

ITEM 4 Development Services request approval of a Concept Plan for a 110-lot residential subdivision in a proposed R1.8(PD) (One Family Residential - Performance Development Overlay) Zone, located approximately at 1630 S Nevada Ave. Provost South Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20240048

<p>Applicant: Development Services / Anderson Development</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: Provo City Corporation</p> <p>Parcel IDs#: 22:048:0068; 22:048:0007; 22:048:0005; 22:048:0052; 22:048:0006</p> <p>Acreage: 30</p> <p>Number of Properties: 5</p> <p>Number of Proposed Lots: 110</p> <p><u>ALTERNATIVE ACTIONS</u></p> <ol style="list-style-type: none"> Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is June 12th, 2024, 6:00 P.M.</i> Deny the requested Concept Plan. <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>Current Legal Use: The property being considered for rezoning is vacant land.</p> <p>Relevant History: Provo City has owned this land since 1995 and it has historically been used as a debris flow for the hillsides to the east. Provo entered into a contract with Anderson Development in November of 2021 to create a development plan.</p> <p>Neighborhood Issues: This item was discussed at the May 1st District 2 Neighborhood meeting where concerns about parking, traffic, and access were expressed. Staff have since received an additional email with concerns about parking and safety.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> The design of the project considers the hillside, debris flow, and trail connections. The homes have been clustered in the SW of the property to allow open space and trail connections. The development is delivering single-family, detached homes as promised at the purchase of the property and in the SE Neighborhoods Plan. <p>Staff Recommendation: Staff recommend that the Planning Commission approve the concept plan.</p>
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OVERVIEW

Provo City is requesting approval of a concept plan for 110 lot subdivision with a zone map amendment from the PF(CH) and A1.1 (Agricultural) Zone to the R1.8(PD) Zone on property at the corner of Slate Canyon Drive and Nevada Avenue. This project is in partnership with Anderson Development, who have provided all the civil and architectural plans for the proposal.

The subject property is within the Critical Hillside Overlay Zone (CHOZ) and this zone change proposal would remove the property from the CHOZ. It is the position of Staff that the subject property should not have been included in the CHOZ for the following reasons:

1. The genesis of the CHOZ was to add protection to sensitive lands, protect 30% slopes and ridgelines and to protect public trails and/or public access to trails.
2. The CHOZ does not disallow development but was established to require that development of sensitive lands work with the natural contours and avoid mass grading.

The subject property does not include 30% slopes or a ridgeline. The average grade across the area proposed for development is 15-16%, which is developable land according to Provo City Code. The proposal respects the hillside area by rerouting and improving the debris flow (the only known natural hazard on the property), providing public access and a new trailhead to the trail systems, reducing cuts / fills of the hillside for streets / retaining walls, and clustering the homes in the flattest area of the property. All these things are consistent with the requirements of the CHOZ. By clustering the housing in the flattest areas, by leaving 40% of the subject property in open space and by orienting roads to follow contours to minimize cuts and fills, this development is consistent with the intent of the CHOZ.

There is one requirement of the CHOZ that this proposal does not meet. Section 14.33A.090(2) limits areas of disturbance of newly platted lots to 40%. To allow for clustering of homes, the smallest lots are 6,0000 sf which makes the 40% development restriction problematic.

Staff have worked closely with Anderson Development in creating plans that provide the best outcomes for the future residents and for the city. The lots range in size and create a very livable community with added amenities of a trailhead parking lot, open spaces, play areas, community gardens, pickleball courts, and entry features.

The surrounding area includes the open hillside to the east in the PF (Public Facilities) Zone, townhomes to the north in the LDR (Low Density Residential) Zone, single-family homes to the northwest in R2(PD) (Two-Family Residential) and R1.10 Zones, a future park to the west in the OSPR (Open Space, Preservation, and Recreation) Zone, a church and school to the south in the PF Zone, and additional single-family homes to the south in the R1.6(PD) and R1.6 Zones.

FINDINGS OF FACT

1. The current zone is PF(CH) and A1.1 (Chapters 14.17, 14.33A, and 14.08, Provo City Code).
2. The proposed zone is R1.8(PD) (Chapters 14.10 and 14.31).
3. The General Plan designations for the land are Residential, Parks, Open Space, and Recreation, and Agriculture.
4. The Southeast Neighborhoods Plan designates this land as R1 and Open Space in the Future Land Use Map (pg. 23)
5. The proposal shows 110 single-family lots.
6. Each home provides four (4) off-street parking spaces.

CONCLUSIONS

The City Council and Administration are aware of the need for housing, specifically more single-family homes for sale in the city. This concept plan helps provide additional housing enhanced with public amenities while protecting the hillside from development. The city is meeting its' goals for this property as shown in the General Plan and Southeast Neighborhoods Plan with this proposal, and staff recommends it be approved as shown.

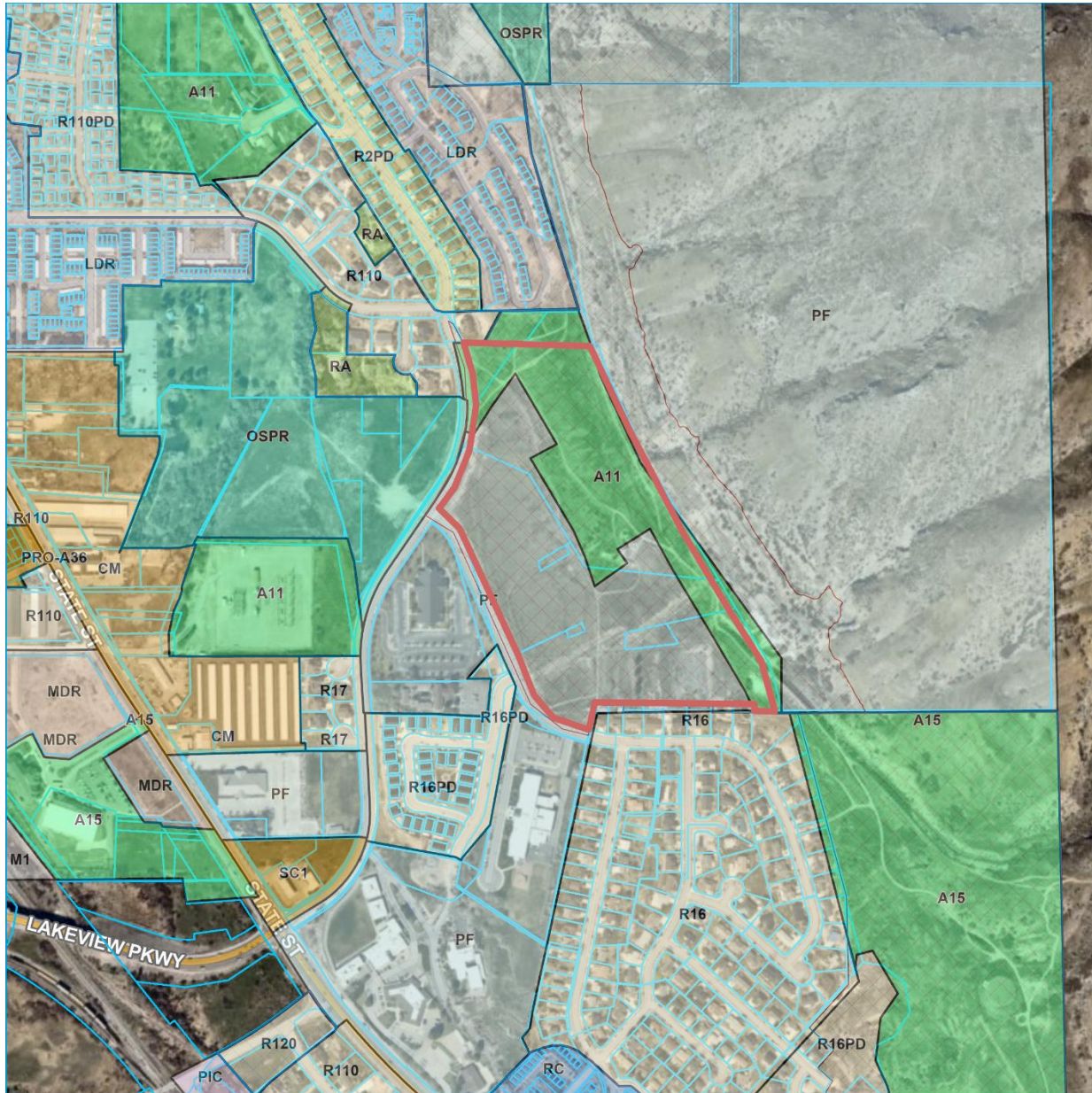
ATTACHMENTS

1. Area Map
2. Zone Map
3. General Plan Map
4. Site Layout
5. Elevations / Floor Plans

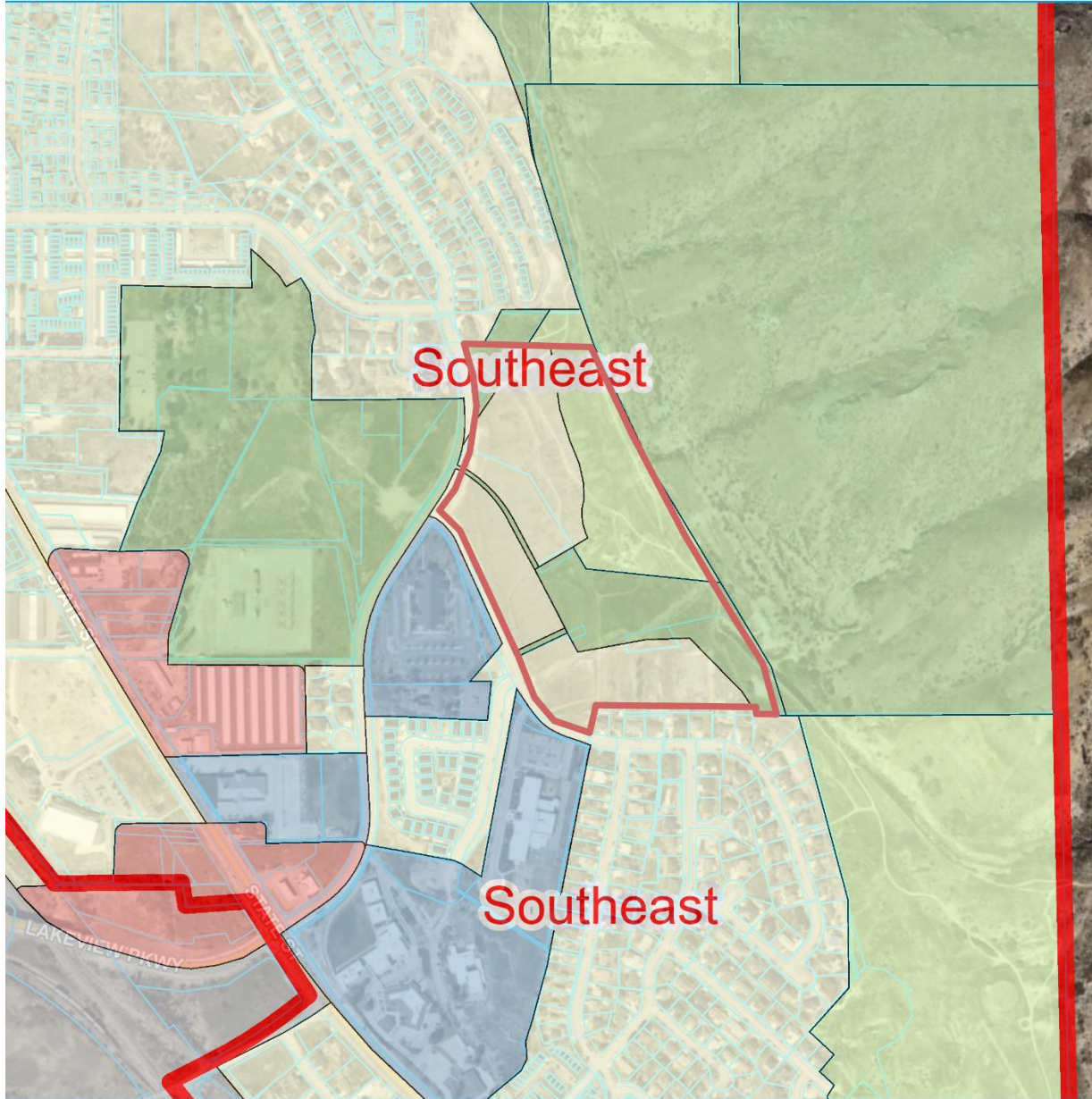
ATTACHMENT 1 – AREA MAP



ATTACHMENT 2 – ZONE MAP



ATTACHMENT 3 – GENERAL PLAN MAP



ATTACHMENT 4 – SITE LAYOUT

