

**\*ITEM #2** Zach Steele is requesting a zone change from the Residential Agricultural (RA) zone to the One-Family Residential (R1.10) zone for a five-lot subdivision, located approximately at 1400 W 890 S. Sunset Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20210344

## OVERVIEW

Zach Steele is requesting approval of a zone map amendment from the RA zone to the R1.10 for 3.58 acres of land in the Sunset neighborhood. This land has historically been used for agricultural purposes by the Steeles', but they now desire to create building lots for members of the family.

Initially, the plan was to create one or two lots at a time by using the RA zone. However, when the applicant began the subdivision process, it was found that they would have to abandon existing utility feeds built under 890 South. Since the long-term plan for the Steele family is to create additional lots for family members, it did not make financial sense to kill these feeds just to re-install them at a later date. Therefore, the proposal now is to amend the zone to R1.10 and create five building lots. Four of the lots would access off 890 South, and the fifth off of 990 South.

## FINDINGS OF FACT

1. The property is designated as Residential in the General Plan.
2. The current zone is RA.
3. The proposed zone is R1.10
4. The proposal is for five new 10,000 square foot lots.
5. Section 14.02.020(2) states that:

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 amendment is to create additional single-family detached housing in Provo City.**

(b) Confirmation that the public purpose is best served by the amendment in question.  
**This proposal would create five new single-family building lots, helping to meet the goal to provide additional single-family, owner-occupied housing in the City.**

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

**This proposal meets the goals of the Southwest Area Plan and the General Plan, specifically Goal 3.4.2, to “encourage an increased percentage of owner-occupied or long-term residency housing in Provo neighborhoods”.**

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

**This proposal meets timing and sequencing goals of the General Plan as there is current residential development immediately north and west of this land.**

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

**This proposal should not hinder or obstruct the ability to meet the policies of the General Plan, but help the City to meet the goals of the General Plan for this specific area of the City.**

(f) Adverse impacts on adjacent land owners.

**There should not be any adverse impacts with this proposal as the infrastructure has already been created for and around this property for building lots.**

