

**ITEM # 1** Matt Brown requests Project Plan approval for six new townhomes in the LDR (Low Density Residential) zone, located at 193 West 4800 North. Riverbottoms neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLPPA20220406

## **OVERVIEW**

Matt Brown is representing the developer in requesting six townhomes to be built west of The Flats of Riverwoods and southwest of The Shops at Riverwoods. This plat was rezoned in August 2022 to LDR (Low Density Residential). The final subdivision application is still waiting for a couple of minor revisions and will then be ready for approval.

The townhomes are three stories with living space above a two-car garage, plus a driveway that would allow a total 4 parking spaces per unit. They are four-bedroom units with approximately 3,360 sq ft. The building is 30 feet in height, which is the maximum height allowed for the zone. The units are facing Provo River.

## **FINDINGS OF FACT**

1. The subject property is in the LDR zone.
2. The subject property is adjacent to PRO-R22, RA and PO.
3. The subject property is 0.95 acres (41,242 square feet) in size.
4. The maximum density of the LDR zone is 12 dwelling units per acre.
5. The proposed density of the project is 6 units which is about half of the maximum density.

## **CONCLUSIONS**

Staff have reviewed this proposal against the LDR zone standards and found it to meet all relevant sections of Provo City Code. The use seems to be a good fit in this area next to Professional Office, Residential Agriculture, and across the street from Regional Shopping Center. They have sufficient setback from the Provo River. Staff supports the approval of the proposed project, with the listed conditions.

1. Subdivision plat must be recorded before a building permit is issued.

## **APPLICANT AGREEMENT TO CONDITIONS**

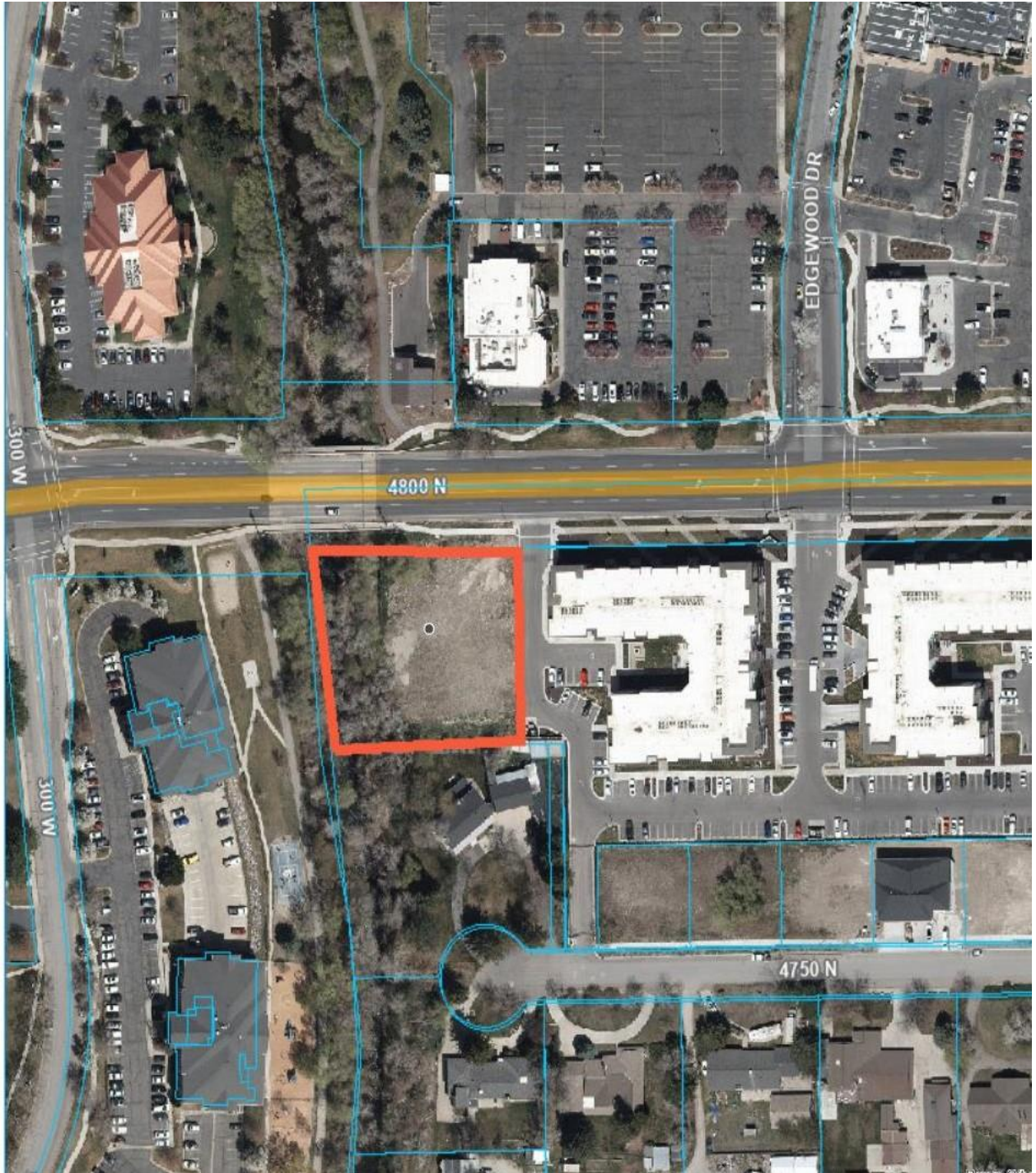
Pursuant to Section 14.04.050 of the Provo City Code, relating to Staff Action on Planning Commission Matters, by signing below, the applicant agrees to the recommended conditions. If the applicant does not agree to the recommended conditions, the applicant may request to have the item heard by the Planning Commission.

