

963 W 500 N - Overview

Provo, UT

R-1-6 to LDR Rezone



Prosposal

- Rezone the lot from its current zone of R-1-6 to the LDR Zone
- The lot is currently 20,050 sqft
- The proposal would have 4 total units (each with an accessory apartment to encourage owner occupancy)
- The homes would be governed by an HOA with all open space being common space

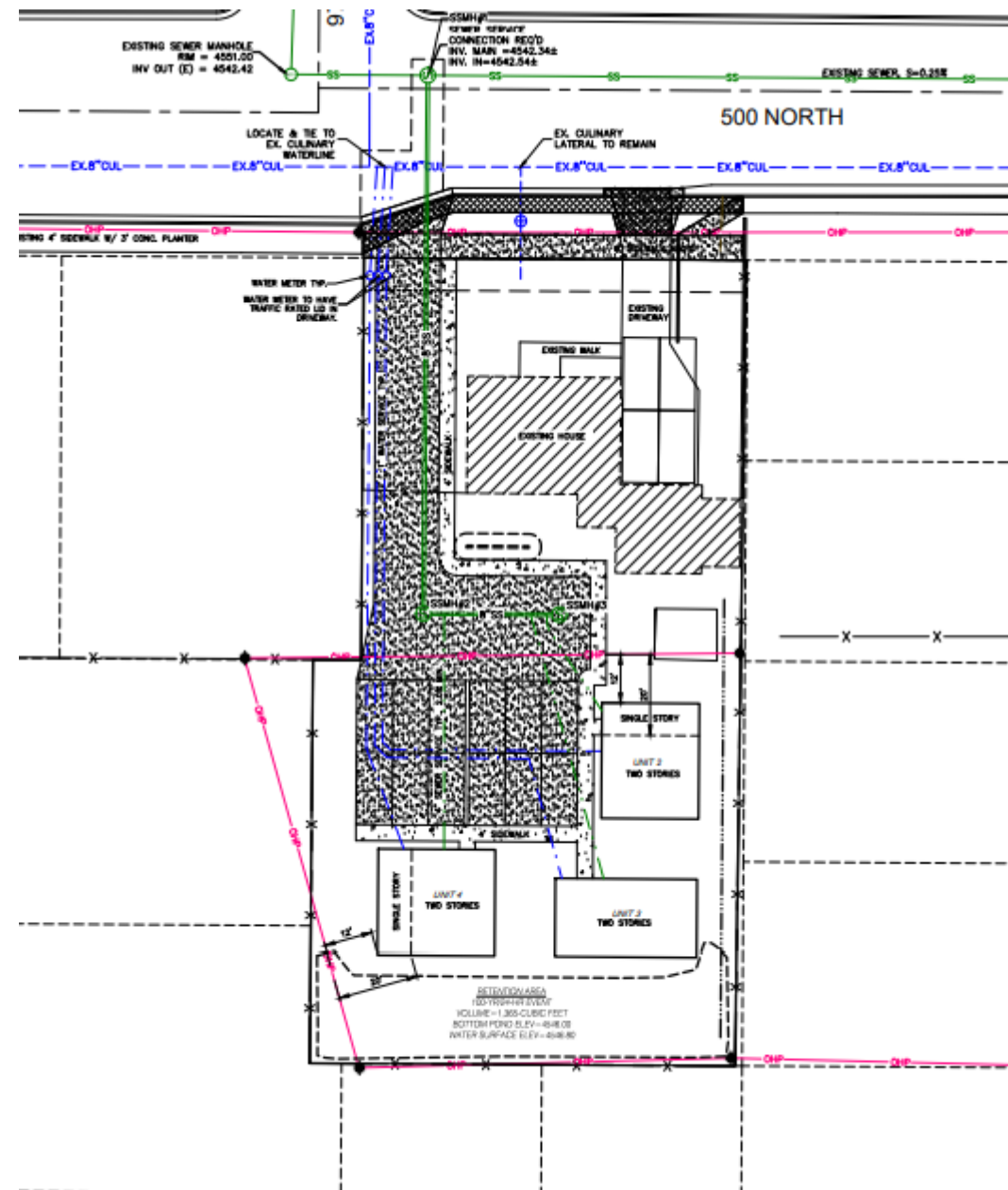
Purpose

1. Provide additional quality housing, that is affordable and sustainable for families in the Dixon Neighborhood.
2. Provide affordable rental ADU's
3. Help in maintaining and solidifying the character of the Dixon Neighborhood while adding to its charm
4. Efficiently use land on one of Provo's oversized deep lots to provide "new affordable" housing

