



**Planning Commission Staff Report
Hearing Date: September 23, 2020**

ITEM # 4 Jeffrey Rands requests Concept Plan approval for a two-lot, residential subdivision in the Very Low Density Residential (VLDR) zone, located at 189 S 500 W. Franklin Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLCP20200184

Applicant: Jeffrey R. Rands

Staff Coordinator: Brandon Larsen

Parcel ID#: 04:046:0006

Acreage: 0.25

Number of Lots: 2

Related Application: PLRZ20200124
(zone map amendment)

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is October 14, 2020, 5:00 P.M.*
2. **Deny** the proposed concept plan. *The Planning Commission should state new findings if they choose to deny this application.*

Relevant History:

The dwelling on the subject property was built in 1907. The property has been in the same configuration for many decades. This item was continued from the August 12, 2020 Planning Commission meeting.

Neighborhood Issues:

A neighborhood meeting was held several months ago. It appears the Franklin Neighborhood is generally supportive of the proposal.

Summary of Key Issues:

- This request, if approved, would pave the way for an additional one-family dwelling site.
- The neighborhood appears to be supportive.
- The applicant has reconfigured the proposed lots to have a typical rectangular configuration.
- Both of the proposed lots would meet the proposed minimum lot area requirement for the VLDR Zone.
- A text amendment is proposed to reduce the required minimum lot area for one-family dwellings in the VLDR Zone to 4000 SF.

Staff Recommendation:

That the Planning Commission approve the proposed concept plan with the following condition:

1. That this proposed concept plan only be approved if the proposed text amendment (PLOTA20200274) to reduce the minimum lot area for one-family dwellings in the VLDR Zone is adopted.

BACKGROUND

The applicant would like to divide the 0.25-acre one-family dwelling site and establish an additional dwelling site. However, the subject property lies in the Residential Conservation (RC) Zone, which zone does not allow for the creation of new lots. As such, the applicant is proposing a rezone of the subject property to the Very Low Density Residential (VLDR) Zone, which does *not* have a prohibition on the creation of new lots and is proposed to allow one-family dwelling sites with a minimum lot area of 4000 SF.

This item was continued from the August 12, 2020 Planning Commission meeting to allow time for (1) the applicant to revise this proposed concept plan and (2) staff to prepare a text amendment application to propose a reduction in the minimum lot area for the VLDR Zone. Staff has prepared the requested text amendment. Also, the concept plan has been revised to propose two (2) lots that generally have a rectangular configuration and comply with the proposed lot area minimums for the VLDR Zone (see attached concept plan).

STAFF ANALYSIS

The updated concept plan appears to achieve the more straight-forward lot design the Planning Commission was interested in seeing, which is facilitated by the proposed amendment to the VLDR Zone requirements. The addition of a one-family dwelling site will help to bring greater stability to the block where the subject property lies and this particular area of the Franklin Neighborhood. If approved and developed, this would be the fourth (4th) new one-family dwelling site recently created on this block.

Findings of Fact. Staff identifies the following findings of fact for the subject application:

