

Planning Commission Hearing Staff Report

Hearing Date: February 10, 2021

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

Applicant: Zachary Steele

Staff Coordinator: Aaron Ardmore

Property Owner: Steele, Samuel M &

Erwin Q (ET AL)

Parcel ID#: 21:040:0121; 21:040:0122;

21:043:0220; 21:043:0224

Acreage: 13.07

Number of Properties: 4

Number of Lots: 1

Related Applications: PLRZ20200413

ALTERNATIVE ACTIONS

- 1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is February 24, at 6:00 P.M.*
- 2. <u>Deny</u> the requested concept plan.

 This action <u>would not be consistent</u>

 with the recommendations of the Staff
 Report. The Planning Commission
 should <u>state new findings</u>.

Current Legal Use: The area for the zone change currently holds one residential unit and agricultural land. The proposed new lot is currently being used for agricultural uses.

Relevant History: The area is adjacent to the recently approved Kelshaw Lane Subdivision. The owners of the subject land would like to use the new access to create another building lot on their land, while allowing agricultural uses to continue.

Neighborhood Issues: Staff reached out to the neighborhood chair but has not received information regarding any neighborhood concerns at the time of this report.

Summary of Key Issues:

- The concept plan only shows one new lot, with remaining land to stay agricultural uses in proposed RA zone.
- The proposed lot meets lot requirements for the proposed RA zone.
- The General Plan designation for this area is Residential and the Southwest Future Land Use Map includes 890 South connecting through this site from 1100 West to 1600 West.

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

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.

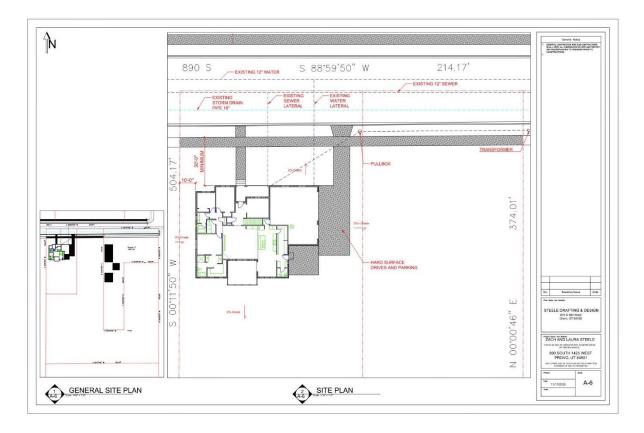
CONCLUSIONS

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

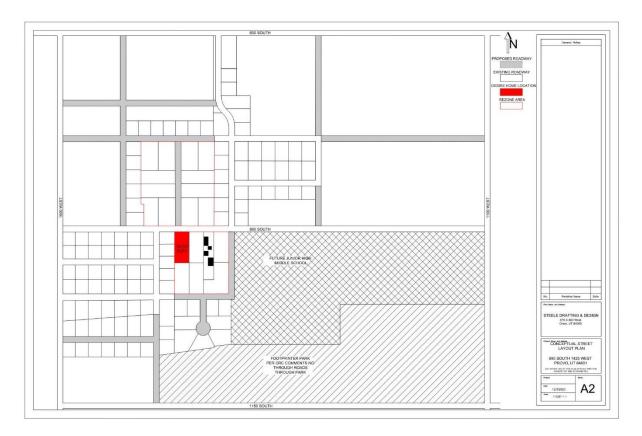
ATTACHMENTS

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

ATTACHMENT 1 – PROPOSED CONCEPT



ATTACHMENT 2 – PROPOSED VICINITY PLAN



ATTACHMENT 3 – ZONE MAP