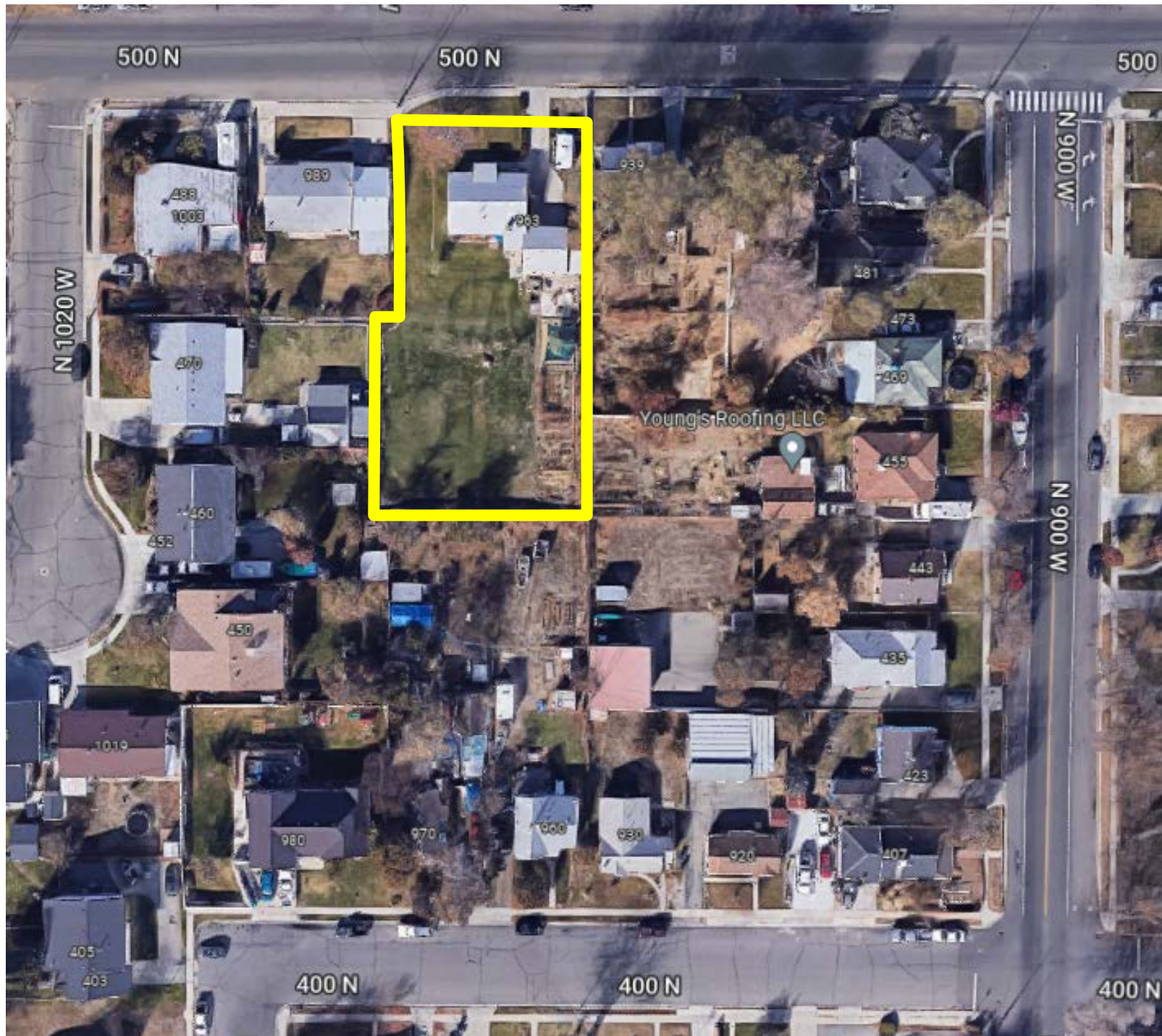
Conceptual Site Plan

This conceptual site plan preserves the existing 1947 house and adds three new single-family homes.

