

ITEM # 4* Sidney Allsop requests a Zone Change for approximately .80 acres from Residential Conservation (RC) to Medium Density Residential (MDR) for a townhome development, located at 690 E 500 S. Maeser Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLRZ20210086

<p>Applicant: Sidney Allsop</p> <p>Staff Coordinator: Brandon Larsen</p> <p>Property Owner: Wayne H. McDonald, et al.</p> <p>Parcel ID#: 220280003, et al.</p> <p>General Plan Designation: Residential</p> <p>Maeser Neighborhood Plan Designation: Single-Family Residential</p> <p>Current Zoning: RC (Residential Conservation)</p> <p>Proposed Zoning: MDR (Medium Density Residential)</p> <p>Acreage: approx. .82 acres</p> <p>Number of Properties: 3</p> <p><u>ALTERNATIVE ACTIONS</u></p> <ol style="list-style-type: none"> Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is June 9, 2021, 6:00 P.M.</i> Recommend Denial of the proposed zone map amendment. <i>This action <u>would not be consistent with the recommendations of the Staff Report.</u> The Planning Commission should <u>state new findings.</u></i> 	<p>Current Legal Use: Two dwellings</p> <p>Relevant History: The subject properties have been utilized for residential use since the 1940s -1950s.</p> <p>Neighborhood Issues: The Maeser Neighborhood chair did not feel a meeting was necessary. The City Council staff agreed to waiving the meeting if the item was posted on Open City Hall. Staff has received no comments on this proposal.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> The applicant is requesting MDR zoning to facilitate the development of a 15-unit townhome complex. The proposed rezone appears to be in harmony with the Maeser Neighborhood chair, if the applicant can assure the City that the requested zoning will be used for single-family residential. <p>Staff Recommendation: Staff recommends that the Planning Commission forward a positive recommendation to the Municipal Council for a zone change from the RC Zone to MDR Zone, if the applicant can provide assure the requested zoning will be used for single-family residential.</p>
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BACKGROUND

The 0.82-acre subject property lies in the RC Zone in an area of mixed uses. There are many residents in the area, which appear to be single-family. There is attached housing just to the south of the subject property. A large apartment complex is under construction just to the northeast of the property. There are a few small businesses near the subject property. The property lies approximately one-half block north of the Provo City Cemetery. Two (2) dwellings and a detached garage lie on the subject land. The subject property has an abundance of open space that may be currently under-utilized.

There is quite a mix of zoning near the subject property. The land to the east and west is zoned RC. The land to the south, despite being used for attached dwellings, is zoned CG (General Commercial). The land to the north is zoned R1.6A (One-Family Residential w/ accessory unit option), CG, and HDR (High Density Residential). A manufacturing area lies a couple of blocks to the west of the property.

Natural hazards do not appear to be a readily apparent issue for the subject property. It does not lie in any areas of hazard concern.

GENERAL PLAN AND NEIGHBORHOOD PLAN POLICIES

The subject property lies in the Maeser Neighborhood, which is one of the Central Area Neighborhoods. Policy 1 of the Central Neighborhoods section of the General Plan states the following:

“Residents in the Central Residential Area strongly support establishing and encouraging healthy neighborhoods where residents and property owners live and invest their time, energy, and money because they are family friendly and because financial investment makes economic sense.”

Rezoning the subject property to the MDR Zone would facilitate what staff believes would be a good redevelopment project for the area to promote and strengthen the health of the neighborhood, especially the immediate vicinity. This project, in addition to the apartment complex currently under construction, would help revitalize the area.

The Maeser Neighborhood Plan calls for single-family residential on the subject property. The Plan does not establish if there is a preference for detached or attached single-family residential. Attached single-family residential or townhomes are proposed by the applicant for the subject property, as shown on the associated concept plan. The zoning requested, however, could facilitate apartments and multi-family housing. Goal 2b of the Future Land Use section of the Maeser Neighborhood Plan states: “Consider zoning changes to the current zoning map when they reflect the desired uses on the future land use map.” If more certainty can be achieved that the subject property will be developed for attached, single-family residential, the proposal appears to be in-line with the Maeser Neighborhood Plan land use designation noted above.

Findings of Fact. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of zoning map amendments:

Upon receipt of a petition by the Planning Commission, the Commission shall hold a public hearing in accordance with the provisions of Section 14.02.010 of this Title and may approve, conditionally approve, or deny the preliminary project plan. 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 proposal would provide additional housing opportunities in the Maeser Neighborhood and help revitalize a portion of it.

(b) Confirmation that the public purpose is best served by the amendment in question.

