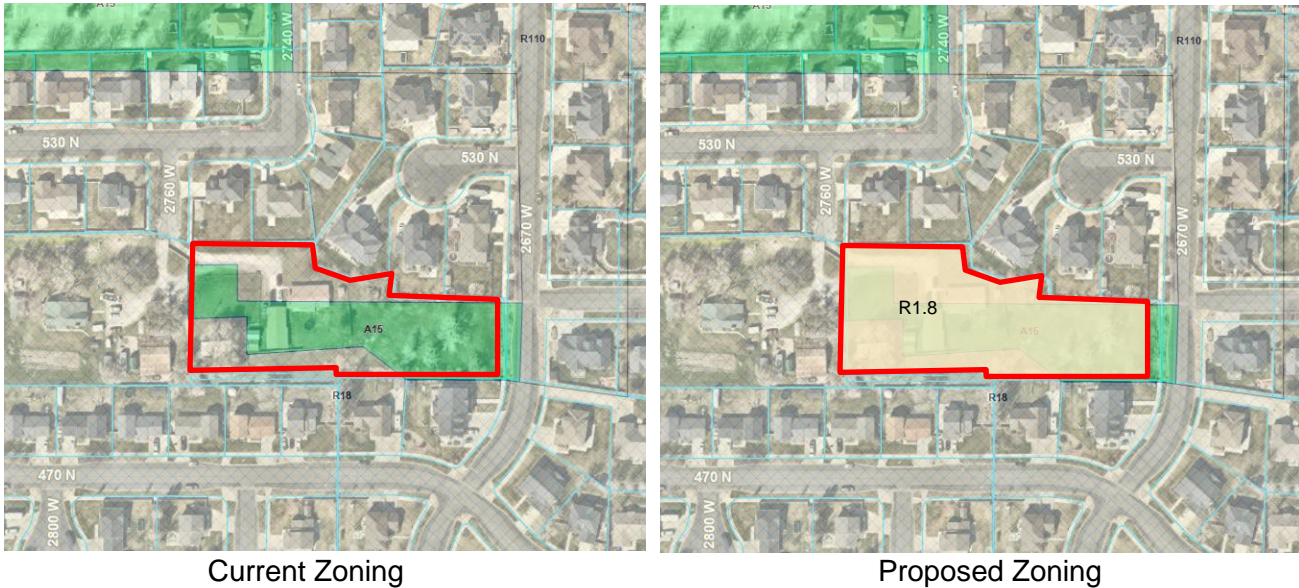


ITEM # 5* Scott Doscher requests approval of a Zone Map Amendment from the A1.5 (Agricultural) Zone to the R1.8 (One Family Residential) Zone in order to create a two-lot residential subdivision, located at 484 North 2760 West. Lakeview South Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLRZ20240184

<p>Applicant: Scott Doscher</p> <p>Staff Coordinator: Mary Barnes</p> <p>Property Owner: Isidro Zaragoza</p> <p>Parcel ID#: 21:023:0164</p> <p>Acreage: 1.53 acres</p> <p>Number of Lots: 2</p> <p>Current Zone: R1.8 Residential and A1.5 Agriculture</p> <p>Proposed Zone: R1.8 Residential</p> <p><u>ALTERNATIVE ACTIONS</u> Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is August 28, 6:00 P.M.</i> Recommend Denial of the requested zone map amendment. <i>This action <u>would not be consistent with the recommendations of the Staff Report.</u> The Planning Commission should <u>state new findings.</u></i></p>	<p>Current Legal Use: Single-family home</p> <p>Relevant History: This property is zoned both R1.8 and A1.5. The property owner wants to subdivide the property into two lots, which requires an R1.8 zoning due to lot sizes. The plan for the potential new Lot 2 is a single-family home.</p> <p>Neighborhood Issues: This application will appear before Provo Neighborhood District 3 at the August 7th meeting (after this report), and no issues have been reported to staff at this time. A report of the neighborhood meeting will be given to the Planning Commission.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> • The property owner would like to create a new lot on his property, which requires a rezone application to ensure the entirety of the property is zoned R1.8. • The new lot will be for a future single-family home, which matches the surrounding neighborhood. • The future land use map in the general plan show this property's future land use as residential. <p>Staff Recommendation: That the Planning Commission recommend approval of the zone map amendment to the Provo City Council.</p>
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OVERVIEW

The applicant is requesting approval for a zone map amendment to the R1.8 zone for the property located at 484 N 2760 W. This application is the direct result of the applicant's desire to subdivide the property to create a new lot along 2670 W and create a flag lot for the existing home. Currently, the subject property has two different zones, R1.8 Residential and A1.5 Agriculture. To be able to subdivide into two lots, the property must be a single zone, namely R1.8. A new single-family home will be placed on the lot in the future.