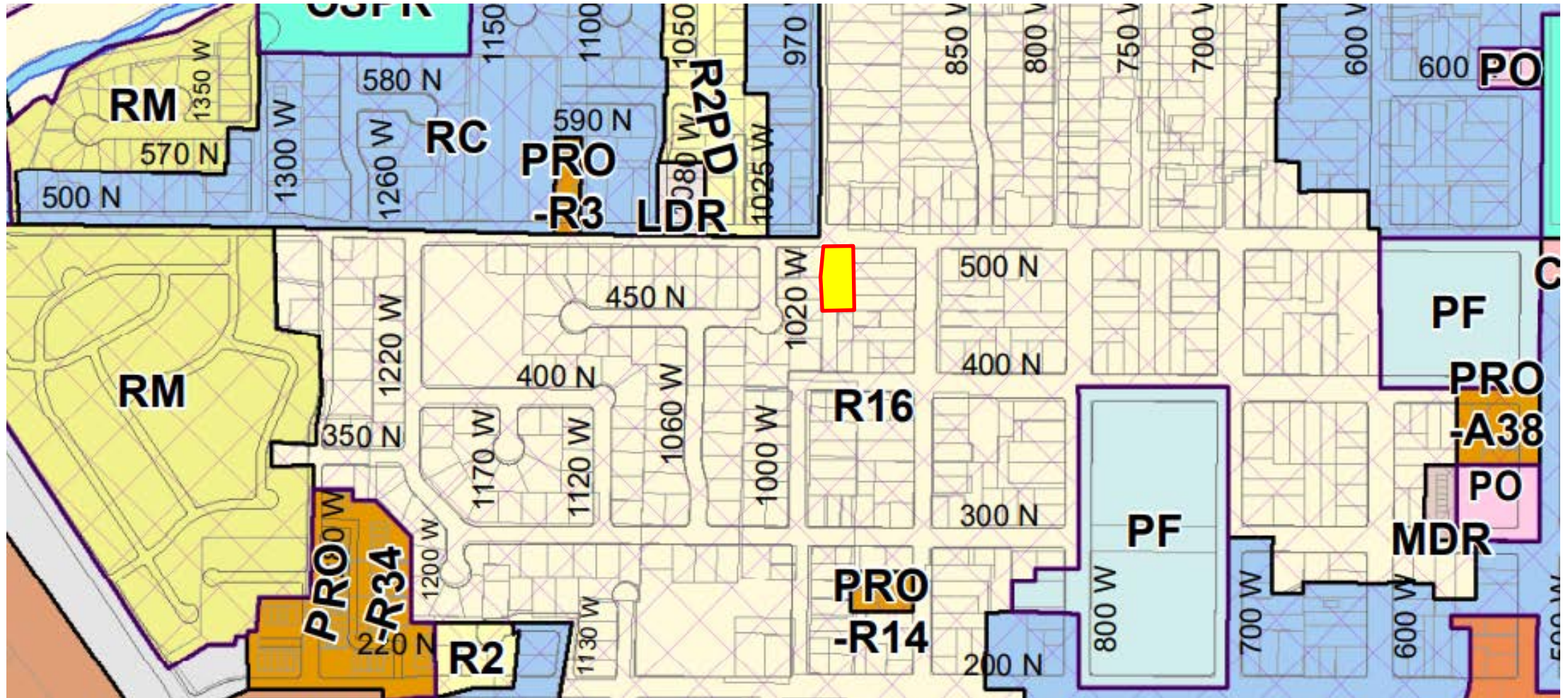
The new homes will have site plans that will allow for homes of ~2,000 square feet, each with an ADU.



