

**ITEM # 2** Rachel Dressel requests Project Plan approval for a new four-unit townhome development in the WG (West Gateway) zone, located at 1010 West Center Street. Dixon Neighborhood. Dustin Wright (801) 852-6404 [dwright@provo.org](mailto:dwright@provo.org)  
PLPPA20220225

## **BACKGROUND**

The applicant would like to develop the property located at 1010 West Center Street in the WG zone. The proposal is to build four townhomes that will front on 1000 West and provide parking in the back in individual garages. The townhomes will be three-stories with a rooftop deck accessed by elevators in each unit. Approval of the project plan would be subject to approval of the Conditional Use Permit that has been submitted. The adjacent properties are in the same zone and property across Center St. is in the Freeway Commercial Two (FC2) zone.

## **FINDINGS OF FACT**

1. The property is in the West Gateway (WG) zone.
2. A CUP is required for properties that do not meet the minimum lot standards in the WG zone. (14.21D.030)
3. The property is approximately 73 feet wide.
4. The minimum lot standard width in the WG zone is 90 feet. (14.21D.040(2))
5. The item has been scheduled for the August 8, 2024, Design Review Committee hearing.
6. Attached one-family dwelling units are a permitted use in the zone. (14.21D.020(5))
7. There is no maximum lot coverage in the zone. (14.21D.040(5))
8. The proposed structure complies with the yard requirements for the zone. (14.21D.050)
9. The maximum building height is 50' and the proposed height is 42'.
10. All the units are two-bedrooms and require 2.25 parking spaces for a total of 9 spaces. Nine parking spaces are being provided; each unit will have a two-car garage and there is one visitor stall along the driveway.

## **STAFF ANALYSIS**

Staff is recommending approval and finds that site will be able to be developed in a way that will meet all the requirements of the zone with the approval of the CUP in item 1 on the Planning Commission's agenda. A final plat will need to be recorded and this being reviewed by CRC, so staff is including that as a condition of approval.

