



**Planning Commission Hearing
Staff Report
Hearing Date: September 12, 2018**

ITEM #4 George Bills requests Concept Plan approval for a three-lot subdivision located at 1437 E 2300 N in a proposed A1.1 Zone. Subdivision approval is dependent on approval of a zone change from PF to A1.1. Rock Canyon neighborhood. Aaron Ardmore (801) 852-6404
PLFSUB20180240

Applicant: George Bills at Gardner & Associates

Staff Coordinator: Aaron Ardmore

Property Owner: RANGER STATION LLC

Parcel ID#: 20:045:0018

Acreage: 5.89

Number of Properties: 1

Number of Lots: 3

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is September 26 at 5:00 P.M.*

2. **Deny** the requested Concept Plan. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Current Legal Use: The property is currently a mostly vacant parcel that contains a storage building for the US Forest Service.

Relevant History: The property was acquired by an LLC, of which the applicant represents. The applicant submitted a zone change request and a proposed subdivision plan to split the property into three single-family lots.

Neighborhood Issues: The applicant met with staff and the neighbors to the west to discuss concerns about building placement and view corridors.

Summary of Key Issues:

- The proposal is for three lots.
- The subdivision is dependent on a proposed Zone Map Amendment from the PF zone to the A1.1 zone.

Staff Recommendation: Staff recommends that the Planning Commission approves the proposed three-lot subdivision, with the following conditions:

1. That the Zone Change from PF to A1.1 is approved by the Municipal Council.
2. That the CRC grants final approval prior to recording the plat.

OVERVIEW

Gardner & Associates is requesting a zone change on behalf of the property owner at 1437 East 2300 North, from the Public Facilities (PF) zone to the Agricultural (A1.1) zone. The proposed zone restricts residential use to one dwelling per acre.

The property owner purchased the land in 2007 in order to create single family lots at a later date. The applicant has now applied for the necessary zone change and preliminary subdivision that would enable the property to be subdivided. The lots would each be around two acres and are intended for three single family homes to be built in the future.

FINDINGS OF FACT

1. The property is in the Public Facilities Zone.
2. The General Plan designates the property as Residential.
3. The proposed zone is Agricultural – One Acre minimum.
4. The plan proposes a three-lot subdivision.

ANALYSIS

The proposed zone change would allow the development of the property into residential lots, aligning it with the intent of General Plan. The proposed zone of A1.1 would fit the characteristics of the area, as the property serves as a gateway to the Rock Canyon trailhead. With the limiting geographic difficulties of the property, the proposed zone would most likely limit the property to three lots; but at most could develop into five properties.

CONCLUSIONS

Staff feels that the proposed zone is a good fit for the property in enabling it to be developed in accordance with the Provo City General Plan.

ATTACHMENTS

1. Proposed Zone Change Area
2. Concept Plan

ATTACHMENT 1 – PROPOSED ZONE CHANGE AREA



