

***ITEM #5** Gregory Hunt requests a Zone Map Amendment from the RA (Residential Agricultural) and A1.5 (Agricultural) Zones to the R1.6 (One Family Residential) Zone, LDR (Low Density Residential) Zone, and CG (General Commercial) Zone for 55 acres of land at approximately 1534 S 1100 W. Sunset and Lakewood neighborhoods. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20230250

<p>Applicant: Gregory Hunt</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: Echo Ridge LC (ET AL)</p> <p>Parcel IDs: 21:055:0058; 21:055:0060; 21:056:0103; 21:056:0106; 21:056:0120</p> <p>Acreage: 55</p> <p>Number of Properties: 5</p> <p>Number of Lots: 266</p> <p><u>ALTERNATIVE ACTIONS</u></p> <ol style="list-style-type: none"> 1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is November 13th, 2024.</i> 2. Recommend Denial of the requested zone map amendment. <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: These properties are legal agricultural lands, and there is one single-family residence at 1534 S 1100 W that would be removed for this project.</p> <p>Relevant History: These properties have been agricultural in use for many years and were identified as future residential and commercial lands through the Southwest Neighborhoods Plan adopted in 2022.</p> <p>Neighborhood Issues: The applicant presented an earlier concept of this rezone request with District 3 on November 30th, 2023. There were public comments and concerns regarding owner-occupancy, commercial users, and the street network.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> • There are 2.5 acres of CG Zone, 12 acres of LDR Zone, and 40 acres of R1.6 Zone with this request (<i>zone lines to follow attached zoning exhibit</i>). • Unit count, open spaces, and site design are set to be included in the Development Agreement with this request. • Plan provides 266 new for-sale residential units to the city, helping affordability/supply citywide. <p>Staff Recommendation: Staff recommends that the Planning Commission recommend approval of the request, subject to approval of a Development Agreement.</p>
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OVERVIEW

Greg Hunt has been working with staff since 2023 on creating a new for-sale community on the west side of Provo, against Lakeview Parkway and 1100 West. This community will provide a variety of housing types, including a mix of lot sizes with single-family attached and detached products. The plan also includes a commercial corner at 1100 West and Lakeview Parkway.

This rezone request is to amend the zone map from the existing A1 and RA Zones to the CG Zone (2.5 acres), the LDR Zone (12 acres), and the R1.6 Zone (40 acres). A breakdown of unit types and lot sizes are found later in this report, but overall, this zone map amendment request will provide 266 new housing units for Provo City.

The rezone area extends from 1100 West to Dry Creek (approx. 1500 West), and from Lakeview Parkway north to around 1400 North. The General Plan designates this area for residential development, with a designation of mixed use at the corner of 1100 West and Lakeview Parkway. The Southwest Neighborhoods Plan goes into more detail and gives twelve acres of LDR designation for the southeast corner of this property. The area is bordered entirely by A1 and RA zoning and comprises one church, approximately eighteen single-family homes, and a variety of agricultural uses.

Due to the variety of zones, lot sizes, open spaces, and product types; a draft development agreement has been prepared and is currently being reviewed by both parties. This agreement should guarantee the site layout, for-sale commitment, and the number of units within the project area. Public Works has also included language about infrastructure in the agreement as they continue to work out the details for the sewer line extension but are comfortable with the zone change moving forward at this point.

STAFF ANALYSIS

As noted above, staff have worked closely with the applicant for over a year to get the right layout and detail for this zone map amendment request. Planning staff understand that providing any new for-sale housing will help with home price and rental rate affordability for the entire city, but still have worked to make sure that the plan provides a variety of housing options, lot sizes, and appropriate access to trails and open spaces. For analysis on meeting the General Plan goals, staff have reviewed the plan against Section 14.02.020 of the Provo City Code, as follows: **(staff responses in bold)**

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 applicant has noted, and staff agrees, that the public purpose for this map amendment is to align the zone map with the General Plan maps and provide more for-sale housing and commercial services for the city.

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

Staff Response: Staff have verified that the proposed zone layout and related concept plan serve to meet the above purposes. The variety of lot sizes from 6,000 square feet to over 12,000 square feet in the R1.6 zone provide conventional home lots, while three different LDR products (front and rear loaded townhomes, and small detached lots) provide additional housing options. The 2.5-acre commercial corner will bring much needed commercial services to this area.

