

\*Item 4

Provo City Planning Commission

# Report of Action

June 26, 2019

The Provo City Community Development Department requests Code Amendments to Section 14.34.285 regarding the design standards for buildings in the Campus Mixed Use Zone. City-wide application. Josh Yost (801) 852-6408 PLOTA20190025

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The following action was taken by the Planning Commission on the above described item at its regular meeting of June 26, 2019:

## CONTINUE

On a vote of 4:0, the Planning Commission continued the above noted application to July 10, 2019

Motion By: Shannon Ellsworth

Second By: Robert Knudsen

Votes in Favor of Motion: Robert Knudsen, Shannon Ellsworth, Jamin Rowan, Andrew Howard

*Jamin Rowan was present as Chair.*

- Additional Report of Action for item previously continued after a public hearing or other discussion: March 13, 2019.

### **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:

Community Development has identified deficiencies in the Campus Mixed Use Zone pertaining to design regulation. The zone currently only requires one door on each street frontage, has no habitable first floor requirement or any regulation of windows and visual permeability at the first floor. Staff is studying amendments to the zone to provide sufficient regulation of these design elements. The amendments under consideration include the following.

- A minimum habitable first floor depth as measured from the street facing façade.
- A minimum number of pedestrian building entrances.
- A minimum requirement for first floor windows and openings.
- Any commercial included in the site, whether required or voluntary, to be sited along a street frontage.
- Site design regulations to ensure parking is located interior to a building or site and that vehicle access is consolidated.

**NEIGHBORHOOD AND PUBLIC COMMENT**

- This item was City-wide or affected multiple neighborhoods.
- No Neighborhood Chair(s) were present or addressed the Planning Commission.
- No neighbors or other interested parties were present or addressed the Planning Commission.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

Commission members expressed that the amendments as presented appear to meet the draft intent statements presented previously.



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Planning Commission Chair



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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**