## **STAFF RECOMMENDATION**

**Approve** the requested Project Plan Application with the following conditions:

1. That a final subdivision plat is approved and recorded.

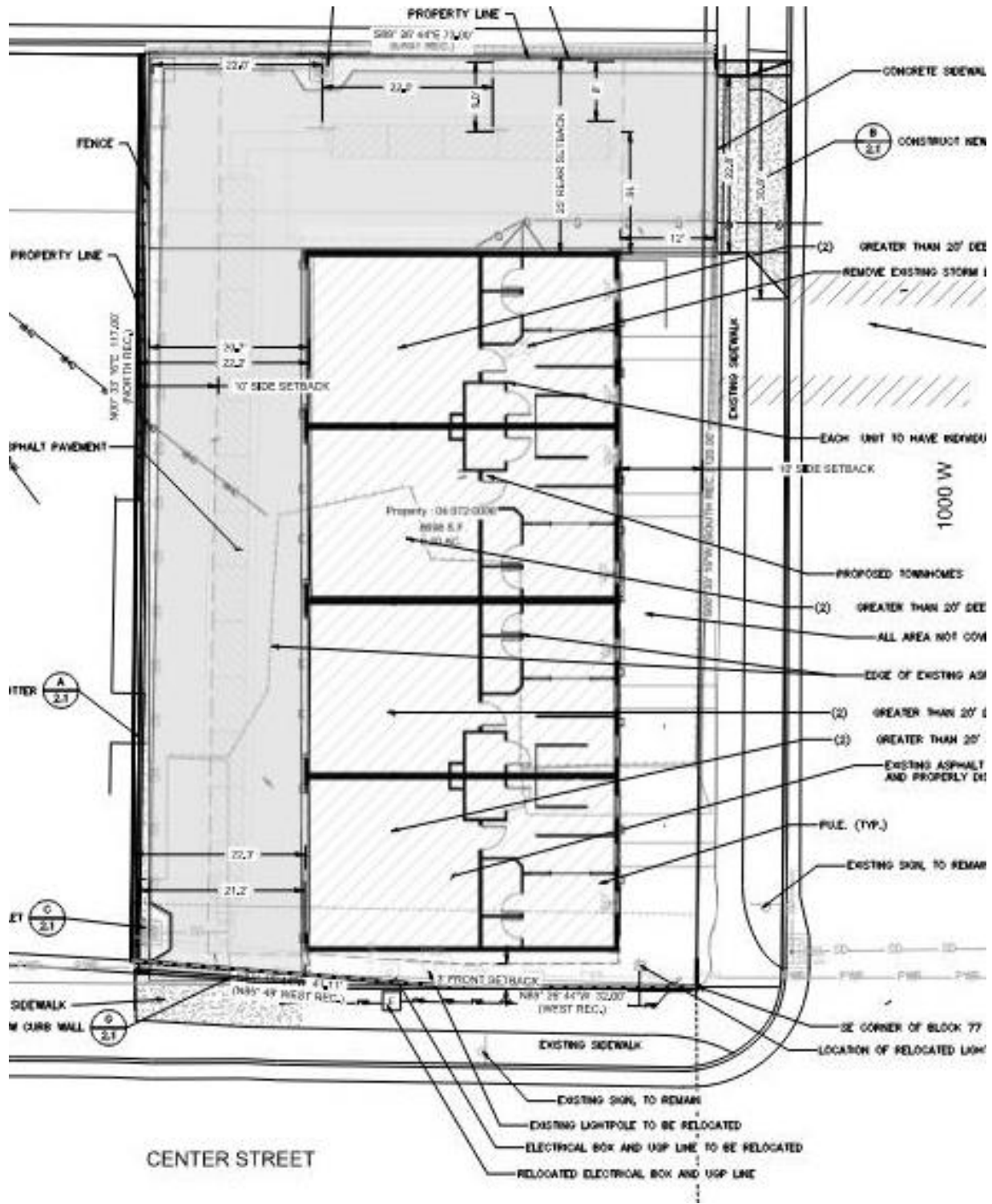
## **ATTACHMENTS**

1. Aerial of Property
2. Site Plan
3. Landscape Plan
4. Elevations/Renderings
5. Floor Plans

