



**Planning Commission
Staff Report
Ordinance Amendment
Hearing Date: December 13, 2017**

ITEM 1* Celeste Kennard, acting Joaquin Neighborhood Chair, requests an amendment to Section 14.34.290 of the Provo City Code to add East Center Street as a Design Corridor. **Joaquin, Maeser, Foothills, and Provost Neighborhoods.** 17-0020OA, Josh Yost, 801-852-6408

Applicant: Celeste Kennard – Acting Joaquin Neighborhood Chair
Staff Coordinator: Josh Yost
Current General Plan Designation: R, PF, C, D
Proposed General Plan Designation: No change
Current Zone: PO, R1-6 A, RC, PF, R1-6
Number of Properties: 88
*Council Action Required:

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is January 10, 2017, at 5:30 p.m.*
2. **Recommend Denial** of the proposed ordinance amendment. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*

Current Legal Use: Residential, public facilities, professional office, commercial.

Relevant History: Recent development proposals have caused concern in the neighborhood that existing development regulations are insufficient to protect the character of the neighborhood.

Summary of Key Issues: The unique character of East Center Street requires additional design regulations to protect its unique character as zone map amendments, redevelopment or new construction occurs within the corridor.

Staff Recommendation: Staff recommends the Planning Commission continue the proposed East Center Street Design Corridor to a future date to further consider the proposed ordinance.

OVERVIEW

The four neighborhoods bordering East Center Street, Joaquin, Maeser, Foothills and Provost, have collaborated with planning staff to develop a Draft Design Corridor Ordinance for East Center Street from 200 East to the roundabout at Seven Peaks Blvd., including both sides of Center Street, to be called the East Center Street Design Corridor.

The draft ordinance regulates the following elements of developments.

- Architectural Style
- Building Orientation, Width and Height
- Building Mass
- Setbacks
- Parking
- Materials and Construction Quality
- Signs and Lighting

The draft ordinance also states design policies for the future enhancement of the Center Street right-of-way.

FINDINGS OF FACT

Provo Code 14.34.290 currently establishes four design corridors. These ordinances enhance and correlate development regulations along key street corridors within Provo. The design corridors ensure development consistency across differing base zones and provide additional design regulations tailored to the specific character and context of each corridor.

STAFF ANALYSIS

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

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:

(a) *Public purpose for the amendment in question.*

The public purposes for the amendment in question are stated as follows

1. Preserve and enhance the character of East Center Street.
2. Protect important views, and significant architectural and historic resources.
3. Improve the overall quality of the built environment.
4. Improve pedestrian and bicycle safety.
5. Generally promote the public's health, safety, and general welfare.

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

The amendment best serves this function by creating the least amount of additional regulation while providing predictability and clarity across an eight block corridor with five base zones.

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

The proposed amendment is compatible with the following General Plan policies, goals and objectives.

Table 5.2 lists Center Street from 1100 West to 1000 East as a Proposed Design Corridor.

Chapter 5 – Design Corridors. The design corridors should be comprehensively evaluated and amended, where appropriate. As these corridors typically straddle neighborhood boundaries, amendments should be developed to all design corridors that will make meaningful connections between neighborhoods.

Chapter Six - Protecting Historic Neighborhood Character. The mix of land uses, density, and design within a neighborhood affects that neighborhood's character. Historically significant design themes should be preserved through rehabilitation and protection of significant existing properties. New construction should be compatible with existing design themes in an area.

Central Area Neighborhoods Land Use Policies –

5. Pedestrian-friendly design is strongly encouraged to achieve standards of “livability” within urban corridors, with special concern for safety aspects of collector streets for pedestrians and bicyclists, including children using these corridors to access schools, parks, libraries and community-oriented commercial services.
6. Integrity in architecture is strongly urged for any new development or redevelopment; the styles that exist may vary between neighborhoods and within sections of a neighborhood.
7. Consider development proposals, submitted through the Project Redevelopment Option (PRO), against the back-drop of the community goals to promote homeowner-occupancy, but also with consideration for the character and general scale of housing on surrounding and nearby properties. Projects should reflect the type of housing and architectural style of the surrounding neighborhood and be compatible with the density of the neighborhood. The benefits of redevelopment should be weighed against the current use of the property in order to achieve the most desirable result, but not as a substitute for good maintenance of existing uses through responsible property management and enforcement of the rental dwelling business licensing requirements.

Joaquin Neighborhood Goals

- Center Street improvements to rebuild boulevards from 100 East to 900 East to enhance natural beauty

Joaquin Neighborhood Land Use Policies

3. Study the feasibility of placing landscape medians in Center Street from 100 East to 1000 East to enhance the proposed design corridor.