Surrounding zones

North: Single-family homes (R1.8)
South: Single-family homes (R1.8)
East: Single-family homes (R1.8)
West: Single-family home (R1.8)

FINDINGS OF FACT

1. The current zoning on the parcel is R1.8 and A1.5 (Chapters 14.08 and 14.10)
2. The proposed zoning is R1.8 (Chapter 14.10)
3. The general plan designation is Residential.
4. The proposed use is a single-family home.
5. The property is surrounded by R1.8 zoning and single-family homes.
6. A building permit will be needed for the single-family home.

STAFF ANALYSIS

This is a straightforward and low-impact proposal in a neighborhood that is full of similar uses. The A1.5 zone on this property is a remnant of past zoning that has since been changed in the surrounding area. In the A1.5 zone, the minimum lot size is 5 acres. The entire property is 1.53

acres, making it non-conforming with the small A1.5 section within the middle of the property. Changing the zone of this property to R1.8 would eliminate the A1.5 zone, bring the property into conformance, and allow the property to be subdivided into two lots.

With this subdivision, a driveway from 2670 W will be added for the existing home, and all street improvements will be installed along 2670 W.

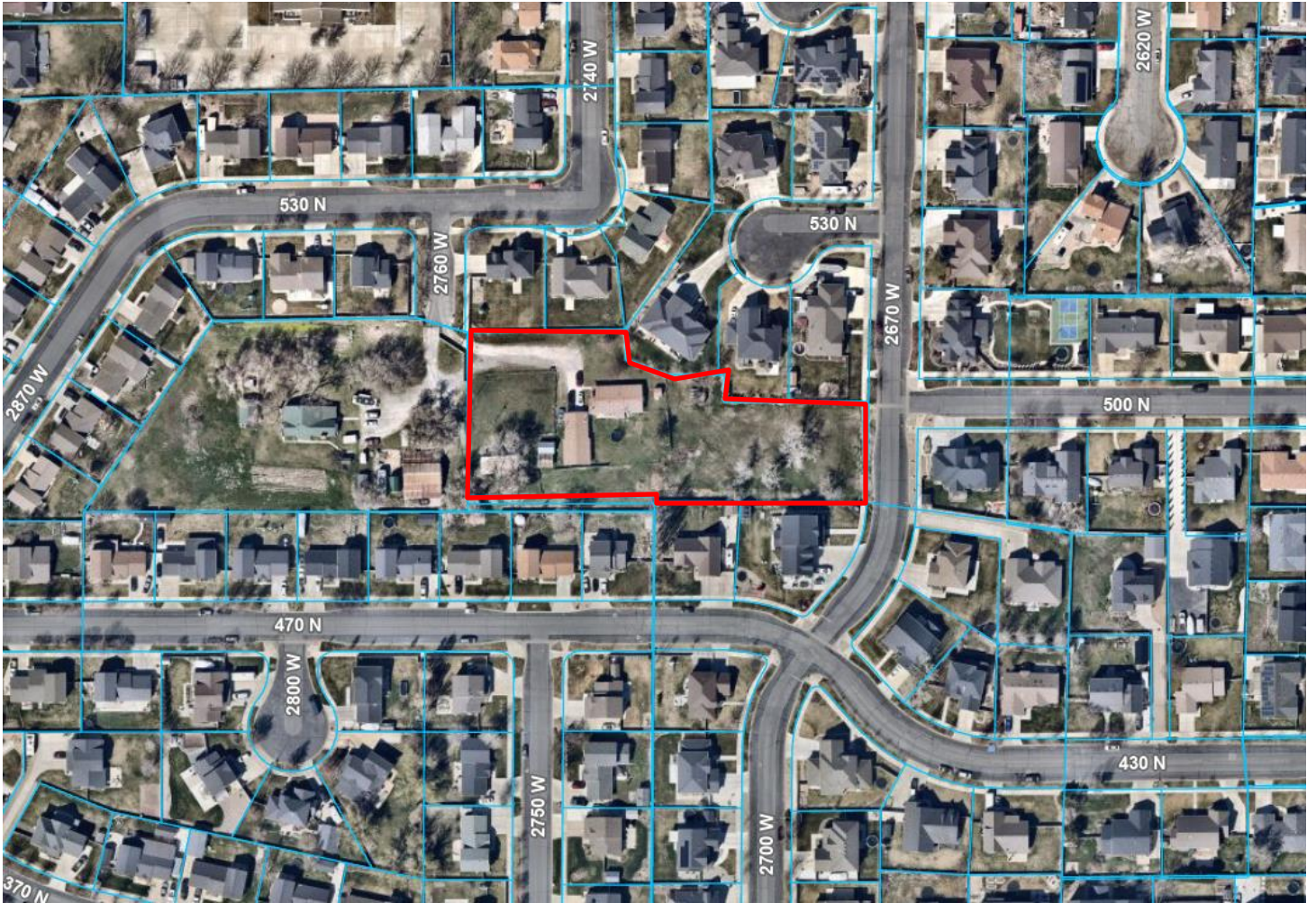
CONCLUSIONS

In conclusion, staff supports this rezone and associated concept plan. This neighborhood will gain new building lot, and a new family will eventually be able to move into the Lakeview South neighborhood. The zoning on this property will finally match the surrounding zoning.

