

ITEM # 3 Dave Morton requests Concept Plan approval in conjunction with zone change requests for 72 single-family homes and 31 acres of industrial space, located at approximately 3450 W Center Street. Provo Bay and Fort Utah Neighborhoods. Brandon Larsen (801) 852-6408, jblarsen@provo.org PLCP20180198

Applicant: Dave Morton, Anderson Development

Staff Coordinator: Brandon Larsen

Property Owner: Halladay Land LLC; Kris and Stacy Halladay; and Thomas and Christine Halladay

Parcel ID#: 21:029:0043, et al.

Acreage: 54 + acres

Number of Properties: 5

Related Application: PLRZ20180197
(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 April 14, 2021, 6:00 P.M.*
2. **Denial** of the proposed 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 and residential use.

Relevant History:

The subject parcels have been used for agricultural use for many years. There are two (2) dwellings on the property. According to Utah County records, the dwelling at 3480 West Center Street was constructed in 1987 and the dwelling at 3460 West Center Street was constructed in 1980. It appears the parcels upon which the dwellings lie were created by unapproved divisions of land. This proposal may ultimately help to facilitate the resolution of these unapproved divisions of land.

Neighborhood Issues:

A neighborhood meeting was held on September 11, 2018, at which this proposal was presented to the Fort Utah and Provo Bay neighborhoods. It appears the proposal received positive support at the meeting. The neighborhoods appreciated the idea of a plan that facilitates larger homes and increased housing inventory.

Summary of Key Issues:

- 74 one-family dwelling sites are proposed.
- The proposed residential development would be a performance development.
- Over 300,000 SF of light industrial space is proposed on two (2) non-contiguous parcels.

Staff Recommendation:

1. Staff recommends that the Planning Commission approve the proposed concept plan.

BACKGROUND

The applicant is proposing a 72-lot one-family residential development in the R1.8PD (One-family Residential + Performance Development) Zone at approximately 3550 West Center Street. His plan also calls for the platting of two (2) existing dwelling sites, which would be in the RA (Residential Agricultural) Zone. The concept plan also calls for over 300,000 SF of light industrial development on two (2) non-contiguous parcels separated by a 14+/- agricultural parcel. The subject property is currently comprised of five (5) parcels that total 54 + acres.

The one-family residential development would be a performance development. Establishing a performance development, rather than a traditional development, would allow the developer some flexibility in lot sizes. In return for lot size flexibility, the developer would be required to provide open space and amenities. The average lot size for the proposed development is approximately 7,400 SF.

The light industrial areas would be developed on two (2) non-contiguous parcels. The western light industrial area would be developed on an approximately 23-acre parcel and the eastern light industrial area would be developed on a 9 +/- acre parcel. Light industrial flex space (112,000 SF) would be developed on the eastern parcel. Flex space is essentially a store front with warehousing in the rear of the building. The western parcel would be the site of multiple light industrial buildings and outdoor storage.

All development in this project would be subject to the design standards of the West Center Street Design Corridor. Additionally, the northern most portion of the residential area may lie in a 100-year flood plain and would be subject to the applicable requirements.

The applicant did provide some conceptual ideas for the one-family dwellings and flex space buildings (see attachments).

STAFF ANALYSIS

The applicant has been working on this project for nearly three (3) years and has gone through multiple reviews with the CRC committee to refine their application. The applicant has worked with Public Works to iron-out conceptual utility and infrastructure details. The CRC approved the applicant's conceptual plans. The proposed zoning for the conceptual development appears to be in-line with the General Plan map and the Southwest Area Future Land Use map. Staff also notes that the neighborhoods (Provo Bay and Fort Utah) appear to be supportive of this proposal.

Staff notes that Policy 3b of Section 1.2.9 of the General Plan supports the proposal of a detached one-family development. A portion of this policy states—speaking of the Southwest Area Neighborhoods: “Detached single-family homes should be the predominant housing type. “

Further, staff notes that the Southwest Area Future Land Use map calls for airport supportive industrial/commercial development where the applicant proposes light industrial development.

The industrial component of this application calls for 300,000 SF of light industrial space that could support an expanding airport.

Findings of Fact.

