

***ITEM #2** Brad Mackay requests approval of a General Plan Map Amendment to Appendix C6, in relation to adjustments of development standards in the SDP-5 (Villages at Celebration Specific Development Plan Overlay) zone. Lakeview North Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLGPA20220207

<p>Applicant: Brad Mackay, Ivory Homes</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: Ivory Land Corporation</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 July 27th, at 6:00 P.M.</i> <u>Recommend Denial</u> of the requested General Plan Map Amendment. <i>This action <u>would not be consistent</u> with the recommendations of the Staff Report. The Planning Commission should <u>state new findings</u>.</i> 	<p>Relevant History: As part of the original adoption of the SDP-5 zone in March of 2008, a Concept Development Plan was adopted as Appendix C6 of the Provo City General Plan. Changes in the road network and market have prompted Ivory Homes to reevaluate the overall development plan, and therefore update appendix C6 of the General Plan.</p> <p>Neighborhood Issues: Staff has not heard of any neighborhood concerns at the time of this report.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> The applicant is adjusting the overall development plan for Broadview Shores (formerly Villages at Celebration) and updating the map to show those changes. There is a related Ordinance Text Amendment to the SDP-5 zone that is consistent with the map change. The plan will provide for more variety of housing options and a large central area for commercial uses. <p>Staff Recommendation: Staff recommends that the Planning Commission forward a positive recommendation to the City Council for this General Plan Map Amendment, with the following condition:</p> <ol style="list-style-type: none"> That an overall open space layout is included in the revised map.
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OVERVIEW

Brad Mackay, representing Ivory Homes, is requesting approval of a General Plan Map Amendment to replace Appendix C6 with a revised map. The existing map in Appendix C6 is already outdated for how the area has developed and will be more so with the proposed text amendments to the SDP-5 zone.

There have been several changes since the adoption of the current map in 2008, including the new Provo High School, Lakeview Parkway, and other changes in the overall master site plan. These changes alone require the map to be updated. If the proposed text amendments in file PLOTA20220107 are approved and the villages are shifted, the map will need to be updated to stay consistent.

The changes being proposed include a consolidation of villages and creating more variety of building types within each village, the creation of an additional school site, and the movement of the commercial village from Geneva Road to Lakeview Parkway. Rather than identifying the exact number of specific types of units, the proposed map gives a range of densities for each village and provides more flexibility for unit types. One concern for Planning Staff is the removal of an overall open space layout from the current map, without showing a similar detail in the proposed map. Without a defined parks or open space plan on the map, the overall development plan could lose an important quality that was integral to the initial approval of the master plan. Staff recommends that the map gets revised to show the overall open space concept for the area.

FINDINGS OF FACT

Sec. 14.020.020(2) establishes criteria for the amendments to the zoning title as follows:
(Staff response in bold type)

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:

(a) Public purpose for the amendment in question.

Staff response: The public purpose for this map amendment is to provide additional residential options in Provo City and to allow for improved neighborhood amenities and commercial opportunities, and to be consistent with the SDP-5 zone.

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

Staff response: Staff believes that the proposed map amendment will help the developer to provide additional housing and commercial opportunities for Provo City, and that the proposed map will provide consistency with the existing and proposed development for the area.

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

Staff response: Staff believes that these changes will continue to help Broadview Shores “preserve their own identity and sense of place” as stated in Goal 1.4.2 of the General Plan. Additionally, focusing unit counts around a commercial village as proposed should help to “empower neighborhoods by giving families, individuals, and businesses opportunities to participate in neighborhoods”, helping to meet Goal 1.4.7. These amendments should also help the economic development of a high-priority area for Provo City.

(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 response: There are no timing and sequencing provisions related to this request. Though permitted uses are proposed to change in some areas of the SDP-5 zone, there are no current provisions articulated that relate to the proposed map amendment.

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

Staff response: Staff believes that if the map is not revised to include an open space plan that there could be some negative impact with the General Plan’s policies to build quality, sustainable development in Southwest Area of Provo City.

(f) Adverse impacts on adjacent land owners.

Staff response: Again, if concerns are addressed there should be limited adverse impacts on adjacent land owners. However, there are some land owners within the SDP-5 zone that are not associated with the applicant company; these owners may be negatively impacted if they desire to build something or use their property in a way that the zone would not allow. In these cases, the property owners could apply to amend the map.

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

Staff response: Staff has confirmed the zoning and General Plan 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.

Staff response: There would be no conflict with this updated map if it is revised to include an overall open space plan.

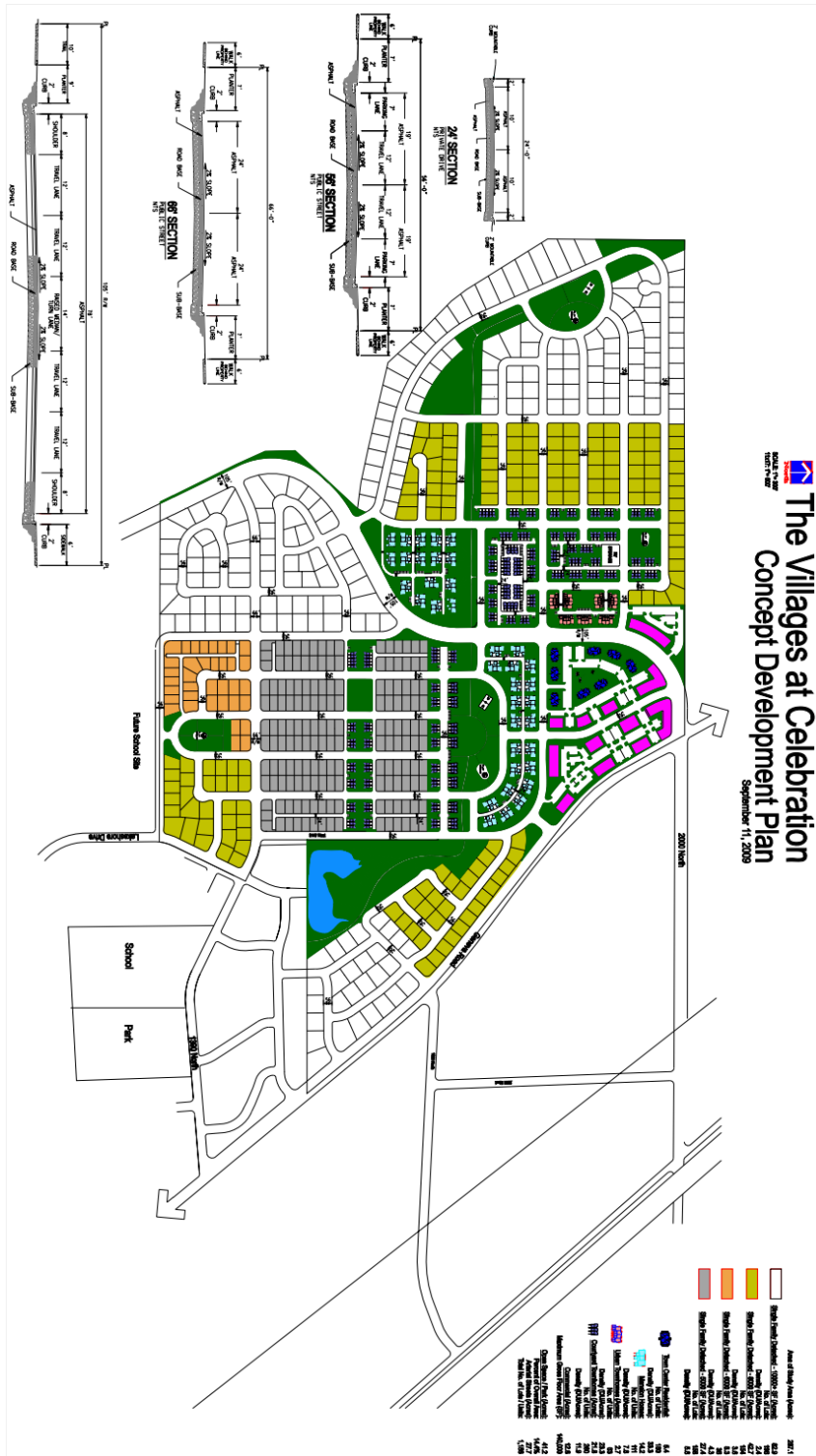
CONCLUSIONS

Staff understands the need to update the General Plan Map Appendix C6 to be consistent both with the current development and with the proposed changes to the SDP-5 zone. While creating a less-detailed map will help to provide flexibility as the area builds out, there is still value in defining the open spaces within the villages and connecting the villages throughout the zone. If the applicant revised the map to include an open space plan, staff would fully support the approval of this General Plan Map amendment.

ATTACHMENTS

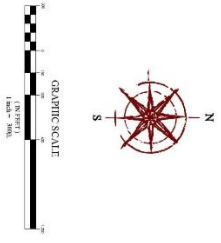
1. Existing Appendix C6
2. Proposed Appendix C6

ATTACHMENT 1 – EXISTING APPENDIX C6



ATTACHMENT 2 – PROPOSED APPENDIX C6

VILLAGE	ACRES	UNITS/ACRE
VILLAGE 1 - RESIDENTIAL	73 ACRES	225 ERUS
VILLAGE 2 - RESIDENTIAL	30 ACRES	370.8 ERUS/AC
VILLAGE 3 - RESIDENTIAL	29 ACRES	370.3 ERUS/AC
VILLAGE 4 - RESIDENTIAL	36 ACRES	370.9 ERUS/AC
VILLAGE 5 - RESIDENTIAL	33 ACRES	370.2 ERUS/AC
VILLAGE 6 - RESIDENTIAL	36 ACRES	1070.2 ERUS/AC
VILLAGE 7 - VILLAGE CENTER COMMERCIAL/MLU	17 ACRES	1655.2 ERUS/AC
ELEMENTARY SCHOOL SITE	71 ACRES	10 ERUS
MAX UNITS		1,600 ERUS



BROADVIEW SHORES land use map

PROVO CITY, UTAH COUNTY
 4/19/22
 19' x 40'