Maeser Neighborhood Land Use Policies

10. Study the feasibility of placing landscape medians in Center Street from 100 East to 1000 East.

- (d) *Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.*

Not applicable.

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

As stated in subsection C above, the proposed amendment will further the attainment of the General Plan's articulated policies.

- (f) *Adverse impacts on adjacent land owners.*

No adverse impacts on adjacent land owners are anticipated. As proposed, the Design Corridor Ordinance will not increase the development potential that exists in the corridor and will regulate any future development to ensure compatibility with adjacent development.

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

The existing zoning and General Plan designations for the area in questions are correct.

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

No conflicts exist.

CONCLUSIONS

Staff concludes that the proposed Design Corridor will protect the character of the corridor and provide clear guidance to future development, ensuring its predictability and compatibility.

STAFF RECOMMENDATION

Staff recommends the Planning Commission continue the proposed East Center Street Design Corridor to a future date to further consider the proposed ordinance.

1 14.34.290

2 (5) East Center Street Design Corridor

3 (a) Creation – A design corridor is established on East Center Street from 200 East to the
4 roundabout at Seven Peaks Blvd., including both sides of Center Street and shall be known as the
5 East Center Street Design Corridor. All lots with frontage on East Center Street and abutting lots
6 under the same ownership shall be subject to the requirements of this Section.

7 (b) Definitions – For the purpose of this Section, the following terms are defined.

8 (i) Block – Both sides of Center Street between intersecting streets.

9 (ii) Primary Material – An exterior finish material covering up to one hundred percent (100%) of
10 the exterior of a building, not including roofing.

11 (iii) Secondary Material – An exterior finish material covering no more than twenty percent
12 (20%) of the exterior of a building, not including roofing.

13 (c) Purpose – The East Center Street Design Corridor is established for the follow purposes.

14 (i) Preserve and enhance the character of East Center Street.

15 (ii) Protect important views, and significant architectural and historic resources.

16 (iii) Improve the overall quality of the built environment.

17 (iv) Improve pedestrian and bicycle safety.

18 (v) Generally promote the public’s health, safety, and general welfare.

19 (d) Development Standards

20 (i) Architectural Style - Examples of domestic and public styles in the Corridor include Victorian,
21 English Tudor, Prairie, Arts and Crafts, Colonial Revival, Period Revival, Neoclassical, Italianate,
22 Early Utah Vernacular, Art Moderne, and International.

23 (1) The design of any new construction or addition shall have a distinctive, identifiable
24 architectural style and shall be compatible with the size, scale, color, material, and character
25 of historic properties in the design corridor, and avoid replicating or mimicking historic
26 buildings.

27 (2) New construction in the Design Corridor shall emphasize and accentuate the existing
28 historic homes.

29 (3) Roof Forms - Roofs are major features of most historic buildings and when repeated
30 along a street, contribute to visual continuity. Roof forms in the Corridor are simple in form

31 with gabled, pyramid, and hipped styles being the most common. Roofs purposely extend
32 beyond the building walls and the eaves are sometimes enclosed with vented soffits.

33 (a) New and redeveloped structures shall use roof forms, slope ratios, and materials
34 similar to historic structures in the Design Corridor.

35 (b) Skylights, solar panels, and other rooftop devices shall be minimized and located on
36 non-street-facing roof planes.

37 (ii) Building Orientation

38 (1) Each building in the Design Corridor shall have a principle façade that is oriented to face
39 Center Street.

40 (iii) Building Width

41 (1) The width of all principle facades shall be between 90% and 110% of the average width
42 of all street-facing façades on the same block.

43 (2) For buildings with courtyards opening onto Center Street as permitted in 14.34.290
44 (5)(c)(iv)(5), the street facing façades of each perpendicular wing shall be subject to
45 14.34.290 (5)(c)(ii)(2).

46 (iv) Building Height

47 (1) No building shall exceed a maximum height of 35 feet, measured at each
48 building facade, except that any street facing facade within 50 feet of a right-of-way line
49 shall not exceed the average front façade height of existing single-family dwellings on the
50 same block.

51 (a) For purposes of this section, street facing façade height is measured from finished
52 grade to the top of each street facing façade wall, independent of roof type.

53 (b) In no case shall a building have a street facing façade which exceeds two stories
54 within fifty feet of a right-of-way line.

55 (v) Building Mass

56 (1) Building mass shall be minimized and shall not visually overwhelm adjacent or nearby
57 single-family dwellings.

58 (2) For a multi-family building, the principle façade facing Center Street shall have a general
59 outline similar in shape and size to the single-family homes in the Corridor.

