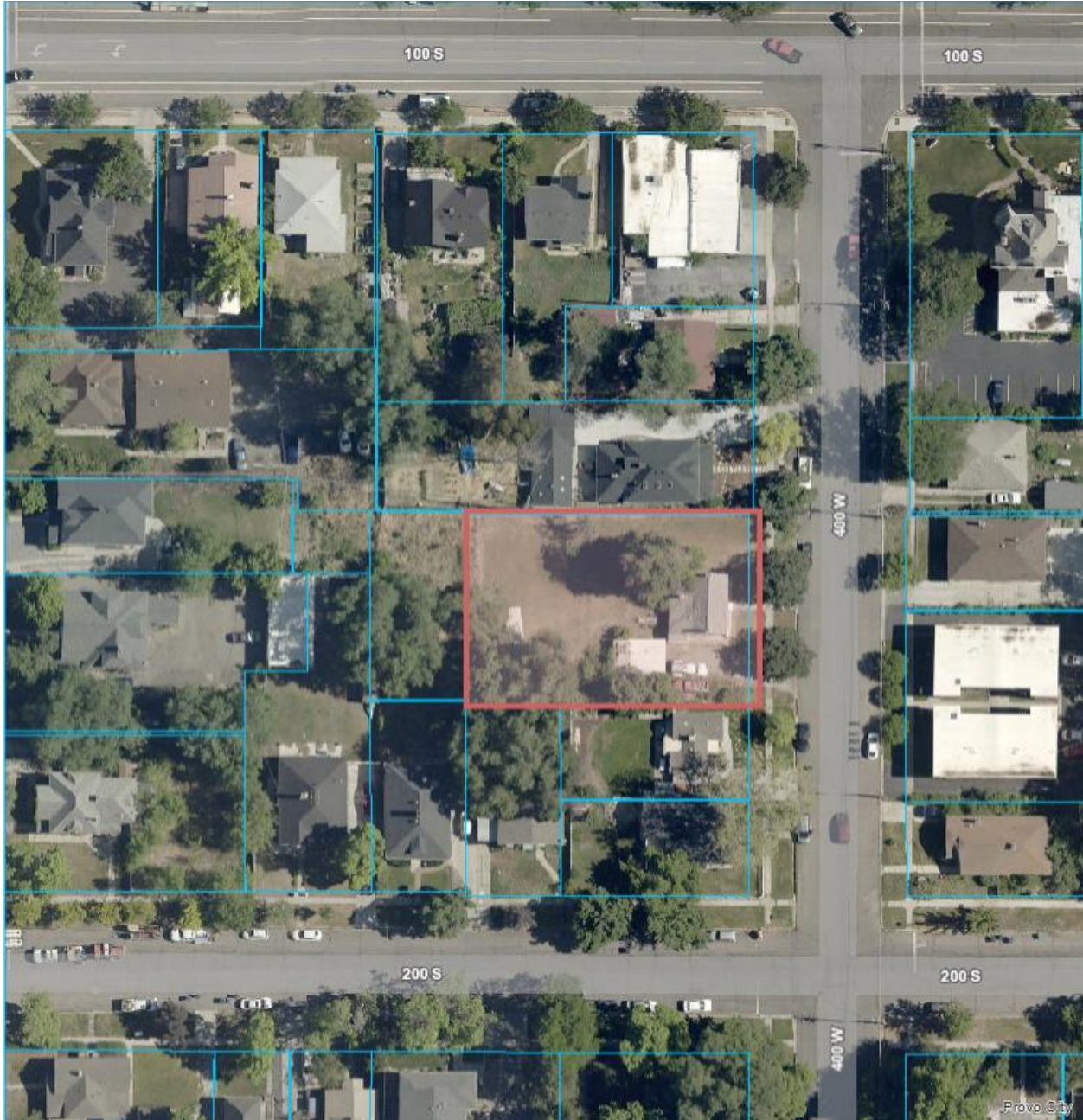
RECOMMENDATION

That the Planning Commission recommend approval to the Municipal Council of the zone change request from RC to LDR.

ATTACHMENTS

1. Proposed Zone Change Area
2. Proposed Site Plan

ATTACHMENT #1 – PROPOSED ZONE CHANGE AREA



ATTACHMENT #2 – PROPOSED SITE PLAN