(x) \_\_\_\_\_ Date \_\_\_\_\_

**ATTACHMENTS**

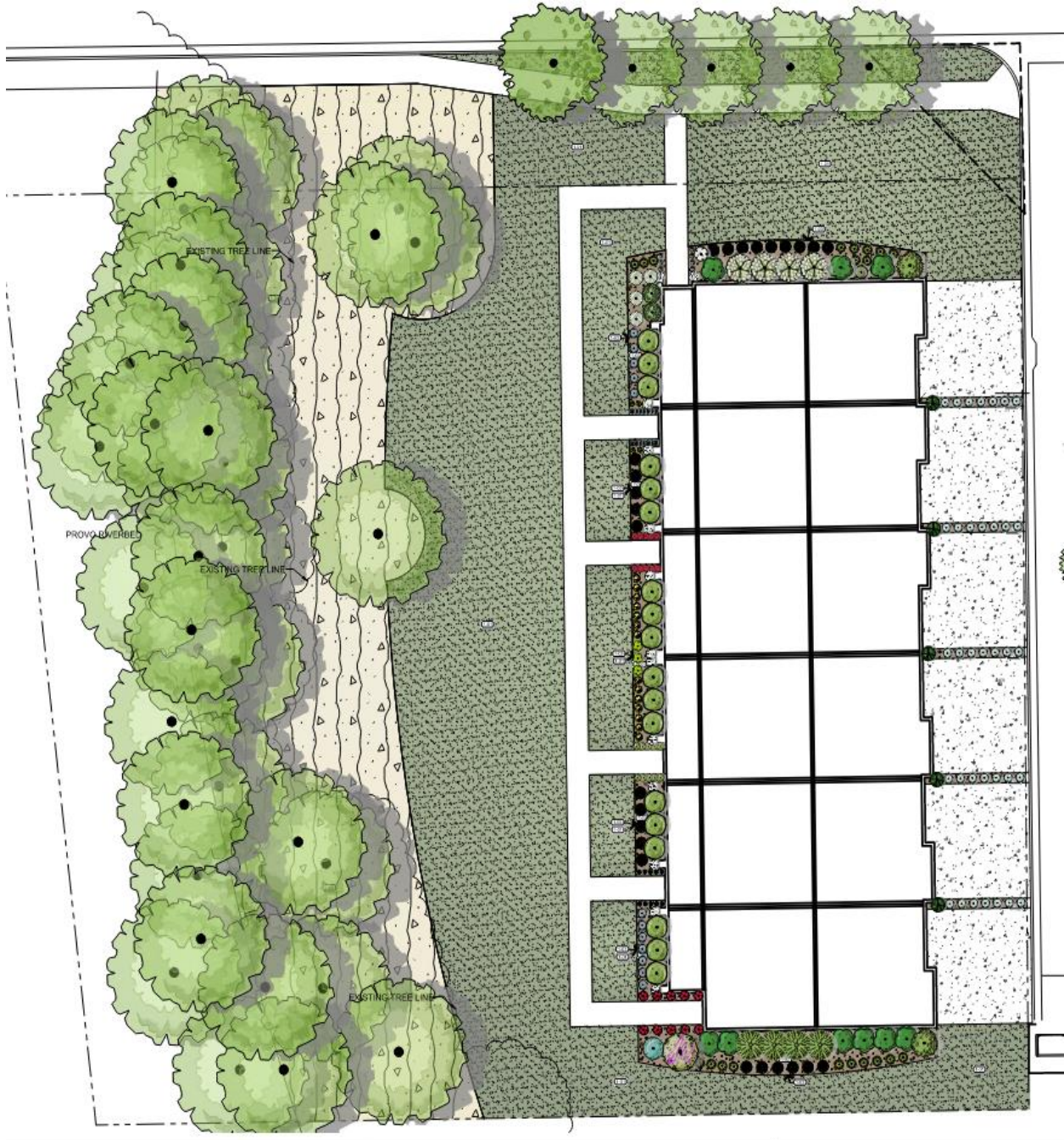
1. Area Map
2. Landscape Plan
3. Elevations

