

PETITION
FOR
ZONING MAP AMENDMENT
UNIVERSITY AVENUE 3470, L.C.

- Designation of the specific zone change required: Low Density Residential and Specialty Support Commercial.
- The reason and justification for such zone change: There is demand for additional single family attached housing and a temperature controlled interior self storage facility.
- Statement setting forth the manner in which a proposed amendment or zone would further promote the objectives and purposes of the Provo City General Plan: There exists a single family attached residential project immediately east of the subject property. The development of additional residential housing would provide support for the existing and proposed commercial developments situated in the vicinity of the subject property. There is extremely high demand for a conveniently located self storage facility within a two mile radius of the subject property.
- A complete and accurate legal description of the area proposed to be rezoned to Low Density Residential:

Commencing at a point located South 00°36'48" East along the Section line 1163.99 feet and East 52.17 feet from the East quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°22'47" East 163.12 feet; thence along the arc of 405.60 foot radius curve to the left 64.32 feet (chord bears South 15°10'32" East 64.25 feet); thence along the arc of a 297.00 foot radius curve to the left 31.81 feet (chord bears South 24°56'46" East 31.79 feet); thence along the arc of a 269.00 foot radius curve to the right 131.52 feet (chord bears South 14°00'25" East 130.22 feet); thence South 89°29'48" West 184.59 feet; thence North 00°36'48" West 171.22 feet to the point of beginning.

AREA=26,758 sq. ft. or 0.61 acre

- A complete and accurate legal description of the area proposed to be rezoned to Specialty Support Commercial:

Commencing at a point located South 00°36'48" East along the Section line 1163.99 feet and East 52.17 feet from the East quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°36'48" East 171.22 feet; thence North 89°29'48" East 184.59 feet; thence along the arc of a 269.00 foot radius curve to the right 46.43 feet (chord bears South 04°56'40" East 46.37 feet); thence South 47.94 feet; thence along the arc of a 269.00 foot radius curve to the right 93.57 feet (chord bears South 09°57'52" West 93.10 feet); thence West 208.74 feet; thence North 355.05 feet; thence North 89°22'47" East 34.44 feet to the point of beginning.

