

ITEM # 6 Scott Doscher requests Concept Plan approval for a two-lot subdivision in a proposed R1.8 (One Family Residential) Zone, located at 484 North 2760 West. Lakeview South Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLCP20240186

OVERVIEW

The applicant is requesting approval for a concept plan associated with a rezone request to the R1.8 zone. The property located at 484 N 2760 W is 1.53 acres, and the applicant is proposing to subdivide this property to create a new lot along 2670 W, as shown in exhibit 1. 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.

Provo City Code 15.03.300 requires a concept plan to be submitted with rezone applications. However, because this is a small-scale project, there is no concept plan for the future single-family home.

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. An official concept plan was not required due to the low impact on the surrounding neighborhood.
7. 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. A concept plan was not required simply because the proposed use will be a single-family home that is similar to the surrounding single-family homes.

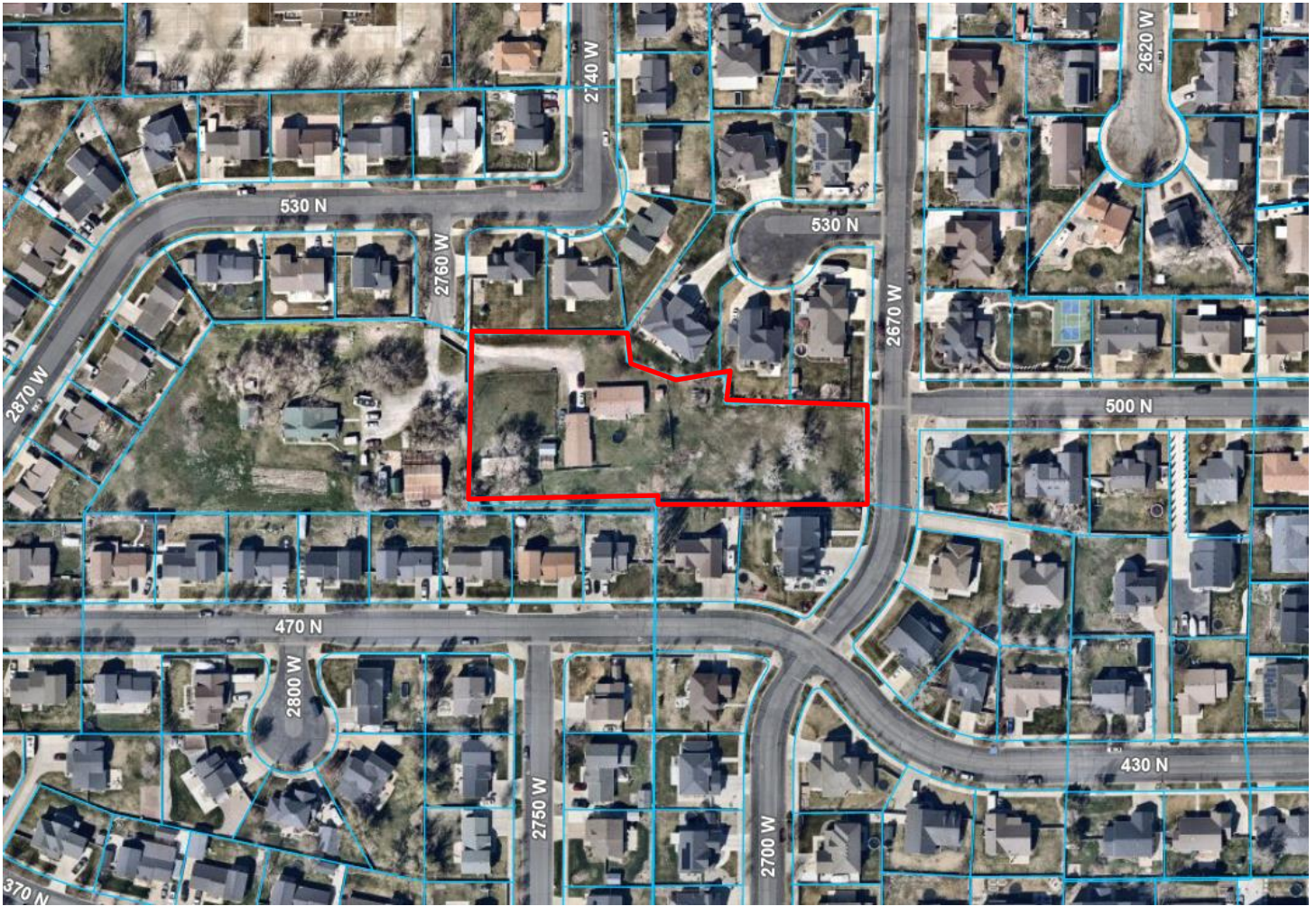
CONCLUSIONS

In conclusion, staff support this concept plan and associated rezone request. This neighborhood will gain new building lot, and a new family will eventually be able to move into the Lakeview South neighborhood.

ATTACHMENTS

1. Area Map
2. Zoning map
3. Subdivision map

ATTACHMENT 1 - AREA MAP



ATTACHMENT 2 - ZONING MAP



ATTACHMENT 3 -SUBDIVISION MAP