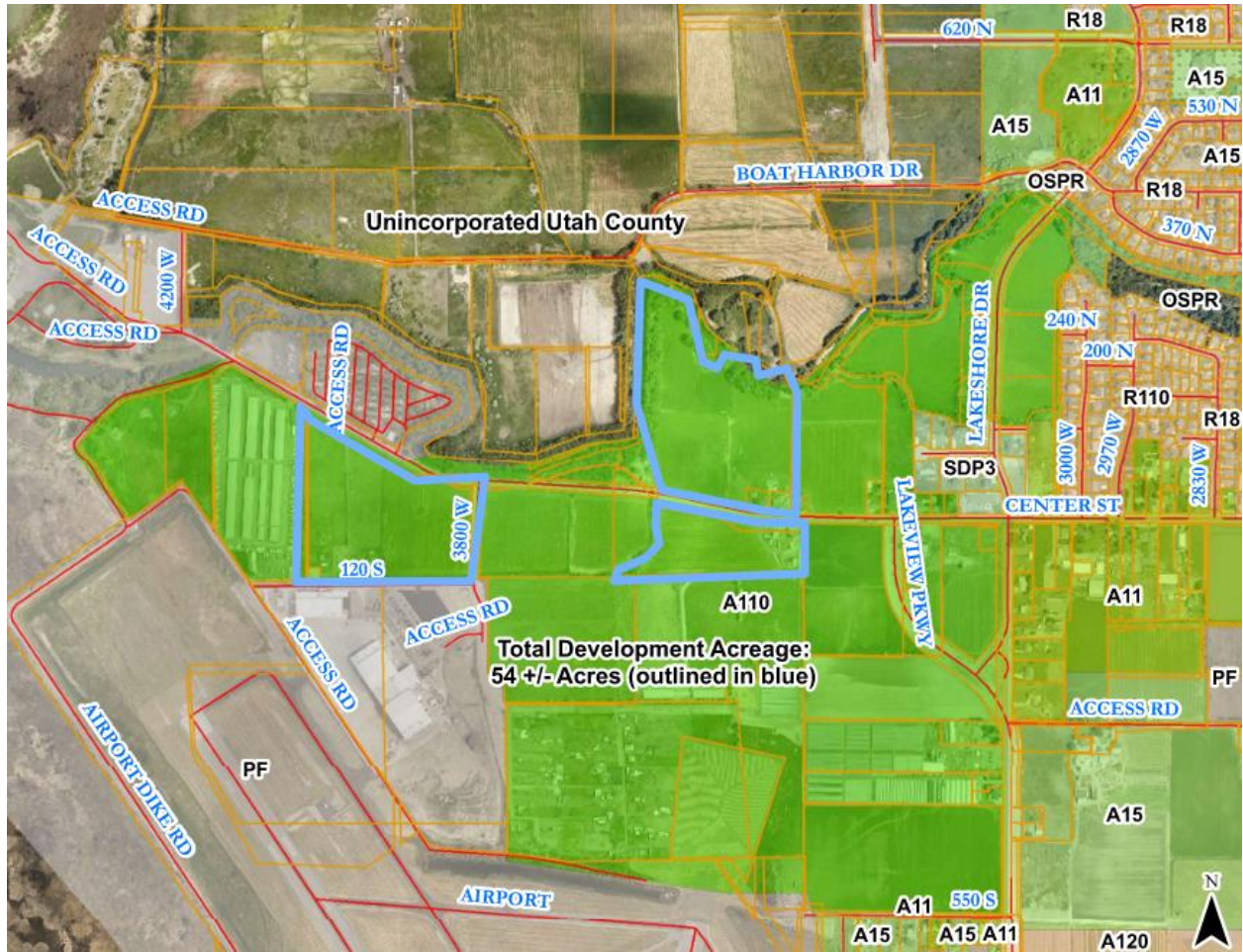
1. The property currently lies in the following zone: A1.10 (Agricultural, 10 acre) Zone
2. The Southwest Area Future Land Use map calls for residential development (R1) north of Center Street and Airport Related Activities south of Center Street
3. The requested zone change is A1.10 to M1 (Light Manufacturing), R1.8PD (Performance Development), and RA (Residential Agricultural)
4. The project consists of a 72-lot, one-family development, the platting of two (2) existing dwelling sites, and 300,000 SF of light industrial space
5. The proposal would be subject to the West Center Street Design Corridor standards
6. The land use designations of the General Plan map and the Southwest Area Future Land Use map support this proposal

Conclusion. Staff believe this development is a benefit to the City and the Fort Utah and Provo Bay neighborhoods because (1) of the potential for additional one-family housing stock and (2) the potential for more airport supportive businesses and uses next to the airport.

ATTACHMENTS

1. Vicinity Map
2. Concept Plan
3. Elevations: Example of One-family Dwellings
4. Elevations: Example of Flex Space

ATTACHMENT 1 – Vicinity Map



ATTACHMENT 2 – Concept Plan



ATTACHMENT 3 – Elevations: Example of One-family Dwellings

Pearl
Seasons

U913



Elevation A



Elevation B



Elevation C



Elevation D



Elevation E



Elevation F



Elevation G

1/13/21



ATTACHMENT 4 – Elevations: Example of Flex Space