Additional one-family housing is needed in the City and this portion of the Maeser Neighborhood is in need of revitalization.

(c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

If more certainty can be achieved that only one-family residential development will be constructed on the property, it appears the requested rezone is in harmony the Maeser Neighborhood Plan. Staff sees no issues with harmony with the General Plan.

(d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.

Staff is not aware of any timing or sequencing issues with this request.

(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.

See (c) above.

(f) Adverse impacts on adjacent landowners.

Staff sees this proposed rezone and concept plan as a great opportunity to revitalize the area around the subject property.

(g) Verification of correctness in the original zoning or General Plan for the area in question.

The General Plan and zoning have been verified for correctness.

(h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

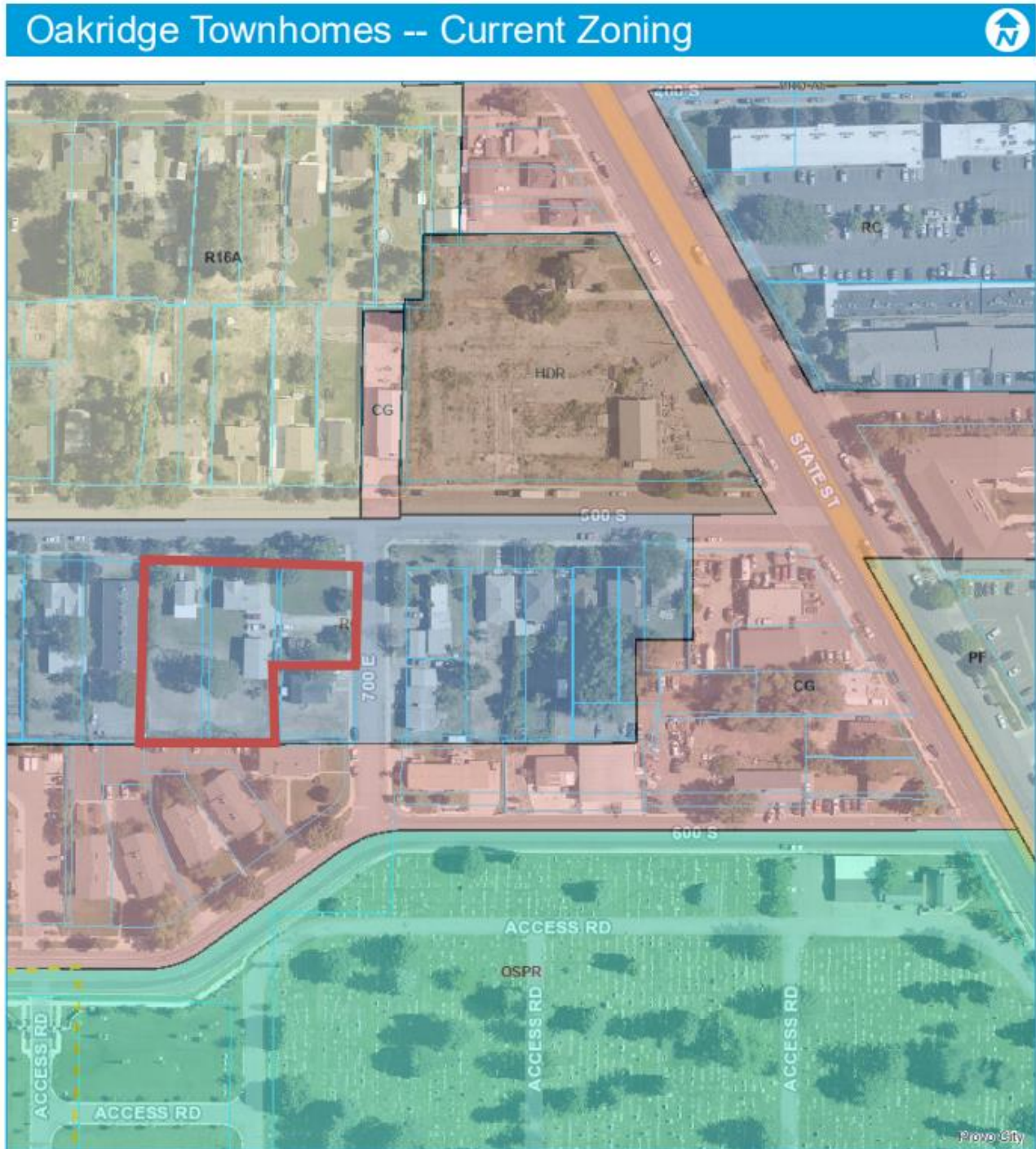
The General Plan Map and Maeser Neighborhood Plan appear to support this proposal.