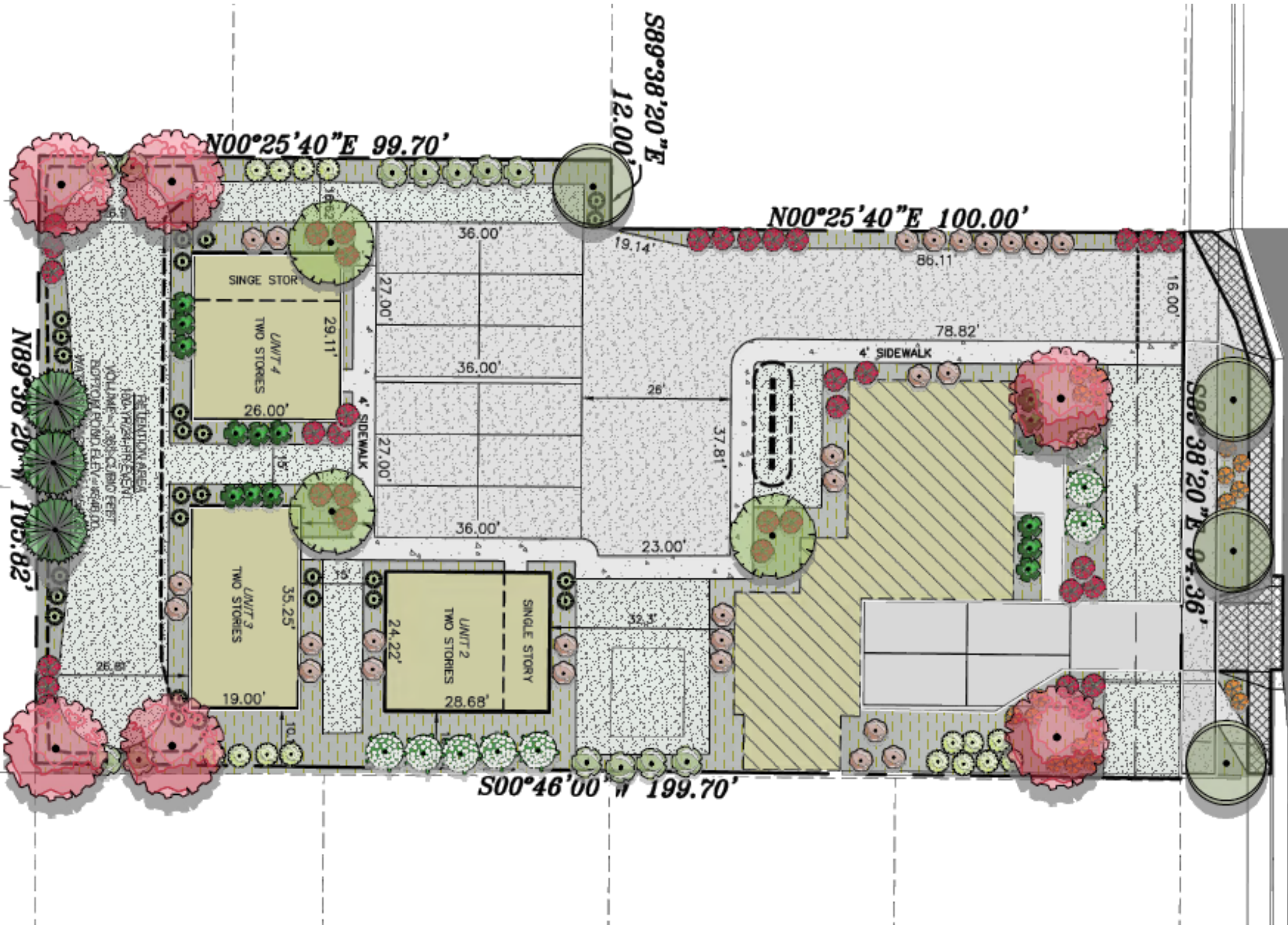
Site Overview



Vicinity Map



500 NORTH



REVISION AREA
150 YRZ-4-17-19
VOLUME 1, 385 CUBIC FEET
BETWEEN FOUND. ELEV. & 6500.00'

500 NORTH

EX. CULINARY
LATERAL TO REMAIN

LOCATE & TIE TO
EX. CULINARY
WATERLINE

EX. 8" CUL.