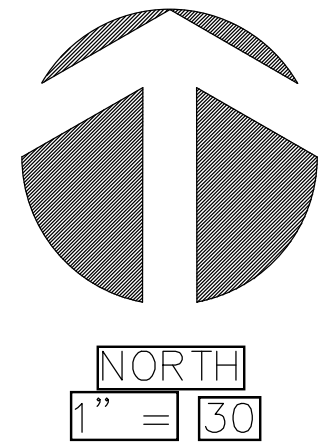
AREA=47,075 sq. ft. or 1.08 acres

Dated: September 28, 2022

UNIVERSITY AVENUE 3470, L.C.
A Utah Limited Liability Company

By: _____

Douglas A. Nielson, Manager



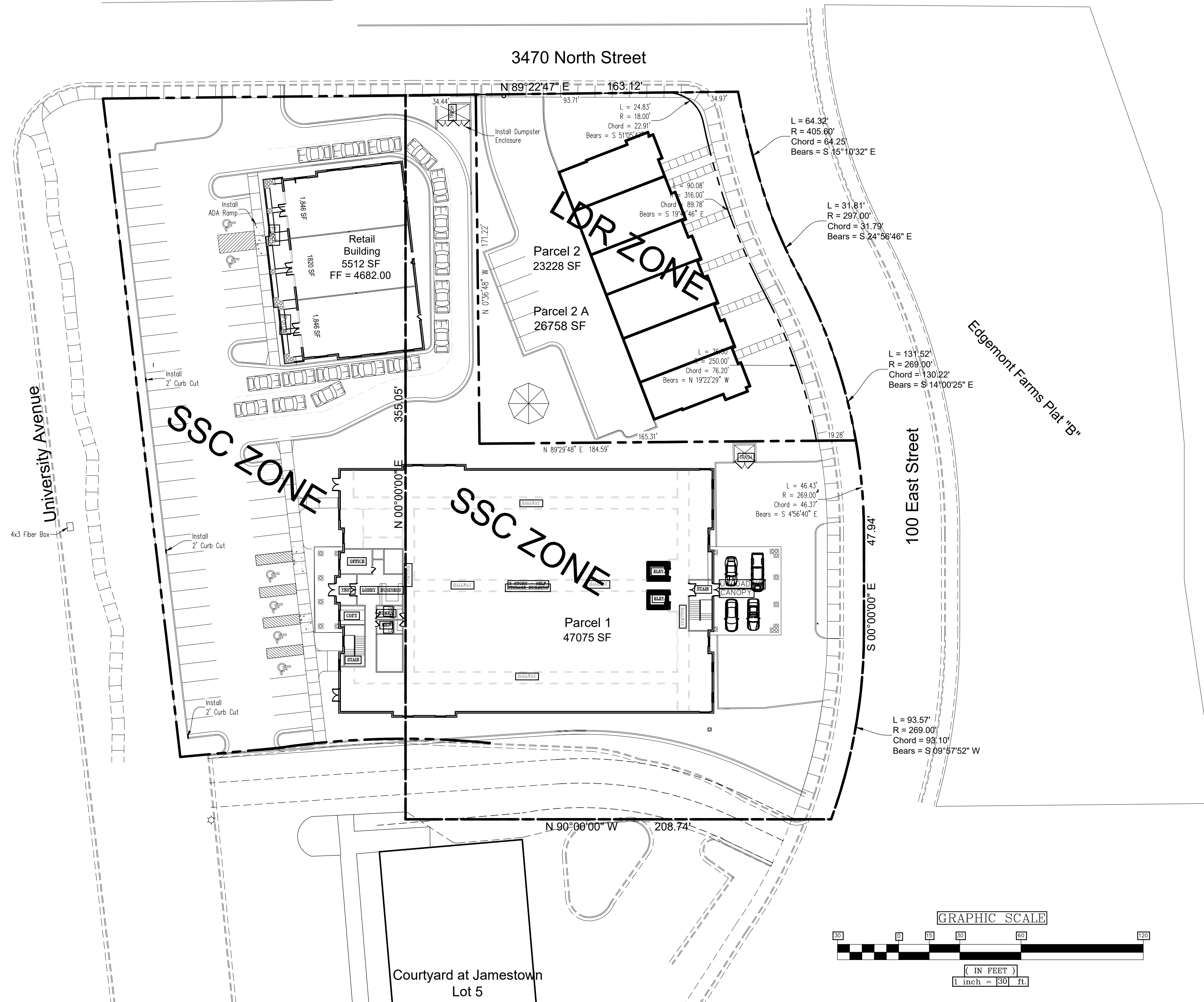
Courtyard @ Jamestown

Provo

Utah



Vicinity Map



PARCEL 1 (PARCEL TO BE REZONED FROM PO ZONE TO SSC ZONE)
 Commencing at a point located South 00°36'48" East along the Section line 1163.99 feet and East 52.17 feet from the East quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°36'48" East 171.22 feet; thence North 89°29'48" East 184.59 feet; thence along the arc of a 269.00 foot radius curve to the right 46.43 feet (chord bears South 04°56'40" East 46.37 feet); thence South 47.94 feet; thence along the arc of a 269.00 foot radius curve to the right 93.57 feet (chord bears South 09°57'52" West 93.10 feet); thence West 208.74 feet; thence North 355.05 feet; thence North 89°22'47" East 34.44 feet to the point of beginning.
 AREA=47,075 sq. ft. or 1.08 acres

PARCEL 2 A (PARCEL TO BE ZONED FROM PO ZONE TO LDR ZONE)
 Commencing at a point located South 00°36'48" East along the Section line 1163.99 feet and East 52.17 feet from the East quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°22'47" East 163.12 feet; thence along the arc of 405.60 foot radius curve to the left 64.32 feet (chord bears South 15°10'32" East 64.25 feet); thence along the arc of a 297.00 foot radius curve to the left 31.81 feet (chord bears South 24°56'46" East 31.79 feet); thence along the arc of a 269.00 foot radius curve to the right 131.52 feet (chord bears South 14°00'25" East 130.22 feet); thence South 89°29'48" West 184.59 feet; thence North 00°36'48" West 171.22 feet to the point of beginning.
 AREA=26,758 sq. ft. or 0.61 acre

PARCEL 2 (TOWNHOME BOUNDARY)
 Commencing at a point located South 00°36'48" East along the Section line 1163.99 feet and East 52.17 feet from the East quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°22'47" East 93.71 feet; thence along the arc of a 18.00 foot radius curve to the right 24.83 feet (chord bears South 51°05'47" East 22.91 feet); thence along the arc of a 316.00 foot radius curve to the left 90.08 feet (chord bears South 19°44'46" East 89.78 feet); thence along the arc of a 250.00 foot radius curve to the right 76.50 feet (chord bears South 19°22'29" East 76.20 feet); thence South 89°29'48" West 165.31 feet; thence North 00°36'48" West 171.22 feet to the point of beginning.
 AREA=23,228 sq. ft. or 0.53 acre

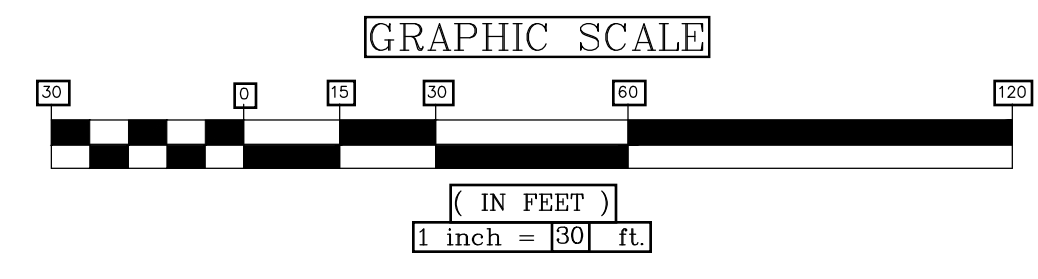
Developer:
 Doug Nielsen
 3575 North 100 East, Suite 175
 Provo Utah 84604-6652
 801 361-0040

Engineer:
 Dudley and Associates, Inc.
 353 East 1200 South
 Orem, Utah 84058
 801-224-1252

Site Data:
 Zone = LDR & SSC
 Total Area = 2.35Acres
 Total number of Units = 6 (12 UPA)
 Parking Requirements = 1.25 Per Unit

CAUTION!!! Notice to contractors
 The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111



DUDLEY AND ASSOCIATES
 ENGINEERS PLANNERS SURVEYORS
 353 EAST 1200 SOUTH, OREM, UTAH
 801-224-1252

Courtyard @ Jamestown
Rezone Map

Revisions
6-7-2021
6-7-2022

Date	1-11-2019
Scale	1"=30'
By	BHT
Tracing No.	L-14445

Sheet No.
C - 2