

ITEM #4 Zachary Steele requests Concept Plan approval for a residential subdivision, located at 1400 W 890 S in a proposed RA(A) zone. Sunset Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20200414

BACKGROUND

Zachary Steele is requesting approval of a concept plan for one new building lot within a proposed zone change area from the A1.1 zone to the RA zone for property belonging to the Steele family. The accessory apartment overlay (A) zone would allow the property owner to establish an accessory living unit as long as the property is owner-occupied and meets the standards of Chapter 14.30, Provo City Code.

The property is currently used for agricultural purposes and has one existing residential unit at 1400 W 890 S. The proposed lot is a half-acre lot just west of that existing home and would abut the recently approved Kelshaw Subdivision on the west property line and front on 890 South.

A similar one-lot subdivision and associated rezone was recently approved just south of this proposal, on 990 South, for the Steele family. This new concept plan would provide an additional building lot within the Steele family farm.

FINDINGS OF FACT

1. The property is currently in the A1.1 (Agricultural) zone.
2. The proposed zone is the RA(A) (Residential Agricultural) zone with the Accessory Apartment Overlay.
3. The General Plan for the area is Residential.
4. The conceptual lot is 24,727 square feet in size.
5. The minimum lot size required in the RA zone is 21,780 square feet.

STAFF ANALYSIS

Staff has reviewed this concept plan along with the associated zone change request and found the proposed lot to be in conformance with the proposed RA zone. The applicant has also provided a conceptual vicinity plan for the requested zone change area to show how the street network could align around additional future half-acre lots.

While staff would like to see this development plan come in as one submittal rather than one building lot at a time, the concept plan fits with the zone change request and conceptual vicinity plan; and the applicants' desire to continue farming the majority of the land is recognized by staff. Additionally, the General Plan and the Southwest Future Land Use Map designate this area as residential use with no more than four units per acre. The proposed concept would achieve these goals, while also providing important street connections in a grid pattern that is described in the Chapter Two goals of the General Plan.

