



Provo City Planning Commission

Report of Action

November 14, 2018

Item 3 Gordon Livingston requests Concept Plan approval for a 44-unit townhome development on 2.94 acres, located at approximately 1080 E 1320 S in a proposed Low Density Residential Zone. Spring Creek neighborhood. Aaron Ardmore (801) 852-6404 PLCP20180103

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 14, 2018:

APPROVED WITH CONDITIONS

On a vote of 4:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. That the Zone Map Amendment from R1.10 to LDR is approved by the Municipal Council.

Motion By: Dave Anderson

Second By: Robert Knudsen

Votes in Favor of Motion: Dave Anderson, Robert Knudsen, Deborah Jensen, Shannon Ellsworth

Deborah Jensen was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the LDR Zone is described in the attached Exhibit A.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following: An overview of the area, including zoning and the neighborhood plan recommendation.

NEIGHBORHOOD MEETING DATE

- The Neighborhood Chair determined that there is neighborhood support for this plan and supports it as an asset to Spring Creek.

NEIGHBORHOOD AND PUBLIC COMMENT

- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Steve Turley addressed the Planning Commission with his support of the proposed zone and plan, but had issues with the proposed road network and the master street plan for the area. (David Day from Engineering addressed this concern, stating that the master street plan dashed lines are conceptual for a road in the area, and that the layout may change as development occurs).

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The Livingstons stated that they have experience with this type of build, and that it will be a quality development.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Robert Knudsen inquired on the size of the units proposed with the zone change.
- Discussion regarding the surrounding properties zoning and uses determined that the use was appropriate for the area.
- Some discussion regarding train noise and what affect that would have on the units.
- The applicant will not be building the "future road" shown on the concept plan during building.



Director of Community Development

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Community Development Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS