

***ITEM 1** Damon & Angie Reynolds request a Zone Map Amendment from the A1.5 (Agricultural) zone to the R1.10 (One Family Residential) zone in order to create a two-lot residential subdivision, located at approximately 1730 North 2300 West. Grandview North Neighborhood. Dustin Wright (801) 852-6404 dwright@provo.org PLRZ20220251

OVERVIEW

The applicant is requesting approval for a vacant parcel of land in the agricultural (A1.5) zone to be rezoned to the one-family residential (R1.10) zone. The purpose of the rezone would be to allow for the lot to be subdivided into two lots for new homes to be built. The proposed rezone area consists of approximately 1.57 acres of land.

The General Plan Map has this property designated for residential. The rezone to R1.10 would align with this designation.

The property is currently zoned A1.5 like the properties to the south, east and to the west. The rezone request to R1.10 would match the property in the subdivision to the east. The adjacent private drive (2300 West) would remain in the A1.5 Zone because it is not a public street. The residential property to the north, across 1730 North, is in Orem City.

FINDINGS OF FACT

Sec. 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 General Plan Map identifies a residential land use for this area. The rezone from agricultural to residential would bring the properties zoning into alignment with the General Plan residential designation. This amendment would allow for new homes to be constructed in Provo.

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

Staff response: By changing the zoning from agricultural to residential, the property will be able to develop and align with the General Plan designations and provide additional housing units.

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

Staff response: Rezoning the property will align with the General Plan Map for this area. The proposed rezone is compatible with the General Plan, Land Use (Chapter 3) and Housing (Chapter 4) goals. Additionally, the rezone will help encourage the development of new single-family homes to help address housing shortages, and to facilitate additional economic growth and opportunities.

(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 is no timing and sequencing that would be affected by this rezone request.

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

Staff response: Due to the lot size and the location of the property on the edge of the city, staff does not see evidence of this amendment to the zoning map having an impact on the General Plan policies.

(f) Adverse impacts on adjacent landowners.

Staff response: A two-lot residential subdivision would have very minimal impact on any of the adjacent landowners.

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

Staff response: The land use map from the General Plan has been reviewed and found to be correct for this property.

(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: There are no conflicts noted by staff.

STAFF ANALYSIS

Staff has reviewed the proposed rezone application and the preliminary subdivision plat and finds that this rezone to R1.10 would be an appropriate land use that would be consistent with the General Plan. It would be a compatible use to the surrounding properties and not have any negative impacts to those adjacent parcels.

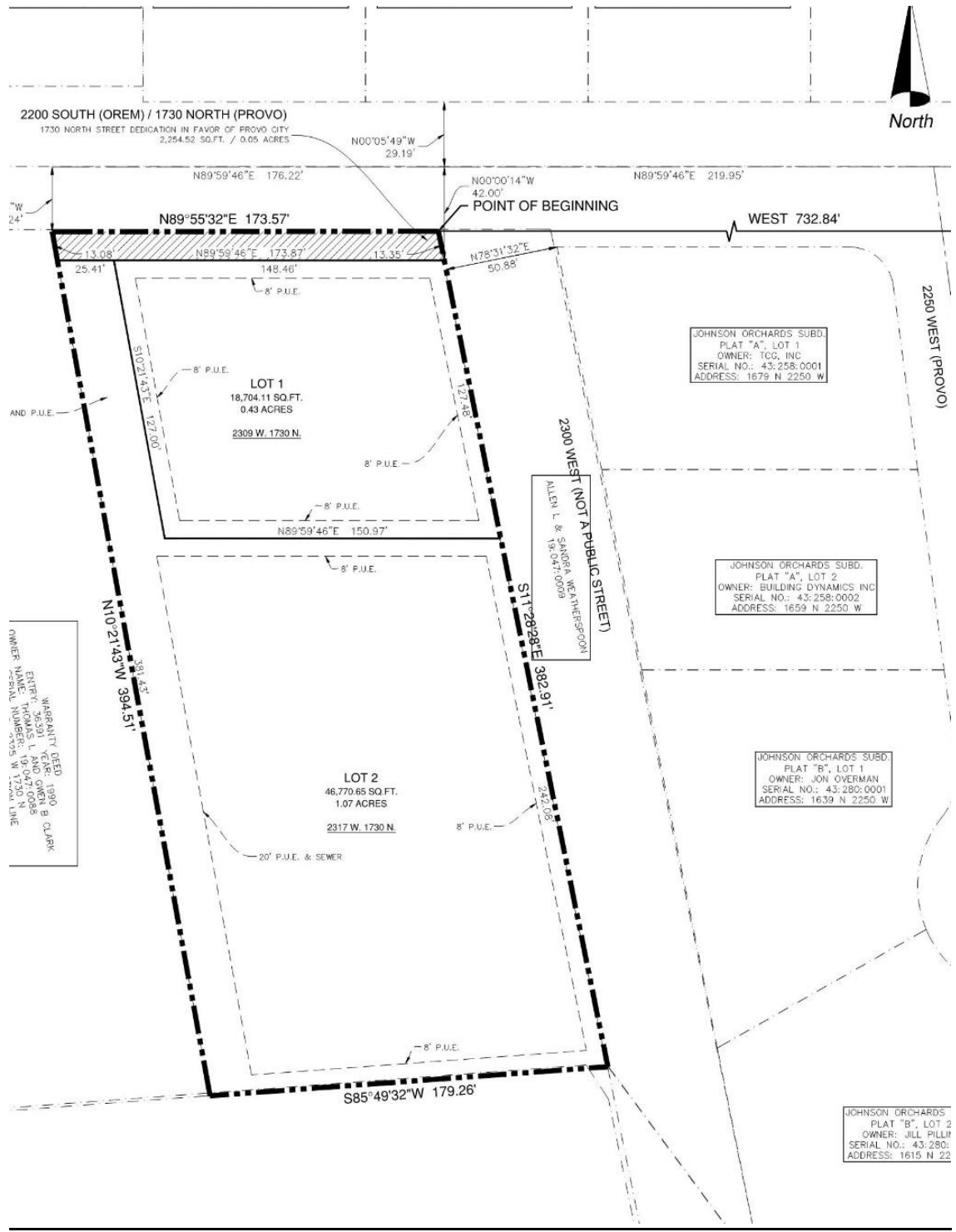
ATTACHMENTS

1. **Aerial of Site**
2. **Preliminary Plat**
3. **Current Zone Map**
4. **General Plan Map**

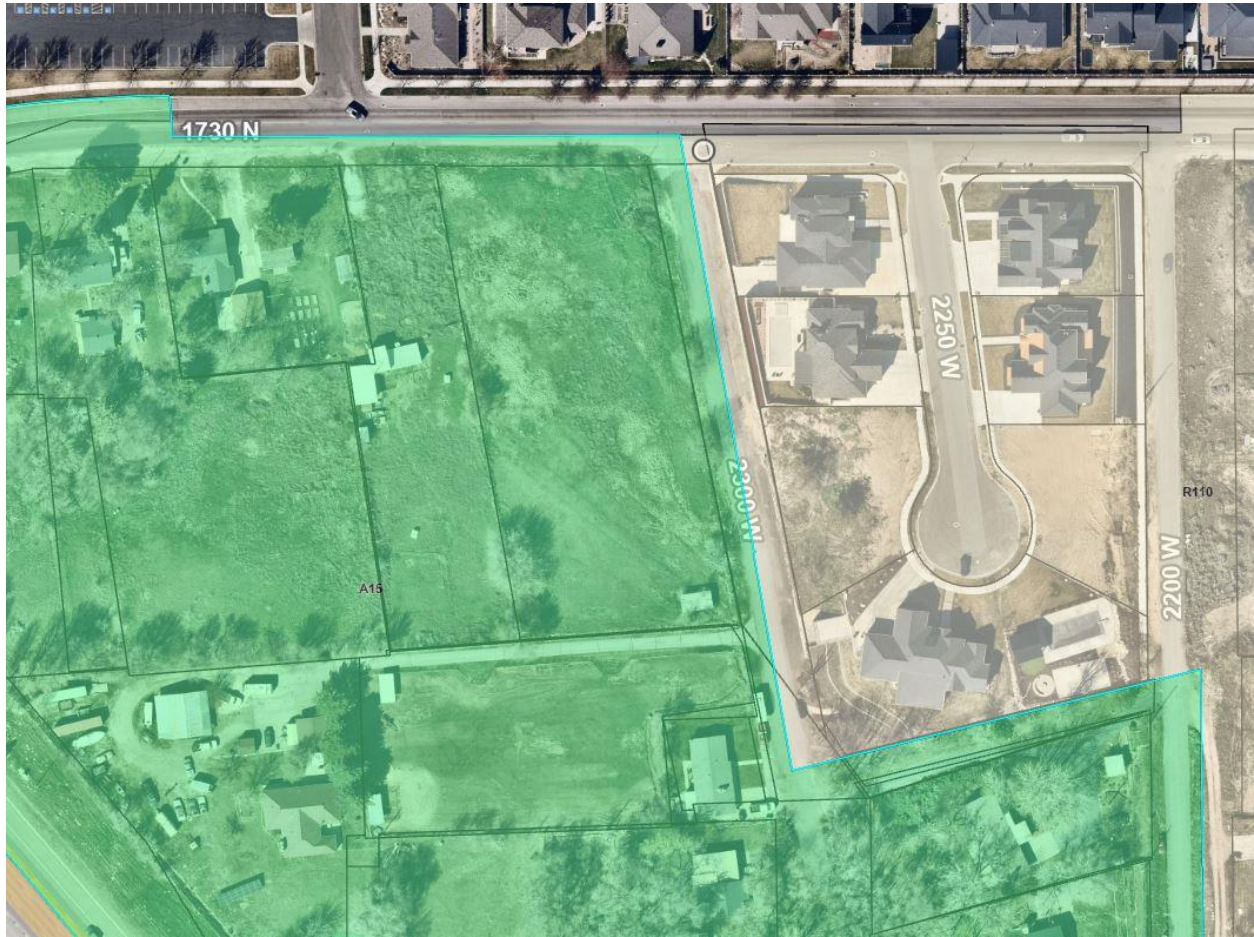
Attachment 1 – Aerial of Site



Attachment 2 – Preliminary Plat



Attachment 3 – Current Zone Map



Attachment 4 – General Plan Map