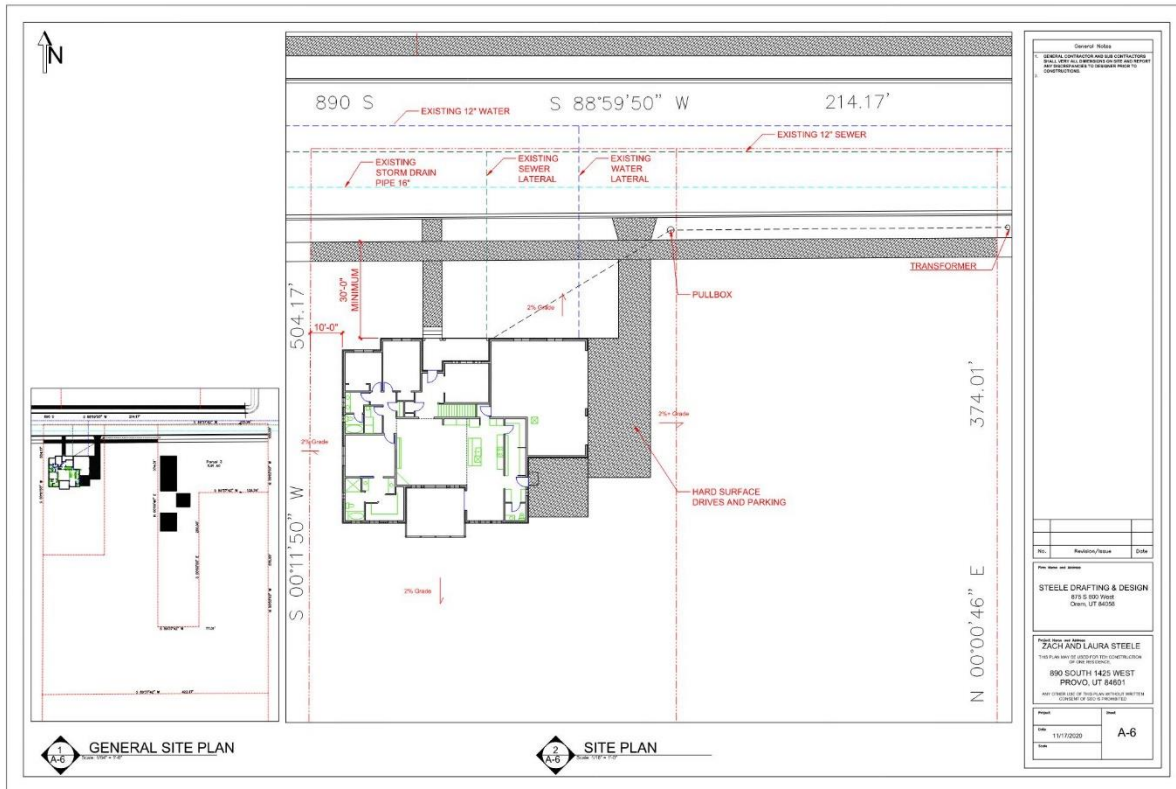
CONCLUSIONS

Staff recommends that the Planning Commission approve the proposed concept plan for one new building lot.

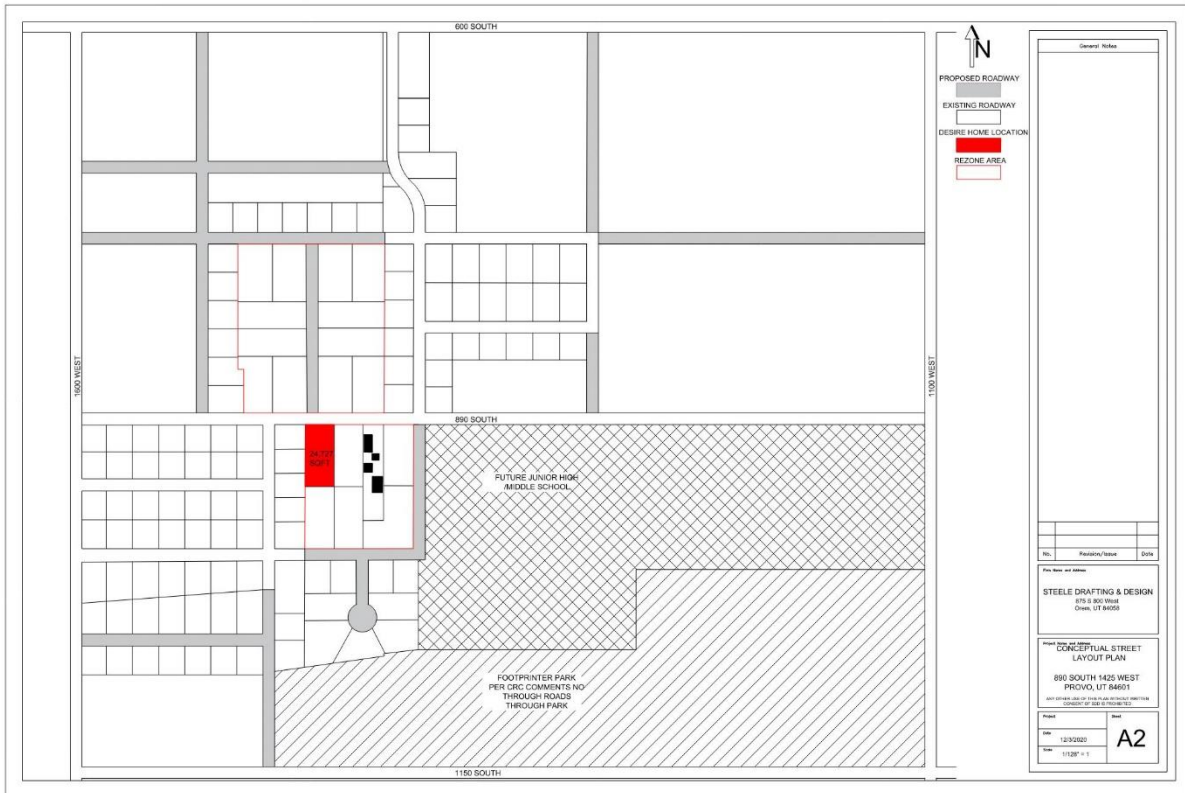
ATTACHMENTS

1. Proposed Concept Plan
2. Proposed Vicinity Plan
3. Zone Map

ATTACHMENT 1 – PROPOSED CONCEPT



ATTACHMENT 2 – PROPOSED VICINITY PLAN



ATTACHMENT 3 – ZONE MAP

