

**ITEM # 2** Jake Black request Concept Plan approval for a residential subdivision in a proposed R1.8 zone, located at 35 S 2530 W. Provo Bay Neighborhood. Dustin Wright 801-852-6414 dwright@provo.org PLCP20200157

**Applicant:** Jake Black

**Staff Coordinator:** Dustin Wright

**Property Owner:** KNUDSEN, ROBERT HERMAN (ET AL)

**Parcel ID#:** 21:025:0163

**Acreage:** 4.6

**Number of Properties:** 1

**Number of Lots:** 1

**\*Council Action Required:** No

**ALTERNATIVE ACTIONS**

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is December 9, 2020 at 6:00p.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:**

Agricultural use permitted in 14.08 of the Provo City Code.

**Relevant History:**

There are single-family homes on a portion of the property. There is a request to rezone the property to R1.8.

**Neighborhood Issues:**

Staff has not heard from the Provo Bay Chair. The Fort Utah Chair contacted staff about the concept plan for the subdivision layout.

**Summary of Key Issues:**

- There is a rezone associated to this concept plan that would change the zoning from A1.1 to R1.8 to allow for a 15 lot subdivision on this property.
- New local streets will be created to provide access to the new lots.
- Streets will be stubbed to allow for future connection as adjacent lots develop.

**Staff Recommendation:**

Move to approve the proposed concept plan for a 15 lot residential subdivision for the property located at 35 S 2530 W with the following conditions:

1. Rezone application PLRZ20200156 is approved by the Municipal Council;
2. CRC final approval is given.

## **BACKGROUND**

The applicant has a rezone application to change the zoning from A1.1 to R1.8. If that rezone is approved by the City, the applicant would then like to subdivide the property into fifteen single-family residential lots.

New local streets will be created as part of the subdivision to provide access to the new lots. These streets will be stubbed to allow for future connection as adjacent lots develop.

## **FINDINGS OF FACT**

- The property is located in the A1.1 zone and there is a request to change to R1.8.
- The R1.8 zone allows for one-family detached homes on 8,000 square foot lots.
- 2530 W is a collector street and Center St. is an arterial street in this area of the City.
- Direct driveway access to collector or arterial needs City Engineer approval. (15.03.200)
- Lots in the R1.8 zone need to be a minimum of eighty feet wide.
- Lots in the R1.8 zone need to be a minimum of eighty feet deep.

## **STAFF ANALYSIS**

With the proposed layout, most of the lots will be able to have their driveways come off of local streets rather than from a collector or arterial to comply with City code. Lots 1 and 2 will have a shared driveway from Center St. which is an arterial street. Lot 3 will have a driveway off of 2530 W which is a collector street. The City Engineer is ok with this proposal as it reduces the number of driveways that are currently accessing off of these streets. All of the other lots will have driveway access from the new local streets that would be built as part of the subdivision.

All of the proposed lots will conform to the minimum lot size and dimension requirements. The stubbed roads will allow for future development to the east to be able to tie into the street network and improve street connectivity in the neighborhood. This will help insure less traffic congestion in the future when west Provo is built out than if there are several cul-de-sacs from several smaller subdivisions being created at different times.

### **STAFF RECOMMENDATION**

Move to approve the proposed concept plan for a 15 lot residential subdivision for the property located at 35 S 2530 W with the following conditions:

