

***ITEM #2** Mark Boud requests a Zone Map Amendment from R1.6A to Very Low Density Residential (VLDR) zone, located at 790 West 500 South to create two single family building lots. Franklin Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20210128

BACKGROUND

Mark Boud is requesting a zone map amendment from the R1.6A zone to the VLDR zone for a two-lot subdivision of land in the Franklin Neighborhood. The current zone, R1.6A, is just short of allowing a lot split since each lot in that zone is required to have a minimum lot area of six-thousand square feet and the total lot area of the existing lot is just over eleven-thousand square feet. With the VLDR zone each lot would only need an area of five-thousand square feet.

The concept Mr. Boud is proposing shows a new single-family home on each new lot, with one facing 500 South and the other facing 800 West. The proposed lot lines shown would meet lot standards for the VLDR zone and allow the existing garage on the property to remain.

FINDINGS OF FACT

1. The General Plan for the property is designated as Residential.
2. The Franklin Neighborhood Plan designates the property as Single-Family Residential.
3. The Current Zone for the property is R1.6A.
4. The Proposed Zone for the Property is VLDR.
5. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of zoning map amendments:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: (responses in bold)

- (a) Public purpose for the amendment in question. **The public purpose for the map amendment is to provide for additional housing in an established neighborhood.**
- (b) Confirmation that the public purpose is best served by the amendment in question. **The proposed amendment allows a new single-family lot to be created without disrupting the character of neighborhood.**
- (c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives. **Section 1.2.9 of the General Plan states the goal of establishing the one-family dwelling as the principal residential use in this area of the City. This is further supported by the infill and affordability goals found in Section 3.4 of the General Plan. The Franklin Future Land Use Section also supports the continued use of single-family residential in this area of the neighborhood.**
- (d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated. **The**

General Plan does not have any timing and sequencing issues related to this request.

- (e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies. **The proposed amendment should not hinder the policies of the General Plan since the concept plan shows a pattern of development consistent with that shown in other areas of the neighborhood.**
- (f) Adverse impacts on adjacent land owners. **Adjacent land owners have the potential of an additional neighbor on the block. Adverse impacts of minimal increased traffic do exist.**
- (g) Verification of correctness in the original zoning or General Plan for the area in question. **Staff has verified that the R1.6A zone and Residential General Plan designation are correct.**
- (h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies. **No conflict exists.**

STAFF ANALYSIS

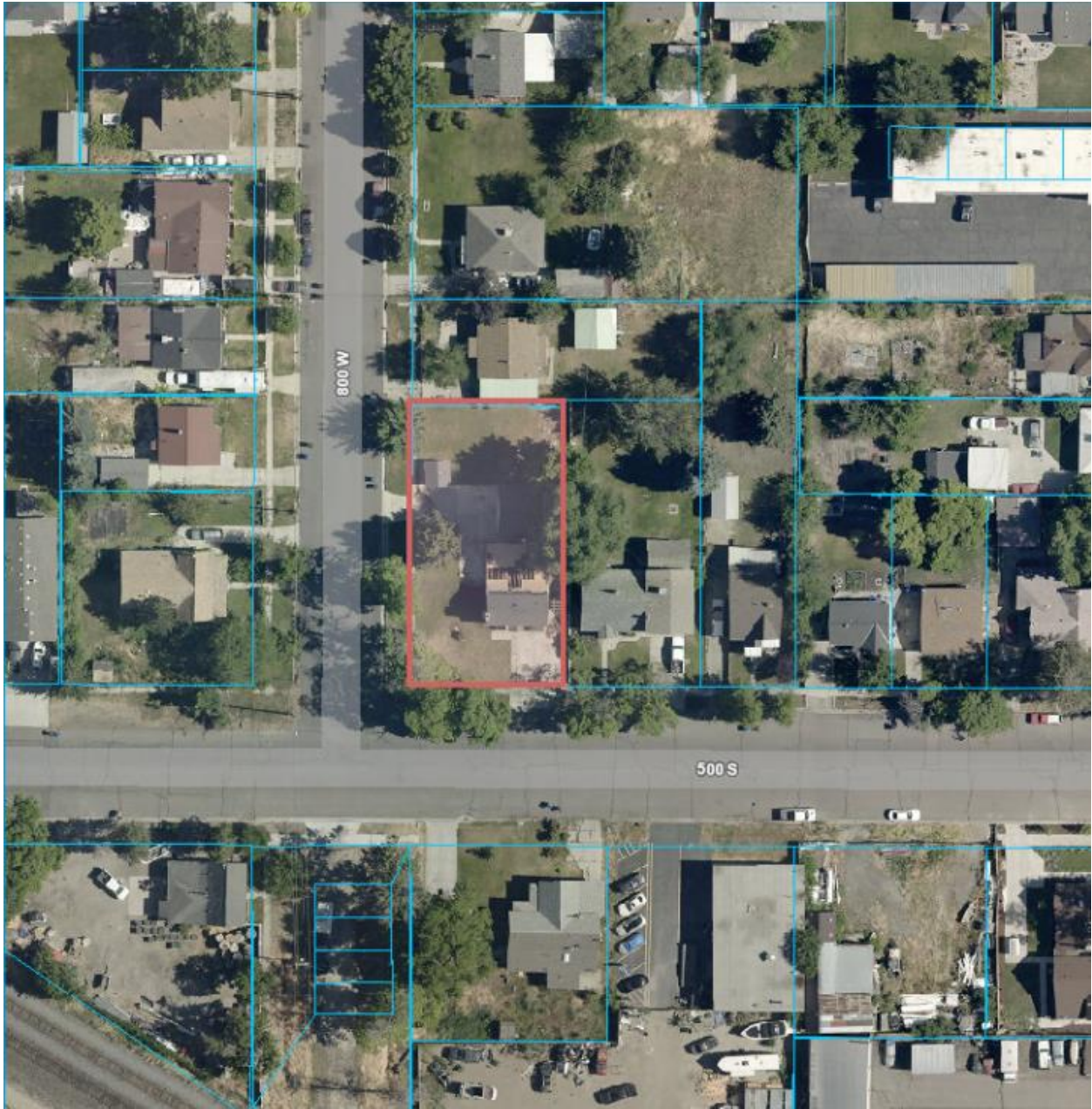
Staff finds that this type of opportunity is a great way for reinvestment into this historic neighborhood of Provo; adding value to an aging area while also providing additional single-family housing stock which can help housing affordability in the City.

The character of neighborhood stays intact, and the General Plan policies and goals are upheld, staff is in favor of this proposal.

ATTACHMENTS

1. Area Map
2. Current Zone Map
3. Proposed Site Plan

ATTACHMENT 1 – AREA MAP



ATTACHMENT 2 – CURRENT ZONE MAP



