



Provo City Planning Commission

Report of Action

March 25, 2020

*ITEM 4 Rob Slater requests a Zone Change from Residential Conservation (RC) to Low Density Residential (LDR) to build three single-family residences on .34 acres, located at 164 S 400 W. Franklin Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20200041

The following action was taken by the Planning Commission on the above described item at its regular meeting of March 25, 2020:

POSITIVE RECOMMENDATION

On a vote of 6:0, the Planning recommended that the Municipal Council approve the above noted application.

Motion By: Dave Anderson

Second By: Laurie Urquiaga

Votes in Favor of Motion: Dave Anderson, Laurie Urquiaga, Deborah Jensen, Lisa Jensen, Maria Winden, Russell Phillips
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. COM NE COR LOT 8, BLK 49, PLAT A, PROVO CITY SURVEY; W 9 RDS; S 6 RDS; E 9 RDS; N 6 RDS TO BEG. AREA .34 ACRE.

RELATED ACTIONS

The Planning Commission approved the related concept plan as item #5, file #PLCP20200041.

APPROVED/RECOMMENDED OCCUPANCY

- 3 Single-Family Units

APPROVED/RECOMMENDED PARKING

- 10 Parking Spaces

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.

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: Staff gave an overview of the proposal, including the public purpose of the zone change and the ability for the concept to meet the zoning codes of the LDR zone.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 03/04/2020. The project was well received by those in attendance.

NEIGHBORHOOD AND PUBLIC COMMENT

- Neighbors or other interested parties were present or addressed the Planning Commission.
- Dennis Snow stated that the property should provide one or two homes at most, but not three.
- Dave Horn stated he liked the plans, but would prefer only two units on the property.

APPLICANT RESPONSE

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

- The applicant stated his reasons for the proposal; to improve the neighborhood and provide more housing.
- Open spaces will be common areas, without fences.
- He hopes for owner-occupied, family residents for the dwellings.
- Parking will be for individual units.

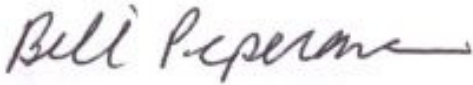
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission liked the proposal and thought it was good infill development that was context sensitive and scaled for the neighborhood. The Commission asked questions about the height of the concept, parking for each unit, whether the existing home was historically protected, and if the elevations could change. PC verified that the project will still need to apply for final project plan and subdivision applications and that owner-occupancy could not be enforced by zoning code. They also verified with the applicant that trees and shrubs will try to be protected/provided.



Planning Commission Chair



Director of Development Services

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