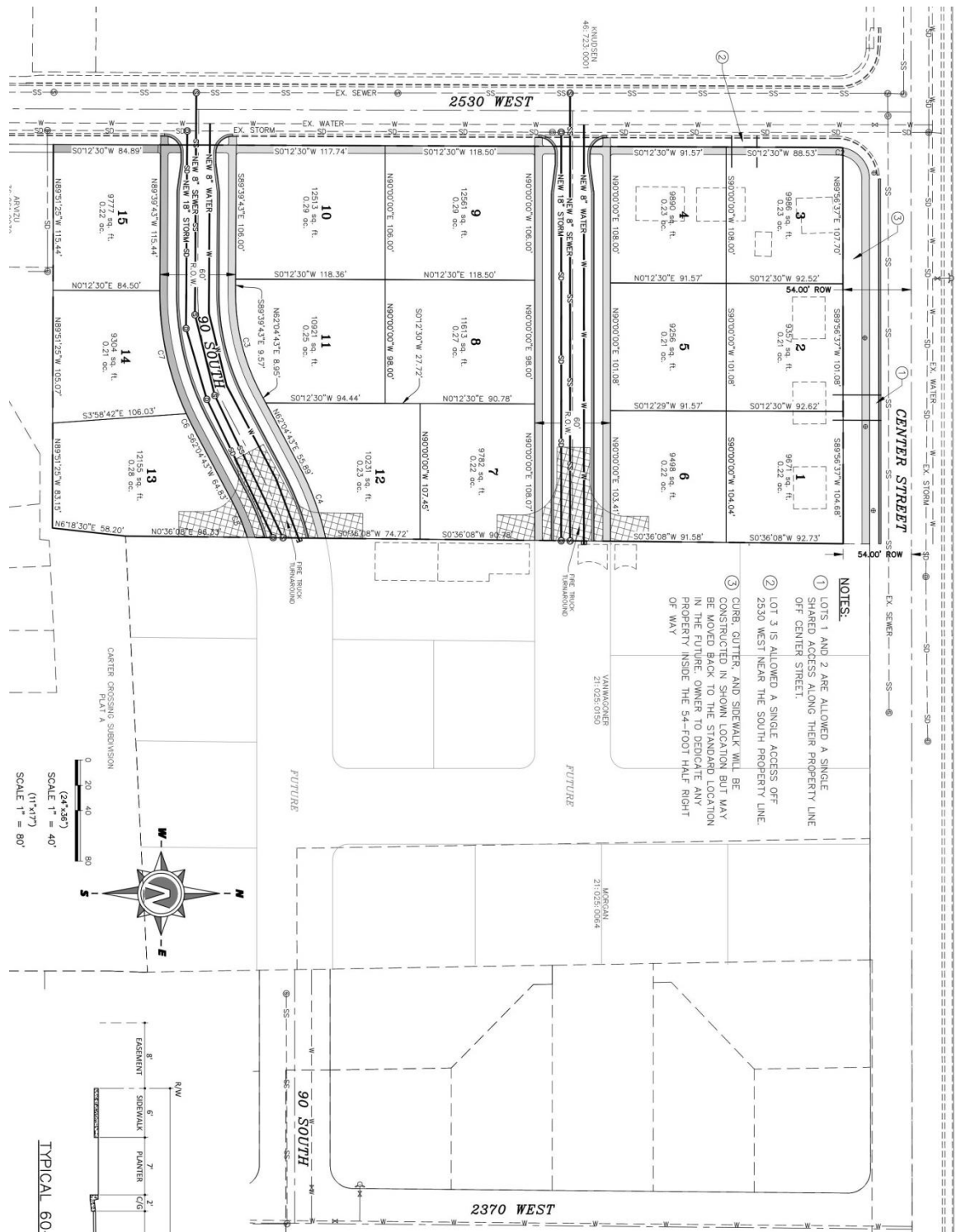
1. Rezone application PLRZ20200156 is approved by the Municipal Council;
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### **ATTACHMENTS**

1. Aerial Map
2. Proposed Plat



Attachment 2 – Proposed Plat



- NOTES:**
- ① LOTS 1 AND 2 ARE ALLOWED A SINGLE SHARED ACCESS ALONG THEIR PROPERTY LINE OFF CENTER STREET.
  - ② LOT 3 IS ALLOWED A SINGLE ACCESS OFF 2530 WEST NEAR THE SOUTH PROPERTY LINE.
  - ③ CURB, GUTTER, AND SIDEWALK WILL BE CONSTRUCTED IN SHOWN LOCATION, BUT MAY BE MOVED BACK TO THE STANDARD LOCATION IN THE FUTURE. OWNER TO DEDICATE ANY PROPERTY INSIDE THE 54-FOOT HALF-RIGHT OF WAY.

