

***ITEM 1** Dudley & Associates requests a Zone Map Amendment from the A1.5 (Agricultural) Zone to the R1.8 (One-Family Residential) Zone in order to create a 3-lot single-family subdivision, located at 1342 North Geneva Road. Lakeview North Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLRZ20240018

<p>Applicant: Dudley & Associates c/o Roger Dudley</p> <p>Staff Coordinator: Nancy Robison</p> <p>Property Owner: LIEVANO, MAUDY</p> <p>Parcel ID#: 19:045:0114</p> <p>Acreage: 1.38</p> <p>Number of Properties: 1</p> <p>Number of Lots: 3</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is May 8, 2024 5:00 P.M.</i></p> <p>2. Deny the requested Zone 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>	<p>Current Legal Use: The current use of the land is Agricultural (A1.5). There is one single-family home on the property.</p> <p>Relevant History: The single-family home on the lot that was built in 1909. There are four additional sheds or barns that were built in 1990.</p> <p>Neighborhood Issues: A Neighborhood meeting was held on February 21, 2024. The developer commented that the properties will be sharing two access points on Geneva Road, instead of three. Neighbors liked that it was R1.8 instead of a denser zone.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> • The current zone is Agricultural (A1.5). • The applicant would like to create three (3) lots in the Residential (R1.8) zone. • There is one shed that would need to be removed to accommodate current zoning setbacks. <p>Staff Recommendation: Staff recommend that the planning Commission recommend approval of the zone map amendment to the City Council</p>
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OVERVIEW

Roger Dudley is requesting approval to subdivide one lot in the Agricultural (A1.5) to three lots in the Residential (R1.8) zone. There is one single-family home on the property with four additional sheds. One of the sheds would need to be torn down in order to be in compliance with residential setbacks. The applicant has spoken with UDOT and would be given two access points onto Geneva Road, so two of the properties would need to share a driveway entrance.

STAFF ANALYSIS

In analyzing any rezone request for housing, staff are encouraged to reference the questions asked in on page 45 of the General Plan (Chapter 4 – Housing). Those questions are as follows: (**staff response in bold**)

- Would the rezone promote one of the top 3 housing strategies (promote a mix of home types, sizes, and price points; support zoning to promote ADUs and infill development; recognize the value of single-family neighborhoods)? **Single family homes on these lots could be a mix of different types. Because of the size of the lots, the homes could still accommodate ADU's. The plan does not address infill development since it is a rezone of agricultural property. The third strategy is met by the proposal as the plan exists with only single-family homes.**
- Are utilities and streets currently within 300 feet of the property proposed for rezone? **Yes, access and utilities would come from Geneva Road.**
- Would the rezone exclude land that is currently being used for agricultural use? **The land is currently zoned Agriculture 1.5**
- Does the rezone facilitate housing that has reasonable proximity (1/2 mile) to public transit stops or stations **There is a bus stop just over ½ mile away.**
- Does the rezone encourage development of environmentally or geologically sensitive, or fire or flood prone, lands? **No, the land does not contain any hazards.**
- Would the proposed rezone facilitate the increase of on-street parking within 500 feet of the subject property? **No, the proposal has sufficient off-street parking for the number of proposed units to meet code and keep vehicles off the streets.**
- Would the rezone facilitate a housing development where most of the housing units are owner-occupied? Is that applicant willing to guarantee such? **Yes, the proposed development would be single family homes.**
- Would the proposed rezone facilitate a housing development where at least 10% of the housing units are attainable to those making 50-79% AMI? **Potentially, because of the option of ADU's. The applicant hasn't proposed any type of affordable units.**

Section 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 the request is to provide additional residential lots on the west side of Provo.

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

Staff response: Staff believes that the proposed zone change, and related concept plan do help to meet the stated purposes above.

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

Staff response: Chapter Four identifies goals for housing related to the proposal, including “allow for different types of housing in neighborhoods and allow for a mix of home sizes at different price points.” These lots at 8000 sq ft could accommodate a mix of home sizes.

(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 articulated for this property.

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

Staff response: The proposed zone change will not hinder or obstruct attainment of the General Plan policies.

(f) Adverse impacts on adjacent landowners.

Staff response: The only impact associated with this request to the surrounding properties would be a small increase of traffic in the area.

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

Staff response: Staff has verified the correctness of the General Plan and zoning for this area.

(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: Staff has found no such conflict.