ATTACHMENT 1 – AREA MAP

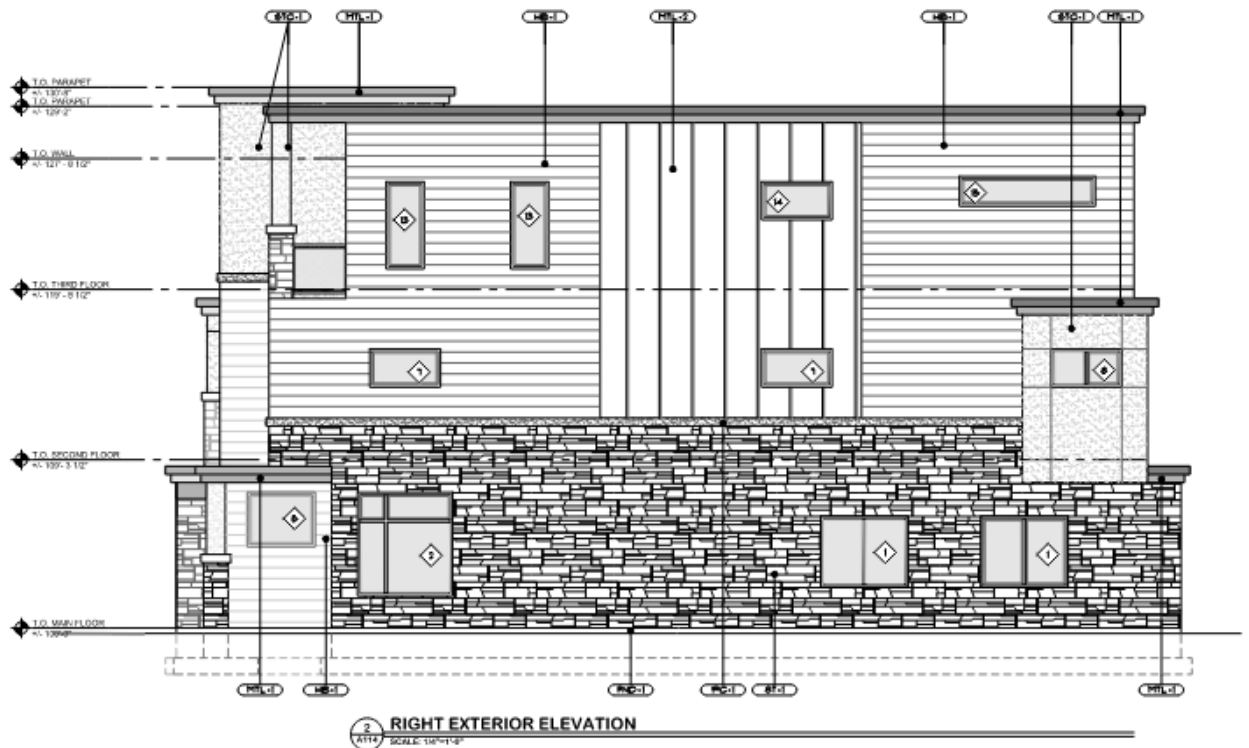




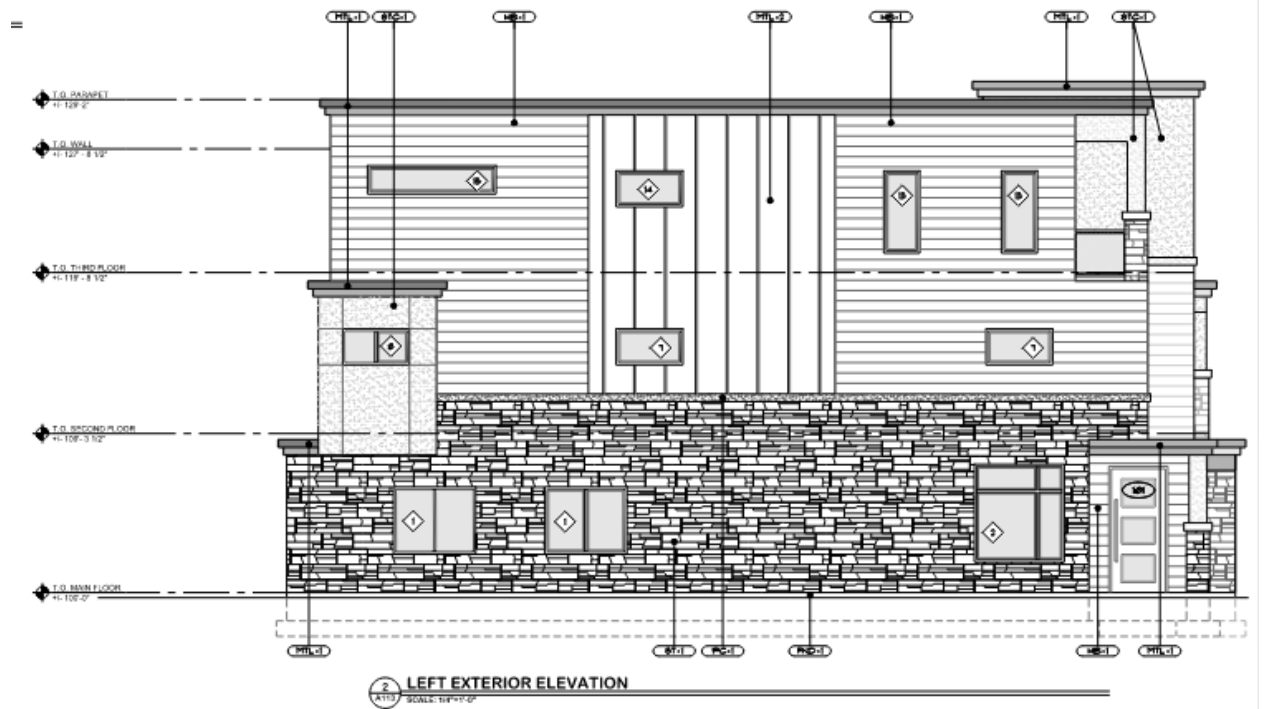