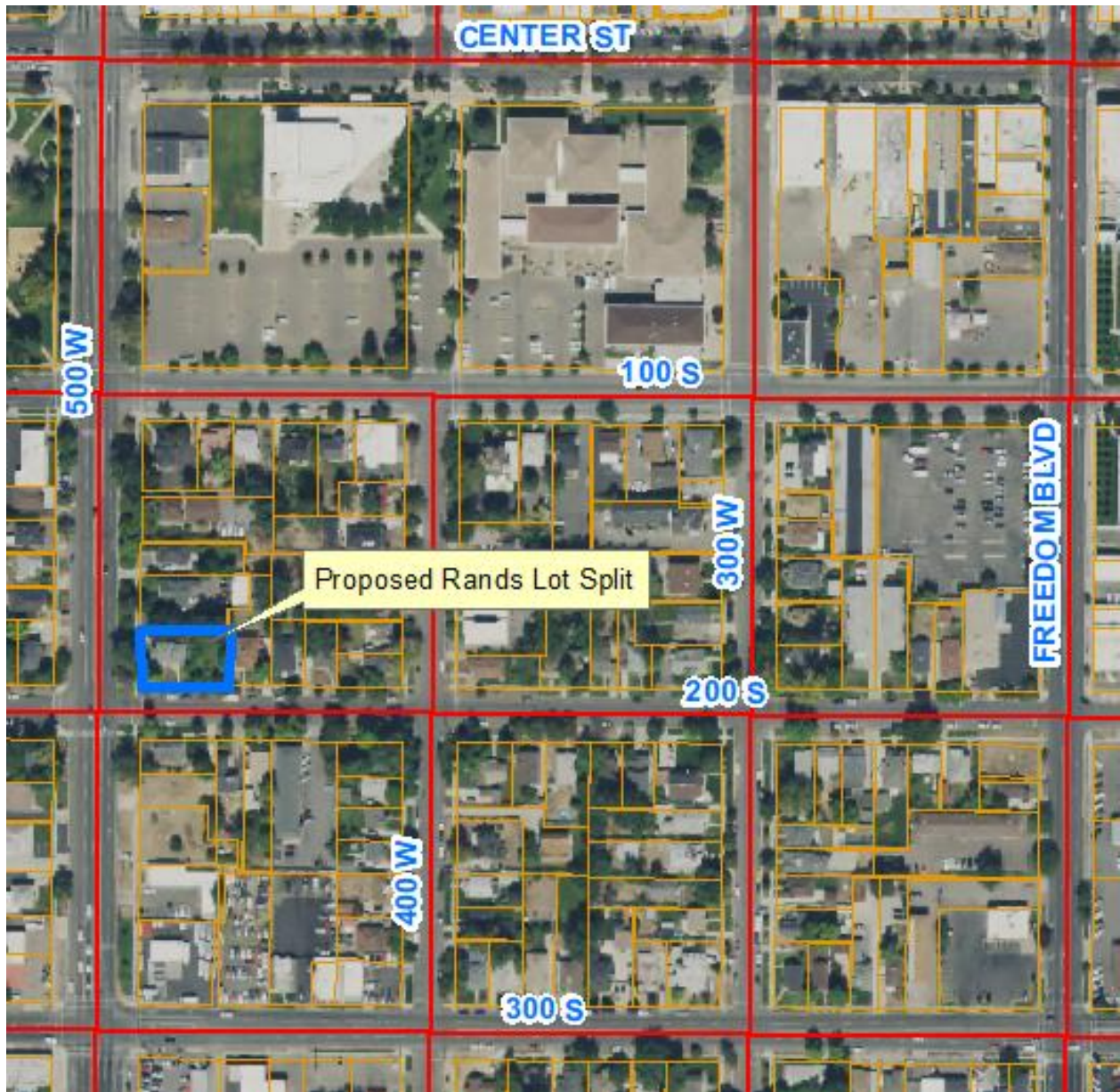
- This concept plan is a companion to the zone map amendment application. The property is proposed to be rezoned from the RC Zone to the VLDR Zone.
- The General Plan designates this property as Residential.
- The approval of this request would facilitate the establishment of a new dwelling site.
- The VLDR lot area minimum for one-family dwellings must be reduced to facilitate the applicant's proposal. A text amendment is proposed to this end.
- If the zone map amendment and concept plan are approved, the applicant would still need to obtain plat approval for the development. Greater development details will be required at the plat stage.

Conclusion. Staff is supportive of the proposed Concept Plan if the property is rezoned, as proposed, and if the VLDR Zone lot area minimum is reduced through the adoption of the proposed text amendment. An additional one-family dwelling site would help to stabilize this portion of the Franklin Neighborhood.

ATTACHMENTS

1. Vicinity Map
2. Concept Plan

ATTACHMENT – Vicinity Map



ATTACHMENT – Concept Plan

