

ITEM #2 Development Services request Concept Plan approval for a 6-unit townhome development in a proposed LDR (Low Density Residential) Zone, located at 1992 North Geneva Road. Lakeview North Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20240253

<p>Applicant: Development Services</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: Provo City Corporation</p> <p>Parcel ID#: 19:043:0074</p> <p>Acreage: 0.50</p> <p>Number of Properties: 1</p> <p>Number of Units: 6</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 October 9th, 2024, at 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 is currently vacant land in the R1.20 Zone.</p> <p>Relevant History: The property was annexed into Provo City in 2004 with the R1.20 designation. Provo City purchased the property in 2015 for right-of-way improvements on 2000 North and Geneva Road. A single-family home remained until 2016.</p> <p>Neighborhood Issues: No neighborhood issues at the time of this report. However, the neighborhood district has not had a chance to discuss this item and is not scheduled to until October 30th.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> Provo City owns the property. City Staff are working with Provo Housing Authority to deliver deed-restricted workforce housing. The proposal will bring six new workforce dwelling units for sale to qualified city employees. The number of units and commitment to deed restrict the property will be guaranteed by way of a development agreement. <p>Staff Recommendation: That the Planning approve the concept plan.</p>
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OVERVIEW

Development Services is requesting approval of a concept plan for six townhomes with a proposed zone change to the LDR Zone at the corner of Geneva Road and 2000 North. This proposal is aimed to provide workforce townhome units that would first be made available to first responders and employees of the city.

The property has been owned by Provo City for nearly a decade and has been vacant since 2016. The plan is to build six (6) for-sale townhomes to individuals that meet certain income and employment criteria. Each townhome will have a two-car garage, with additional guest parking on-site.

The property is bordered by Orem City to the north, with a plan for future commercial use. To the east and south is the Lakeview Condos property, within the SDP4 Zone. Across Geneva Road to the west is the Broadview Shores (SPD5) Zone, imagined for future residential and commercial development, but currently mostly agricultural land with a single-family home.

Planning Staff have been working in partnership with the Provo Housing Authority to build the townhomes. The Utah Regional Land Trust will own the land which will allow the townhomes to remain as workforce housing from one owner to the next.

FINDINGS OF FACT

1. The property is in the R1.20 Zone (Chapter 14.10, Provo City Code).
2. The General Plan designation for the area is Mixed Use.
3. The proposed zone is the LDR Zone (Chapter 14.14A).
4. The concept shows six, three-bedroom townhome units.
5. The required parking for the concept is 14 spaces (Section 14.37.060).
6. The proposed parking is 14 spaces (6 two-car garages, 2 parallel guest spaces).
7. The future Project Plan application will need to show compliance with all relevant requirements for the LDR Zone.

CONCLUSIONS

This concept plan, along with the proposed rezone and associated development agreement, should be an example of providing attainable housing for the city workforce. The concept of six townhomes will fit nicely on the site and blend with the adjacent housing variety in this area of the city. Staff are comfortable with the level of detail shown at this point, understanding that if the City Council approves the zone change, the project plan application will be able to meet all relevant requirements of the LDR Zone.