EX. 8" CUL.

EX. 8" CUL.

EX. 8" CUL.

OHP

OHP

OHP

OHP

OHP

OHP

WATER METER TYP.
WATER METER TO HAVE
TRAFFIC RATED LID IN
DRIVEWAY.

EXISTING WALK

EXISTING
DRIVEWAY

EXISTING HOUSE

1" WATER SERVICE TYP.

8" SS

4' SIDEWALK

SSMH#2
8" SS
SSMH#3

4" SEWER SERVICE TYP., 2.0% MIN.

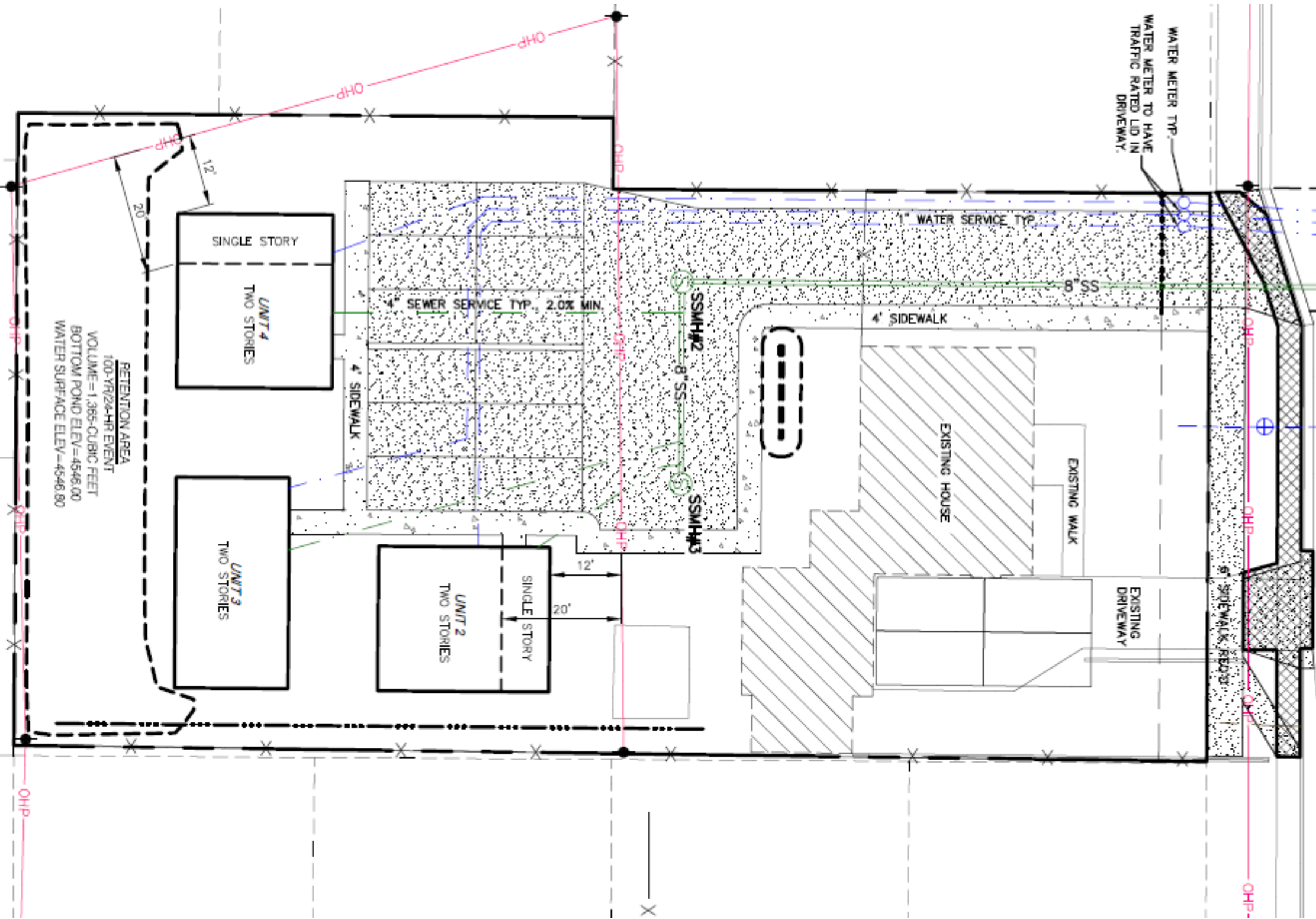
4' SIDEWALK

SINGLE STORY
UNIT 4
TWO STORIES

UNIT 3
TWO STORIES

SINGLE STORY
UNIT 2
TWO STORIES

RETENTION AREA
100-YR/24-HR EVENT
VOLUME = 1,365-CUBIC FEET
BOTTOM POND ELEV. = 4546.00
WATER SURFACE ELEV. = 4546.80



Tabulation Overview

Lot Coverage Summary	
Unit 1 (Existing House)	1,814
Unit 2	1,025
Unit 3	1,025
Unit 3	1,025
Covered Parking	400
Total Lot Coverage	5,289
Lot Size	20,050

