



**\*\*REVISED\*\***

**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

The Provo City Planning Commission will hold a public hearing on November 9, 2016, at 5:30 p.m. in the Municipal Council Chambers of the Provo City Center, located at 351 West Center Street. The items listed below will be discussed, and anyone interested is invited to attend and provide comment. Preceding the public hearing, a briefing will be held at 4:30 p.m. in the Community Development Conference Room, located at 330 West 100 South. The briefing is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing at 5:30 p.m. in the Municipal Council Chambers. Planning Commission hearings can be viewed live on Channel 17 or linked from the Provo City website at <http://provo.org/city-services/channel-17>.

Study Items      Discussion of front-yard fencing

Public Hearings

- ITEM 1\*      **\*\*CONTINUED\*\*** Solstice Homes LLC requests the Rezoning of five properties totaling approximately 22 acres, from the RA (Residential Agricultural) and A1.5 (Agricultural 5-acre minimum) zones to the R1.8 (Single-Family Residential) zone, located approximately 831 and 1041 West 1560 South. The rezoning would facilitate the development of a residential subdivision containing approximately 73 single-family lots. ***Lakewood Neighborhood.*** 16-0012R, Austin Corry, 801-852-6413
- ITEM 2\*      **\*\*CONTINUED\*\*** Provo City Community Development Department requests an ordinance text amendment to Chapters 14.02, 14.31, 15.01, 15.03, and 15.04 to consolidate development and subdivision plan application submittal requirements and expiration deadlines found in the various chapters of the Provo City Code. ***City-Wide Impact.*** 16-00200A, Austin Corry, 801-852-6413
- ITEM 3      Mark Isaac requests Preliminary Project Plan Approval for a mixed-use redevelopment of the Plum Tree Shopping Center. The proposed redevelopment plan includes approximately 300,000 square feet of office space, 100,000 square feet of retail uses, 293 multi-family dwelling units, and a hotel. ***Carterville Neighborhood.*** 16-0003PPA, Austin Corry, 801-852-6413. ***This item was continued from the October 26, 2016 Planning Commission Hearing.***
- ITEM 4\*      **\*\*CONTINUED\*\*** JZW Architects request Project Plan Approval for the final phase of Arbors on the Avenue, located at 5072 North University Avenue in the PRO-A10 Zone. ***Riverbottoms Neighborhood.*** 16-0022PPA, Brian Maxfield, 801-852-6429. ***This item was continued from the October 26, 2016 Planning Commission Hearing.***

Items noted on this agenda with a star (\*) require a public hearing and legislative action by the Municipal Council. The Council hearing dates will be noticed 14 days prior to the Council meeting in the legal notices of the Daily Herald. Council agendas can be viewed at the Provo City Council web site on the Thursday prior to the Council meeting at <http://publicdocuments.provo.org/sirepub/meet.aspx>. For more information, call (801) 852-6120.

Items on this agenda without a star (\*) are administrative and require the approval only the Planning Commission. Decisions on the unmarked items may be appealed to the Board of Adjustment by making application with the Community Development Department by 6:00 p.m. **within 14 days of the Planning Commission decision.**

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at reasonable cost in the Community Development office between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday. Agendas and staff recommendations are also generally available on the Provo City Community Development web site the week of the meeting at [provo.org/planningcommission](http://provo.org/planningcommission).

Provo City will make reasonable accommodations for all citizens interested in participating in this meeting. If assistance is needed to allow participation at this meeting, please call the Community Development Department at (801) 852-6400 before 12:00 p.m. the day before the meeting to make arrangements.

By order of the Provo City Planning Commission  
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Alyssa Roth, Secretary, (801) 852-6424