60 (vi) Setbacks

- 61 (1) Front Yard - Shall be a minimum of 30 feet and a maximum of 40 feet measured from
62 the back of sidewalk.
- 63 (2) Side Yard - Shall be a minimum of 10 feet.
- 64 (3) Street Side Yard - Shall be a minimum of 20 feet measure from the back of sidewalk.
- 65 (4) Multiple Buildings on a Single Parcel – For multiple buildings located on a single parcel,
66 side setbacks shall be determined as though a side property line exists between each
67 building, providing the same setbacks as if each building is located on an individual parcel.
- 68 (5) Courtyard Buildings - Buildings with courtyards opening onto Center Street are
69 permitted under the following conditions.
- 70 (a) The wings perpendicular to Center Street are separated by distinct landscaped
71 courtyards.
- 72 (i) Width of the street facing facades of the perpendicular wings complies with
73 14.34.290 (5)(c)(ii)(2)
- 74 (b) The rear connecting section is set back at least 20 feet from the front façade of the
75 perpendicular wing.
- 76 (c) The side setbacks between perpendicular wings are the same as the side yard
77 setbacks between separate buildings as per 14.34.290 (5)(c)(iv)(4)
- 78 (d) Parking in the courtyard between the perpendicular wings is not permitted.
- 79 (6) Parking – Parking shall not be placed in the front, side, or street side yard and should be
80 minimized in the rear yard, with the exception of one- and two-family dwellings when the
81 driveway leads to a garage or carport as defined in Chapter 14.37, Provo City Code.
- 82 (a) Parking shall not be allowed between a primary building and a public street.
- 83 (b) Surface parking areas in rear yards shall be screened from neighboring properties
84 with appropriate plant materials and/or fencing.
- 85 (c) Entrances to underground parking shall be provided from driveways along the sides
86 of properties, not from a front-facing underground garage entry, unless the applicant
87 demonstrates that no alternative is feasible.
- 88 (7) Transition Block - 200 East to 300 East - Smaller setbacks similar to existing construction
89 in the transition block may be approved by the Planning Commission under the following
90 conditions.
- 91 (a) The proposed building has received a positive recommendation from the Landmarks
92 Commission.

93 (b) A minimum of one pedestrian entrance to a commercial space, lobby, or residential
94 unit shall be provided for every 50 feet of building frontage along Center Street

95 (c) Each first floor commercial frontage along Center Street shall provide a minimum of
96 forty percent (40%) completely transparent glass. Ground floor residential buildings
97 shall provide twenty (20%) completely transparent glass along Center Street.

98 (d) The proposed setback shall not be less than the average existing setback on the
99 same block face and in no case less than 12 feet.

100 (vii) Materials and Construction Quality - Current buildings in the Design Corridor use a variety of
101 common building materials. The most common building material is brick, followed by clapboard
102 or shiplap siding, and to a lesser degree brick in combination with plaster or stucco.
103 Foundations vary from stone, concrete, and block construction

104 (1) Materials

105 (a) New and redeveloped structures should use similar building materials as those
106 found in the Corridor and shall complement surrounding buildings in color and texture.

107 (b) The primary exterior finish materials of all new construction shall consist of

108 (i) Brick

109 (ii) Wood and/or composite siding

110 (c) The following materials are prohibited

111 (i) Vinyl siding

112 (ii) Aluminum siding

113 (iii) All other non-architectural metal siding

114 (d) A range of secondary materials, including trim materials may be used as long as they
115 remain secondary.

116 (e) Trim details should be functional in nature and not simply applied decorations.

117 (f) Roofing materials shall be limited to the following

118 (i) Wood shingles

119 (ii) Slate shingles

120 (iii) Clay tile

121 (iv) Metal shingles or tile

122 (v) High quality composition or composite shingles

123 (viii) Signs and Lighting

124 (1) No back-lit signs shall be permitted. Signs shall only be lit by external, downward facing,
125 stationary, shielded light sources directed solely onto the sign without causing glare.

126 (2) Sign colors shall complement the colors of the principal structure. The use of contrasting
127 colors to promote legibility is permitted.

128 (e) Center Street Right-of-Way

129 (i) Center Street should be improved to include the following elements

130 (1) Corner bulb outs

131 (2) Raised crosswalks

132 (3) Enhanced crossing markings

133 (4) High visibility signage designating pedestrian crossings

134 (ii) Steps should be taken to ensure that the use of bicycles along Center Street is safe and
135 accessible, including selecting a context appropriate bicycle lane configuration.

136 (iii) A plan should be developed to restore the landscaped center median along Center Street
137 through the Design Corridor.

138 (f) Review Process

139 (i) In addition to any other required reviews and approvals, all new construction proposed in
140 the Corridor shall be reviewed by the Landmarks Commission for compliance with the
141 requirements of the Design Corridor.