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

**Staff has confirmed the correctness of the zoning and General Plan designations for this property.**

(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 such conflict exists.**

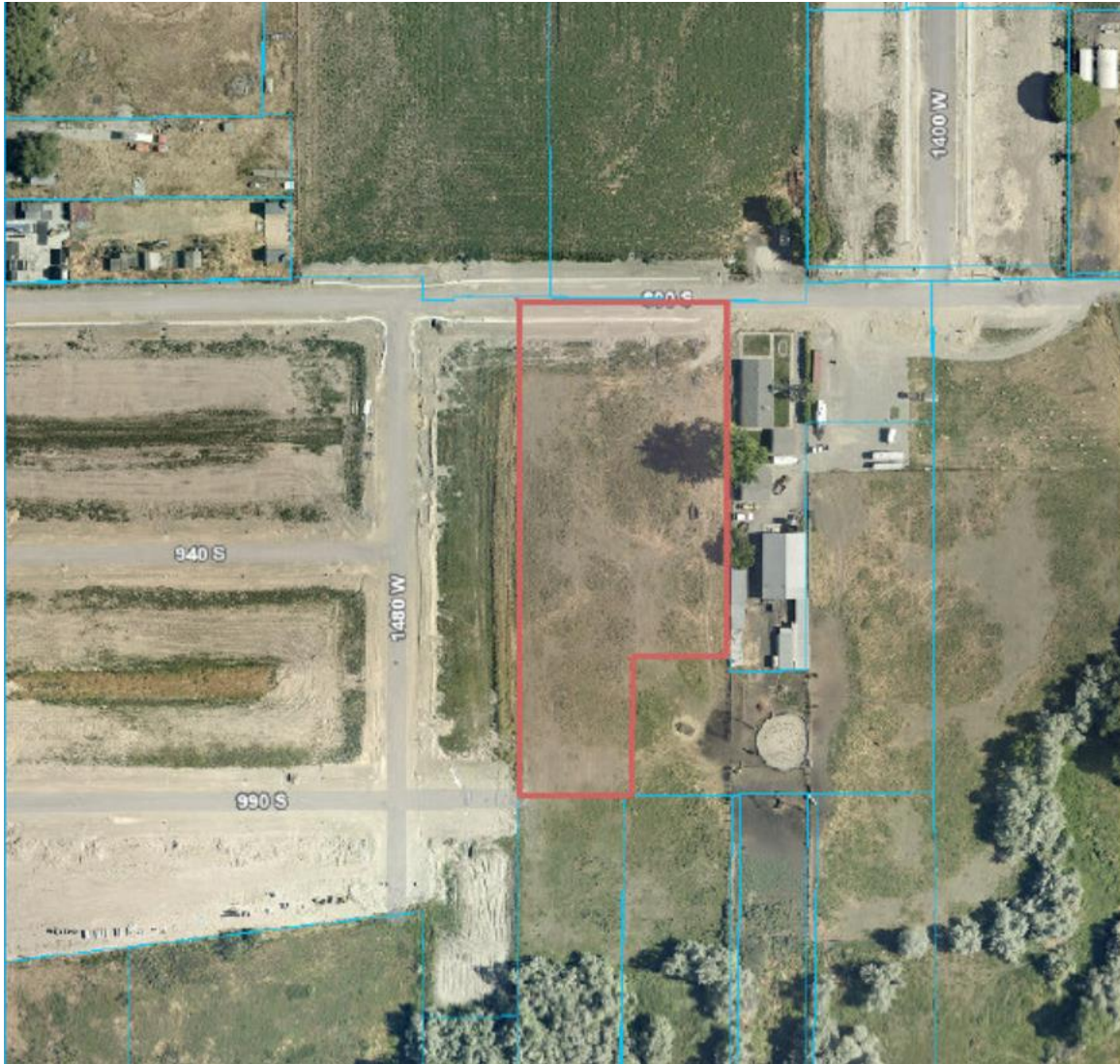
## **CONCLUSIONS**

Staff has reviewed this proposal and confirms that it meets the long-term plans for the City articulated in the General Plan, and also in the Southwest Future Land Use map. The R1.10 zone meets the overall density policy for the southwest area of Provo, and the lot layout shown as a concept with this application meets all relevant City codes and regulations. Staff would anticipate that the final subdivision would quickly be approved and recorded if this zone map amendment were to be approved. Staff is recommending that the Planning Commission recommend approval to the City Council for the zone change to R1.10.

## **ATTACHMENTS**

1. Proposed Zone Change Area
2. Proposed Lot Layout
3. Legal Description

ATTACHMENT 1 – PROPOSED ZONE CHANGE AREA





### ATTACHMENT 3 – LEGAL DESCRIPTION

#### **Bob and Lou Plat 'B'**

A parcel of land situate in the Southeast Quarter of Section 11, Township 7 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 1,249.51 feet and South 89°45'00" East 2,866.28 feet from the Reference Corner to the West Quarter Corner of Section 11, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running

thence North 00°12'14" East 439.00 feet to the Southerly Right-of-Way Line of 890 South described in that certain Agreement for Roadway Easement recorded as Entry 5627:2018 of official records;

thence North 89°37'18" East 214.28 feet along said Southerly Right-of-Way Line;

thence South 00°00'46" West 344.01 feet;

thence North 89°37'42" East 77.01 feet;

thence North 00°03'03" West 250.00 feet;

thence North 89°37'42" East 129.29 feet;

thence South 00°03'03" East 374.94 feet to the Northerly Boundary Line of Bob and Lou

Plat 'A';

thence along said Northerly Boundary Line the following three (3) courses:

(1) South 89°37'10" West 322.28 feet;

(2) North 00°12'14" East 30.00 feet;

(3) South 89°37'10" West 100.00 feet to the point of beginning.

Contains 155,965 Square Feet or 3.580 Acres and 5 Lots and 1 Parcel.



**PUBLIC WORKS**  
TEL 801 852 6780  
1377 S 350 E  
PROVO, UT 84606

## **Public Works Staff Report**

### **Hearing Date: 11/10/2021**

PLRZ20210344 – Rezone of the Steele Property

#### **Item#2 Summary:**

Zach Steele requests a zone change from the Residential Agricultural (RA) zone to the One Family Residential (R1.10) zone for a five lot subdivision, located approximately at 1400 W 890 S, in the Sunset Neighborhood.

#### **Staff Recommendation:**

Public Works has reviewed the application for zone change, and recommends **Approval**. This recommendation is pending any changes that may need to take place on the subdivision submittal.

Dave Decker, Public Works Director  
David Day, Development Engineering Coordinator