Conclusion. The proposed zone map amendment appears to be a benefit to the Maeser Neighborhood. Staff is aware of the proposed concept plan, however, more certainty that the requested zoning will be used for attached, one-family residential would help staff feel comfortable about the rezone request. If that certainty can be achieved, staff is supportive of this proposal.

ATTACHMENTS

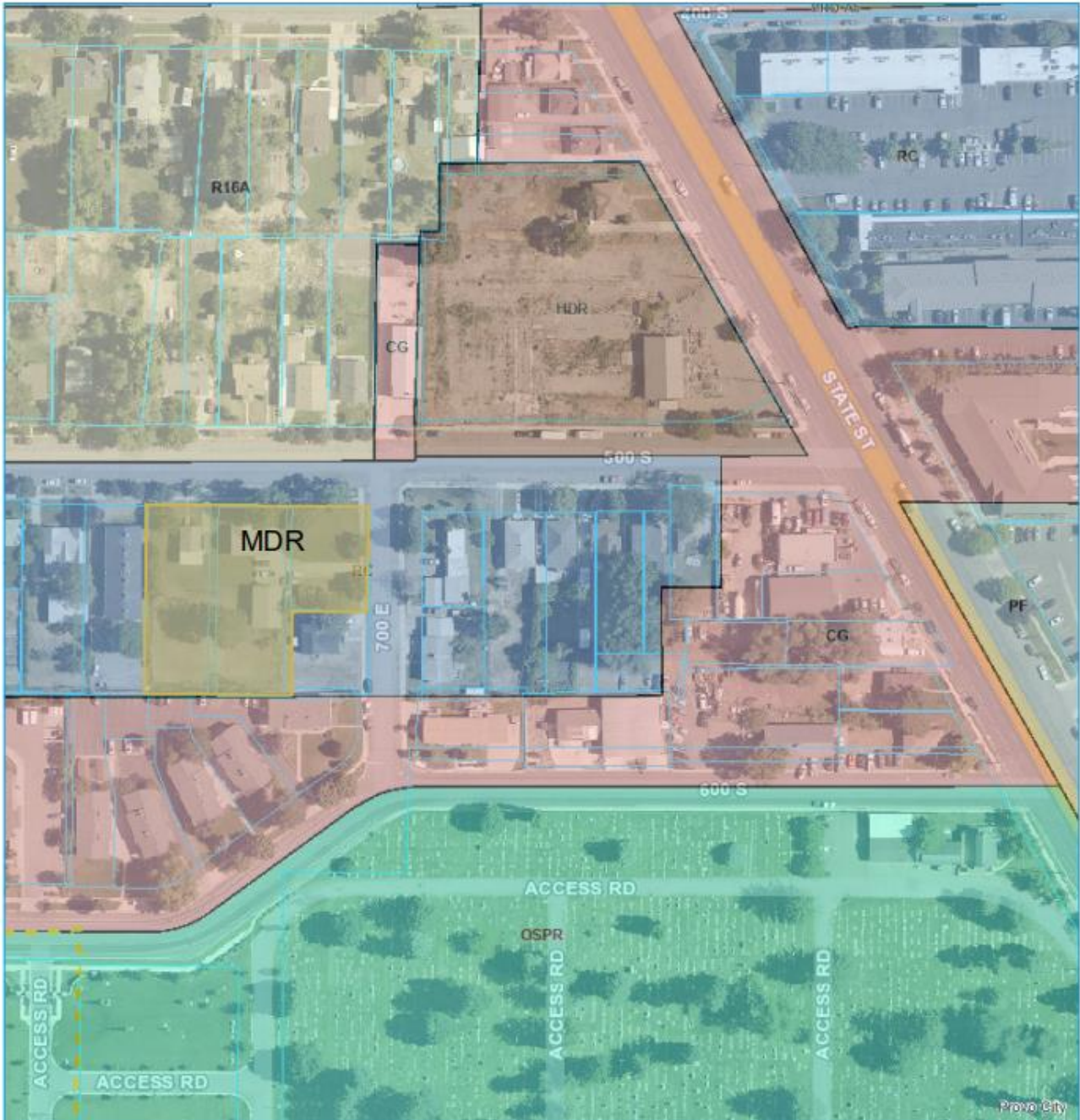
1. Current Zoning
2. Proposed Zoning
3. Concept Plan