**ATTACHMENT 1 - AERIAL OF PROPERTY**

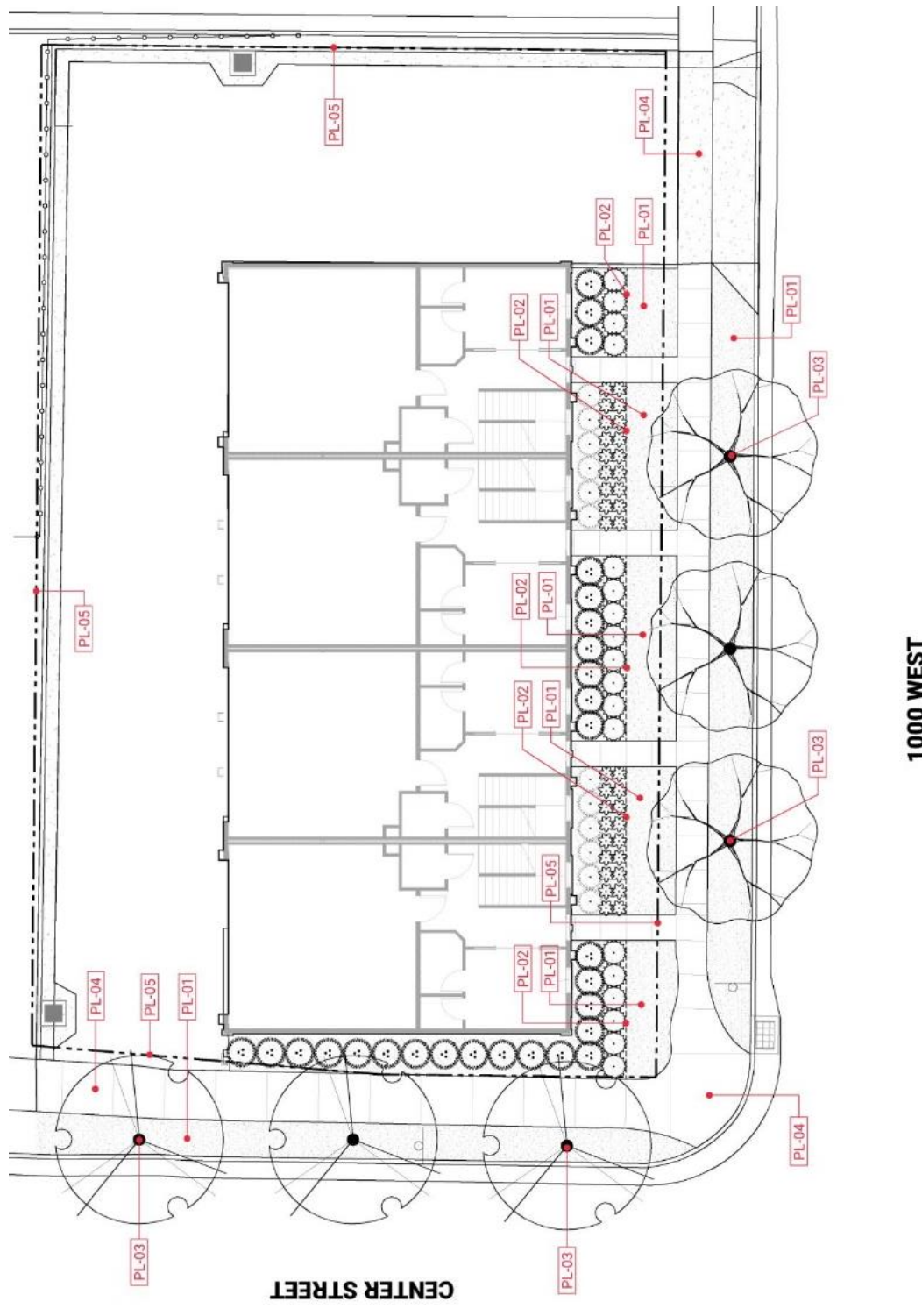


**ATTACHMENT 2 – SITE PLAN**





**ATTACHMENT 3 – LANDSCAPE PLAN**



**ATTACHMENT 4 – ELEVATIONS/RENDERINGS**

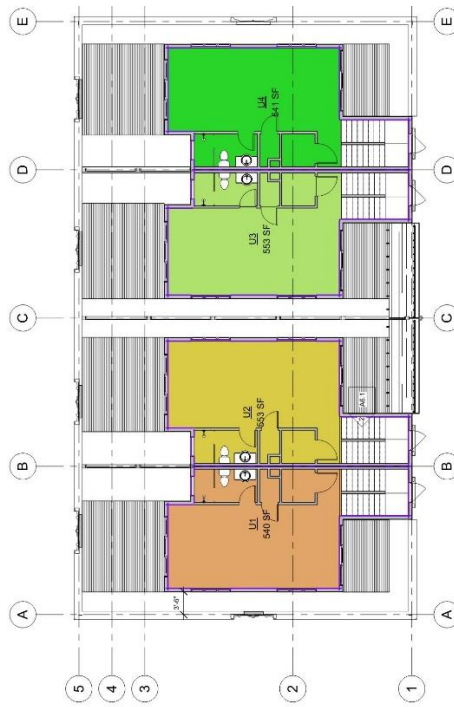




**ATTACHMENT 5 – FLOOR PLANS**



② LEVEL 2  
1/8" = 1'-0"



④ LEVEL 4  
1/8" = 1'-0"



① LEVEL 1  
1/8" = 1'-0"