ATTACHMENT 2 – LANDSCAPE PLAN



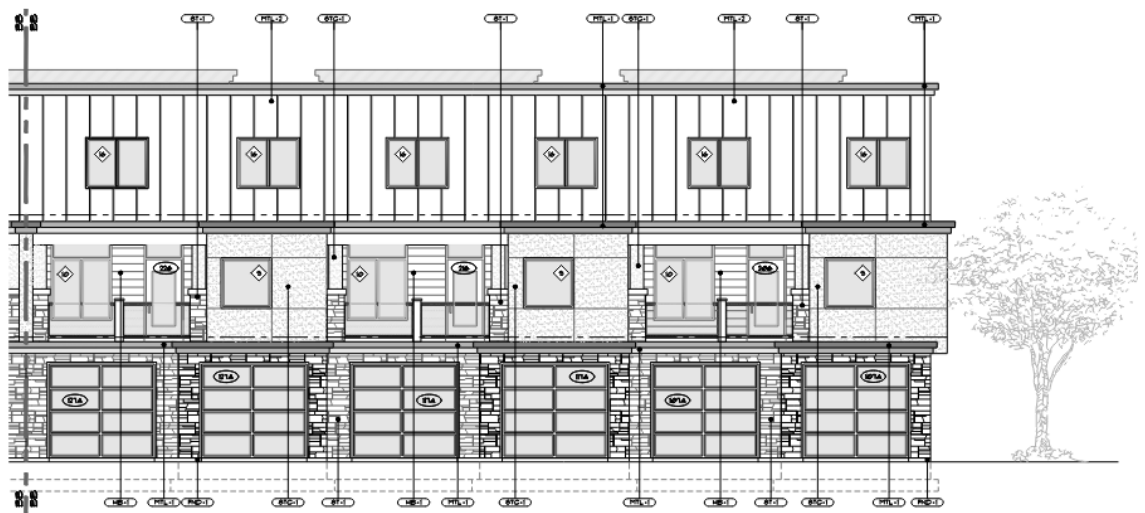
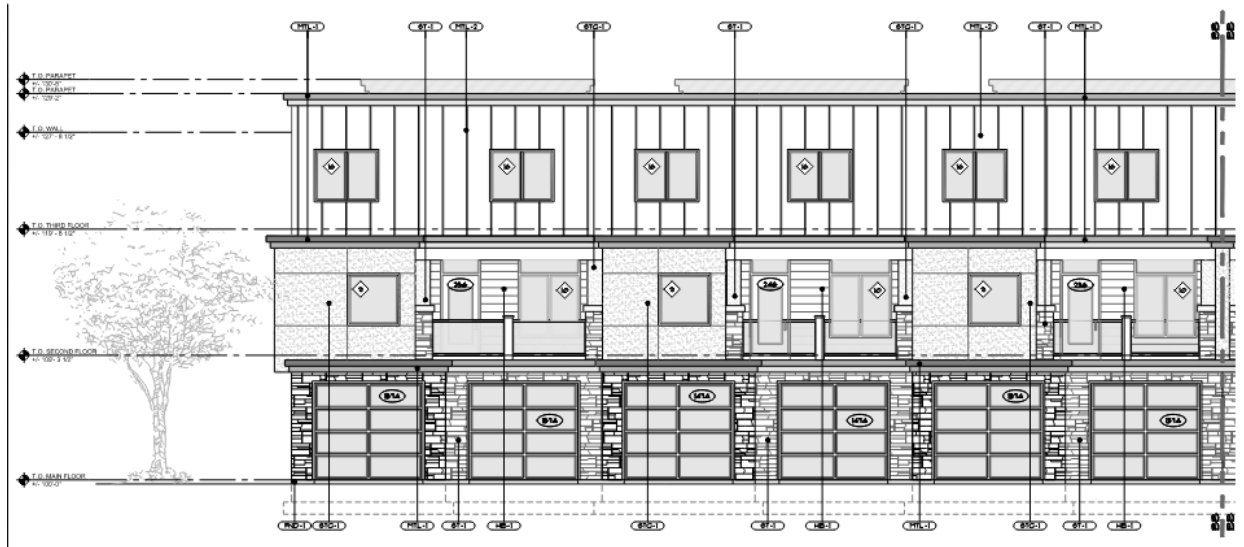
ATTACHMENT 3 – ELEVATIONS



### ELEVATIONS



ELEVATIONS



EXTERIOR REAR ELEVATIONS BB  
SCALE 1/4"=1'-0"