ATTACHMENTS

1. Area map
2. Zoning map
3. Proposed Zoning map
4. Subdivision map

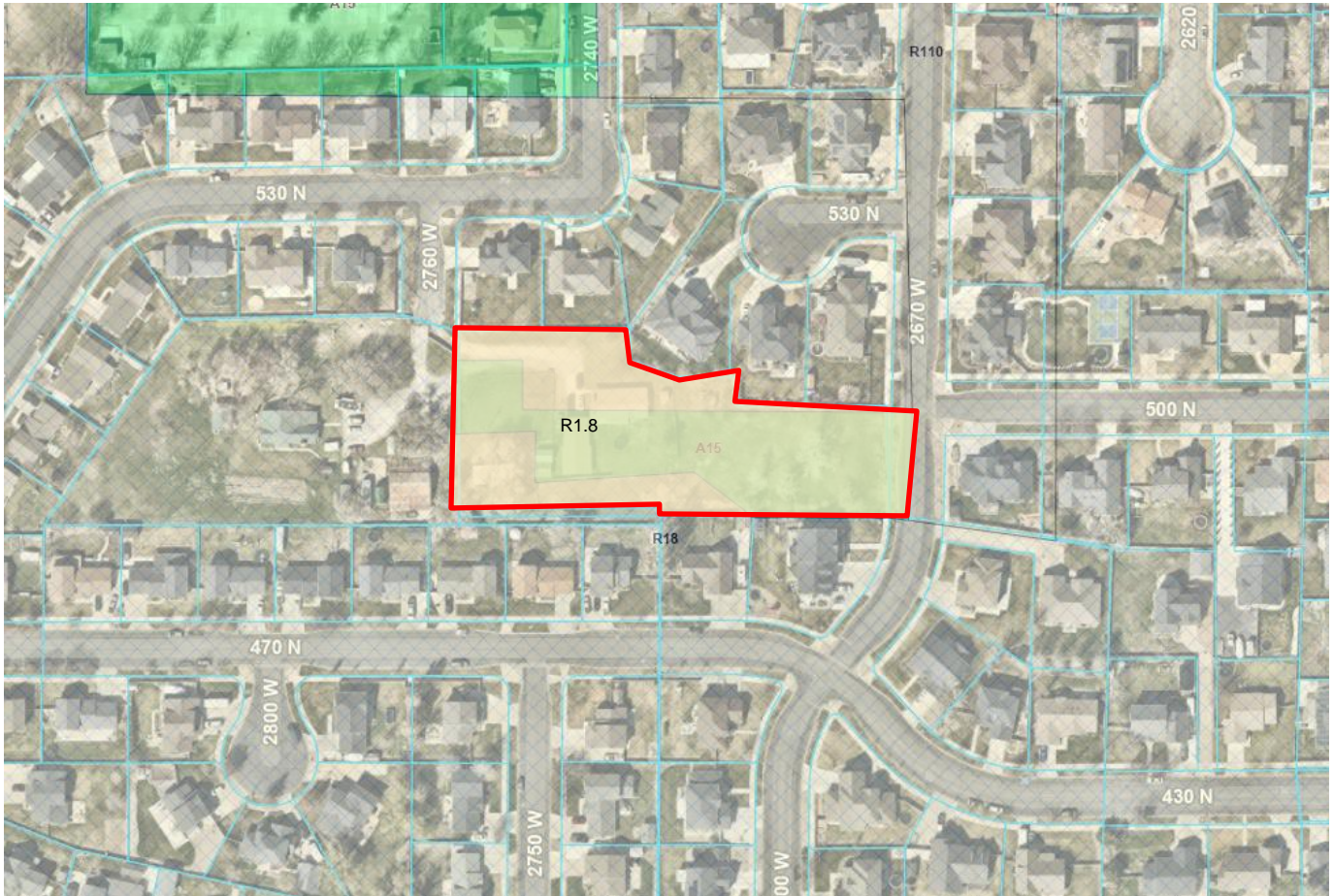
ATTACHMENT 1 - AREA MAP



ATTACHMENT 2 - ZONING MAP



ATTACHMENT 3 - PROPOSED ZONING MAP



ATTACHMENT 4 - SUBDIVISION MAP