CONCLUSIONS

Planning staff is pleased to see development in this area and would recommend approval. Creating this subdivision is in line with the General Plan for more residential units. It will create three lots with over 14,000 sq ft each. Additionally, they have permission from UDOT to create one more driveway entrance onto Geneva Road.

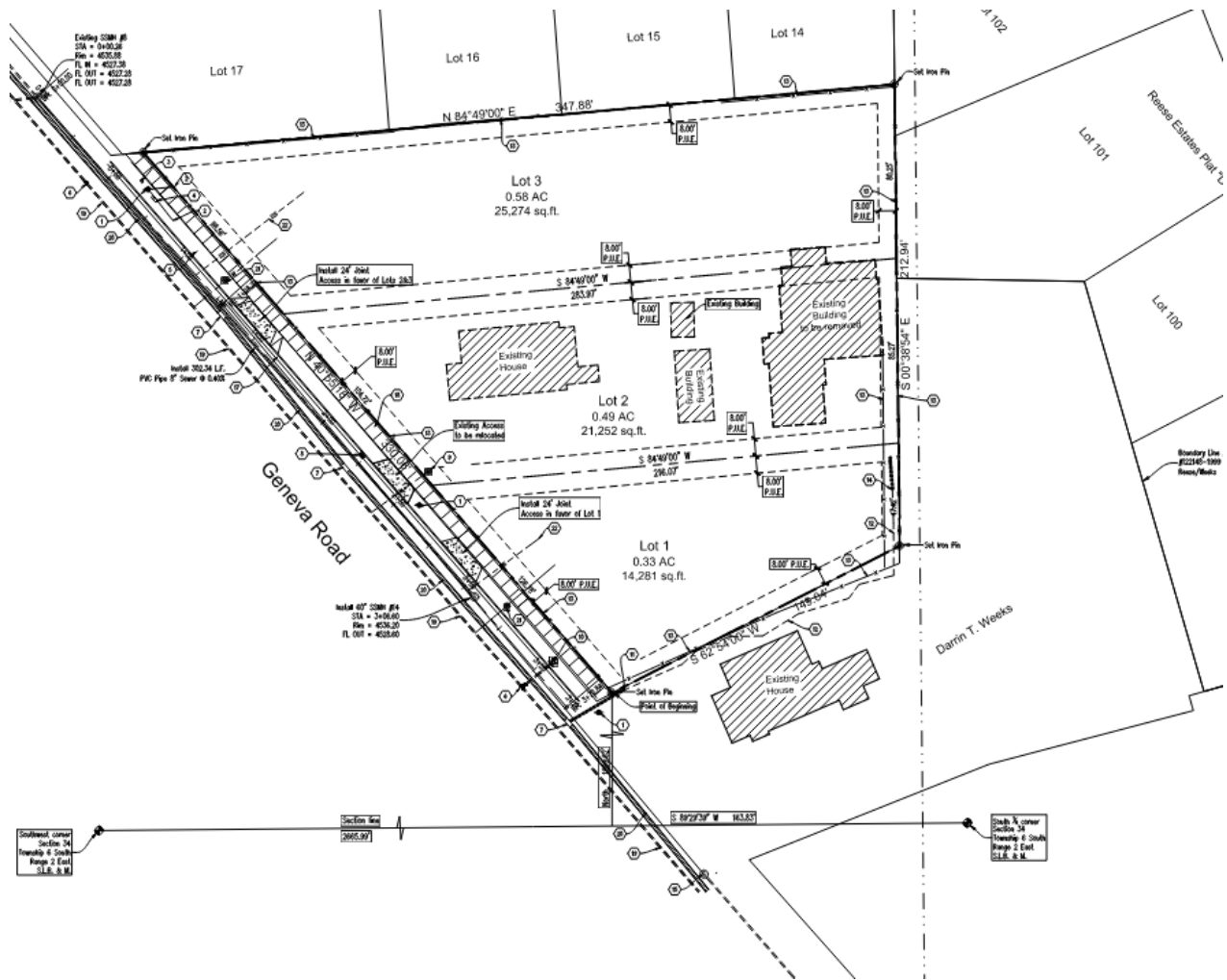
ATTACHMENTS

1. Property Map
2. Site Plan
3. Property Photos

ATTACHMENT 1 – PROPERTY MAP



ATTACHMENT 2 – SITE PLAN



ATTACHMENT 3 – PROPERTY PHOTOS



