

Provo City Planning Commission

Report of Action

March 22, 2023

*ITEM 4 Nathan Turner requests approval of a Zone Map Amendment from the RC (Residential Conservation) zone to the MDR (Medium Density Residential) zone in order to make site improvements over multiple properties and convert a single-family home to a two-family home, located at 141 East 500 North. Joaquin Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20220343

The following action was taken by the Planning Commission on the above described item at its regular meeting of March 22, 2023:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application and suggested that the concept plan amenities are guaranteed.

Motion By: Raleen Wahlin

Second By: Jeff Whitlock

Votes in Favor of Motion: Raleen Wahlin, Jeff Whitlock, Lisa Jensen, Melissa Kendall, Robert Knudsen

Lisa Jensen was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the MDR Zone is described in the attached Exhibit A.

RELATED ACTIONS

The related concept plan (PLCP20220351) was approved by the Planning Commission (Item #3, March 22, 2023 hearing).

APPROVED/RECOMMENDED OCCUPANCY

*8 Total Units

APPROVED/RECOMMENDED PARKING

*30 Total parking stalls provided

DEVELOPMENT AGREEMENT

- May apply with future approvals.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 11/29/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following: None.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Nathan Turner explained his desire for a cohesive community with future development potential. He stated that the duplex conversion allows him the funds to reinvest into amenities for the tenants.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Commission confirmed the parking count for the properties and that no buildings are being demolished initially with the concept plan. The parking supply will be an improvement.
- The Commission had staff explain the nonconformities on the properties and that the zone change will help the property be able to improve and resolve nonconformities.
- The Planning Commission will see the future Project Plan when the properties are redeveloped.
- The request aligns with the General Plan and provides improved amenities. They are appreciative of the owner wanting to improve the existing property, he is essentially asking to improve the space and the possibilities of that are positive.
- The surrounding properties are already at MDR-type densities and the zone should work well in the block without adverse impacts.
- The Commission requested direction for how to guarantee the site improvements shown on the concept plan and made a strong recommendation to carry out amenities as shown at the hearing with the motion to recommend approval of the zone change.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to Development Services, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Legal Description

- 1 - 542 N 100 E, Provo, UT 84606
Parcel # 05:071:0008 (.22 acres)
- 2 - 520 N / 522 N / 524 N 100 E, Provo, UT
Parcel # 05:071:0005 (.25 acres)
- 3 - 121 E 500 N, Provo, UT
Parcels # 05:071:0017 & # 05:071:0018 (.15 acres)
- 4 - 141 E 500 N, Provo, UT
Parcel # 05:071:0007 (.22 acres)