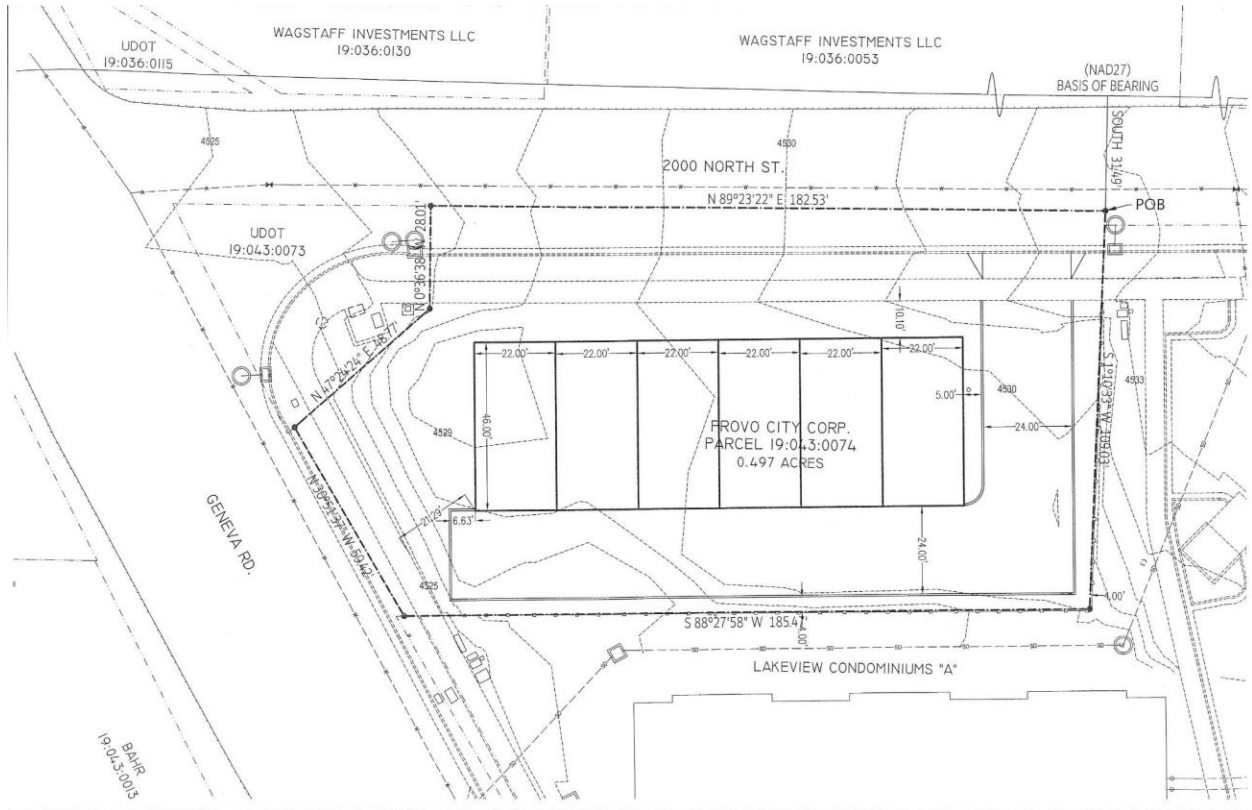
ATTACHMENTS

1. Aerial Map
2. Site Plan
3. Conceptual Elevation
4. Conceptual Floor Plans
5. Property Photos

ATTACHMENT 1 – AERIAL MAP



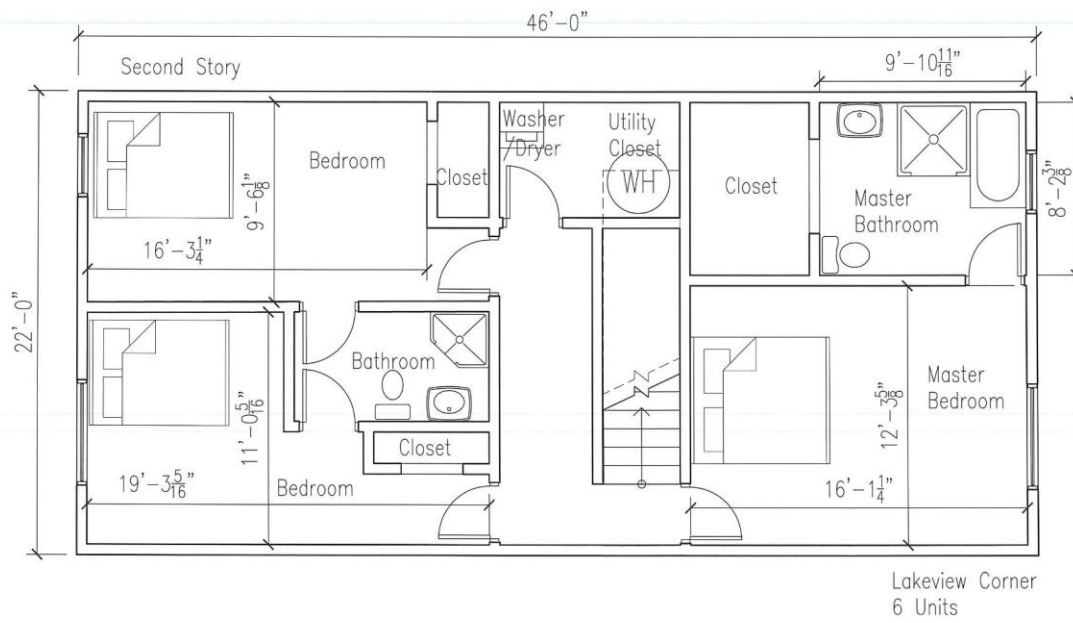
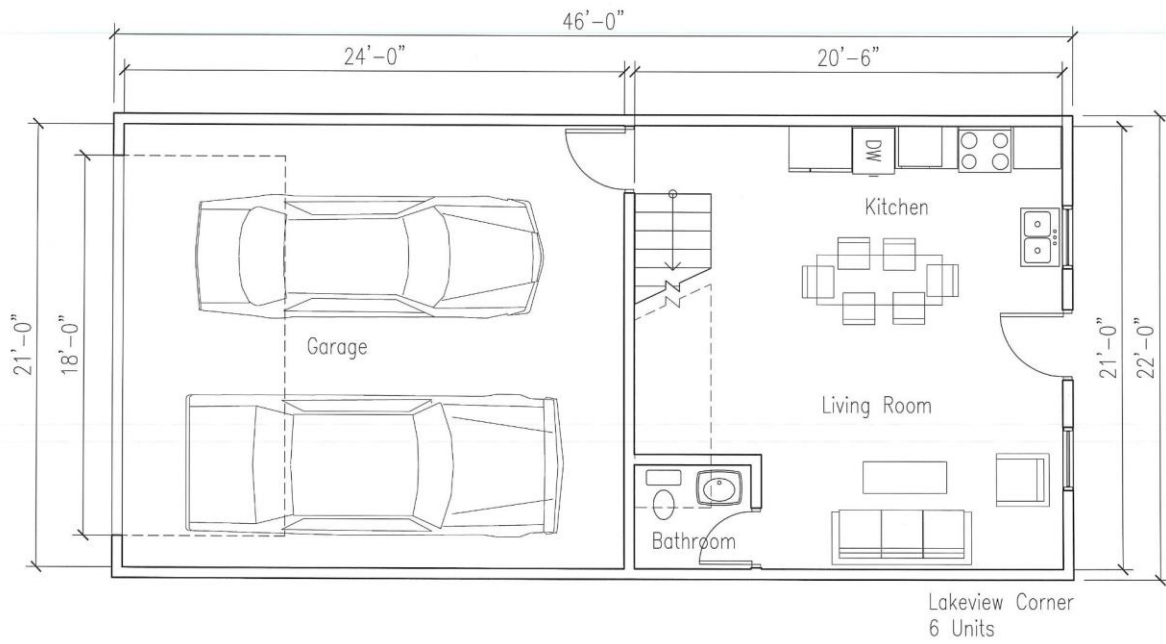
ATTACHMENT 2 – SITE PLAN



ATTACHMENT 3 – CONCEPTUAL ELEVATION



ATTACHMENT 4 – CONCEPTUAL FLOOR PLANS



ATTACHMENT 5 – PROPERTY PHOTOS