ATTACHMENT 1 – Current Zoning

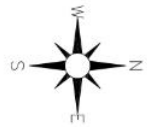
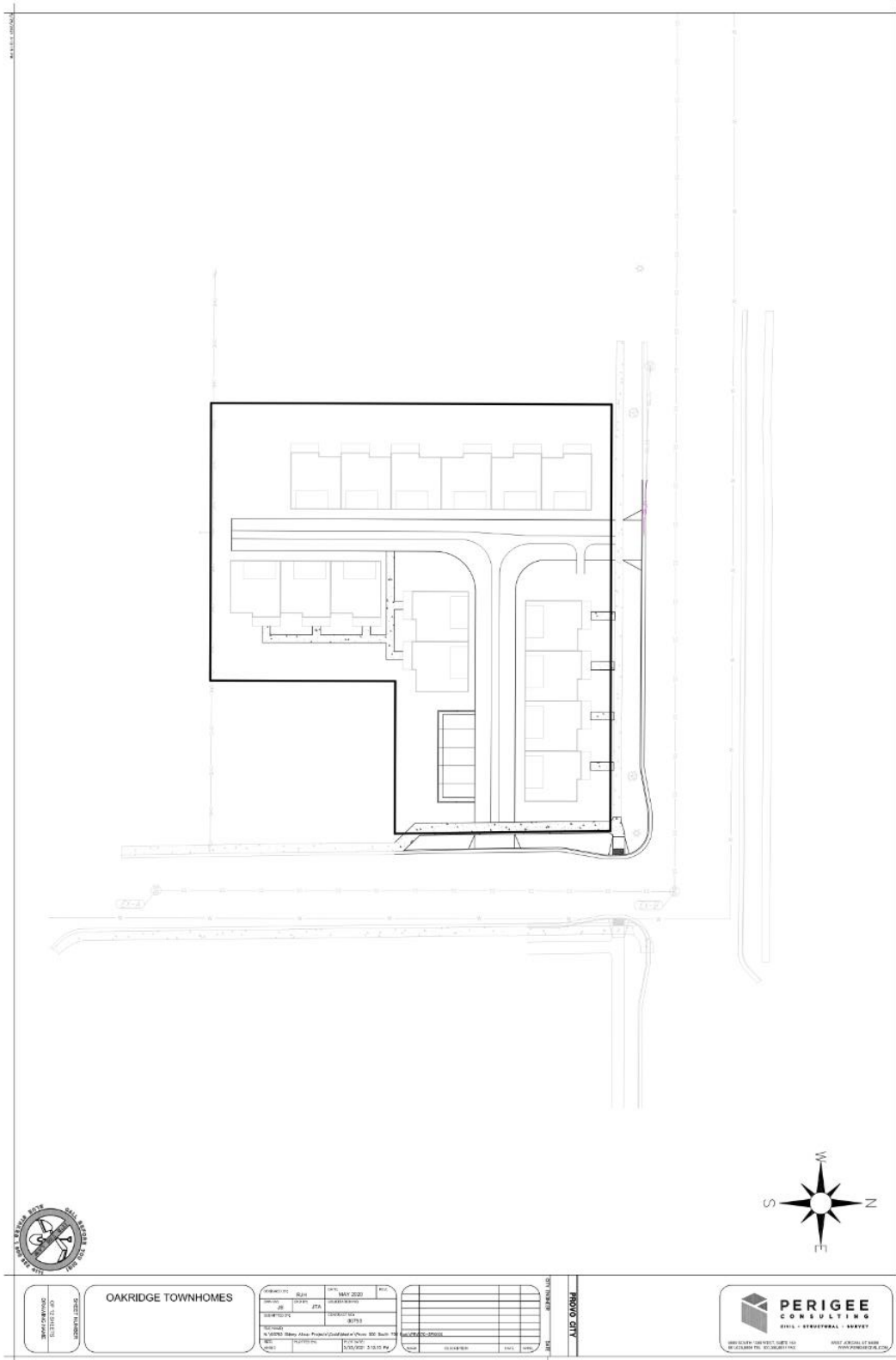


ATTACHMENT 2 – Proposed Zoning

Oakridge Townhomes -- Proposed Zoning



ATTACHMENT 3 – Concept Plan



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OAKRIDGE TOWNHOMES

PROJECT NO.	2204	DATE	MAY 2020
CLIENT	ATA	PROJECT	2204/OAKRIDGE
DRAWING NO.	017013	DATE	05/19/20
1. OAKRIDGE TOWNHOMES - PRELIMINARY CONCEPT PLAN - SHEET 01 OF 04			
SCALE	AS SHOWN	DATE	05/19/20

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