Lot Coverage Summary	
Zone Allowable Density	12.0 units/acre
Requested Density	8.7 units/acre

Parking Summary	Required Stalls per unit	Total Stalls Required
4 Units with ADU	4 stalls/unit	16 stalls
Required	4 stalls/unit	16 stalls
Provided	4 stalls/unit	16 stalls

DATA TABLE:

TOTAL AREA=20,050 SF/0.46 ACRES

TOTAL PARKING=16 STALLS

BUILDING/PARKING AREA=9,225 SF/0.21 ACRES/
46% OF TOTAL AREA

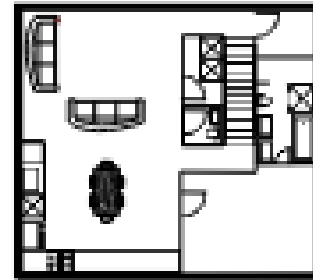




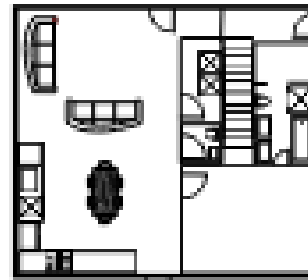




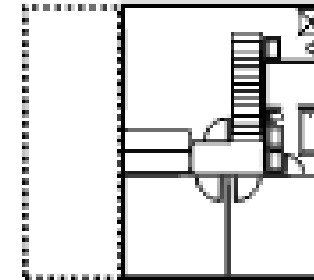
Unit 4



Basement

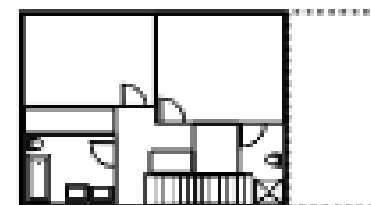
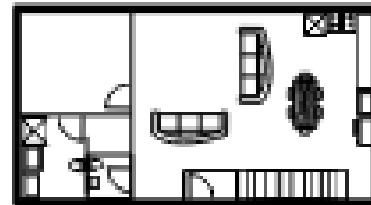
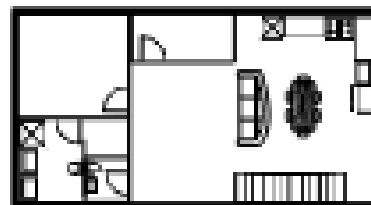


Ground Floor



Second Floor

Unit 3



Unit 2

