

ITEM # 5 Jason Bennett requests Concept Plan approval for a 69-lot, residential subdivision located at approximately 200 N Lakeshore in a proposed R1.8 zone. Fort Utah Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLCP20210054

BACKGROUND

The applicant proposes R1.8 zoning for the 23+ acre subject property to develop 69 lots detached, single family homes (one lot is proposed to be zoned RA or Residential Agricultural) near 200 N and Lakeshore Drive. The subject property is currently comprised of nine (9) parcels.

Lakeshore Drive runs north to south through the subject area. The Provo River is runs north and west of the conceptual development. The concept plan includes a couple of access points to the river. The proposal includes no trail dedications. A future park is proposed northwest of the conceptual development.

The proposed development would connect with the existing single-family development to the east by way of 240 North Street. Approximately five (5) acres of land would be dedicated to the City for street right-of-way. The net density of the project is 3.72 units/acre, which is in harmony with the policy for the southwest neighborhoods.

A phasing plan is proposed for the conceptual development. The phases appear to be in-line with the provision in Subsection 15.03.105(1)(d), Provo City Code, that restricts sewer connections to no more than 40 for new developments west of 1-15, and other certain areas of the City (phased developments may be allocated additional connections). Sewer availability is limited in this area of the City.

STAFF ANALYSIS

The CRC approved the applicant's conceptual plans. The proposed zoning for the conceptual development is in-line with the General Plan map and the Southwest Area Future Land Use map. Staff also notes that the neighborhood is very supportive of this proposal.

Two additional plans were proposed, as noted in the Neighborhood Issues section, but do not have neighborhood support. Staff believes the alternative plan that includes mansion homes is an option that has some merit. This plan includes mainly detached, single-family homes, but would provide several attached dwelling units that might make the development more accessible to a larger number of people.

Findings of Fact.

1. The property currently lies in the following zones: A1.10 (Agricultural, 10 acre) Zone and the A1.5 (Agricultural, 5 acre) Zone.
2. The requested zoning is R1.8 (One-Family Residential) and RA (Residential Agricultural).
3. The conceptual plan consists of a 69-lot, single-family development.
4. The land use designations of the General Plan map and the Southwest Area Future Land Use map support this proposal.

Conclusion. Staff believe this conceptual development would be a benefit to the City and the Fort Utah neighborhood because of the potential for additional detached, one-family housing stock.

ATTACHMENTS

1. Vicinity Map
2. Concept Plan

ATTACHMENT 1 – Vicinity Map



ATTACHMENT 2 – Concept Plan