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

Staff Response: This proposal helps the city to meet the following General Plan goals:

- Chapter 3, goal 1a: Encourage the development of additional single-family home developments in key areas to address housing shortages and facilitate additional economic opportunities.
- Chapter 3, goal 1c: Promote neighborhood scale development in residential areas, including a mix of density such as pocket neighborhoods, missing middle housing and small lot single-family.
- Chapter 4, goal 1: Allow for different types of housing in neighborhoods and allow for a mix of home sizes at different price points, including ADUs.
- Chapter 8, goal 4: Increase active and passive parks and recreational amenities.

There are also goals within the Southwest Neighborhoods Plan (GP appendix X) that are met with this proposal:

- Chapter 3, goal 2: Amend zoning map to be consistent with the plan.
- Chapter 4, goal 4: Develop and implement trails.

(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 are no such timing and sequencing provisions articulated specifically to this area, but this rezone and development plan is not creating “leapfrog” development and is adjacent to existing homes and street connections.

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

Staff Response: This proposal should not hinder or obstruct attainment of any General Plan policies. The land designated for zone change has not been used for agricultural purposes for some time, and that was for grazing purposes.

(f) Adverse impacts on adjacent landowners.

Staff Response: Adjacent landowners should benefit from the development of this area with it creating better connectivity, providing new open spaces, and developing commercial amenities that the west side of the city have been asking for. While this may bring more traffic, staff does not believe that the overall impact will be negative.

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

Staff Response: Staff have verified the zoning and General Plan designations are correct.

(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: No conflict exists.

In addition to the above analysis, the General Plan identifies the following criteria for proposed rezone applications for housing developments: **(Staff response in bold)**

- Would the rezone promote one of the top 3 housing strategies?
 - Promote a mix of home types, sizes, and price points
 - Support zoning to promote ADUs and infill development
 - Recognize the value of single-family neighborhoods

Staff feel that this request meets all three strategies. The proposed rezone would help to promote a mix of home types, sizes, and price points by bringing in a variety of lot sizes and products. As this zone change is west of I-15 the homes would allow for establishment of ADUs if a homeowner can meet the standards of Chapter 14.30, Provo City Code. The project also recognizes the value of the nearby single-family neighborhoods by keeping the majority of the LDR products away from established single-family homes in the area, while providing an even larger single-family neighborhood.

- Are utilities and streets currently within 300 feet of the property proposed for rezone?

The adjacent streets, 1100 West and Lakeview Parkway, have been verified by engineering to be able to handle the additional vehicle trips, while the plan itself provides an enhanced grid network. Utilities are available in the area but will need to be upgraded and extended to meet city standards.

- Would the rezone exclude land that is currently being used for agricultural use?

Yes, as noted above, this land has not been used for agricultural purposes for some time.

- Does the rezone facilitate housing that has reasonable proximity (1/2 mile) to public transit stops or stations?

No, the closest transit stop is at 471 West 920 South and is about 1 mile away. However, developments like this proposal may help to extend UTA service to the west side of I-15.

- Would the rezone encourage development of environmentally or geologically sensitive, or fire or flood prone lands? If so, has the applicant demonstrated these issues can reasonably be mitigated?

This area is still in the mapped flood plain zone, but the applicant is aware of this and is pursuing an update of that map due to the installation of Lakeview Parkway and anticipated fill that will bring the site up in elevation.

- Would the proposed rezone facilitate the increase of on-street parking within 500 feet of the subject property? If so, is the applicant willing to guarantee use of a TDM in relation to the property to reduce the need for on-street parking?

No, the applicant will provide parking to meet code for each single-family home.

- Would the rezone facilitate a housing development where a majority of the housing units are owner-occupied? Is the applicant willing to guarantee such?

Yes, these lots and units would be for-sale products, but like all homes in Provo, they may be subsequently rented by the buyers.

- Would the proposed rezone facilitate a housing development where at least 10% of the housing units are attainable to those making between 50-97% AMI? Is the applicant willing to guarantee such?

No, the current proposal would be market-rate.

FINDINGS OF FACT

1. The current zoning for the 55-acre property is A1 and RA.
2. The proposed zoning for the property is CG, LDR, and R1.6
3. The General Plan for the property is residential, LDR, and mixed use.
4. There are 122 proposed R1 lots in 40 acres, sized as follows:
 - a. 6,000-6,999 sq. ft. = 22 lots (18%)
 - b. 7,000-7,999 sq. ft. = 52 lots (43%)
 - c. 8,000-8,999 sq. ft. = 18 lots (15%)
 - d. 9,000-9,999 sq. ft. = 6 lots (5%)
 - e. 10,000-10,999 sq. ft. = 16 lots (13%)
 - f. 11,000+ sq. ft. = 8 lots (6%)
5. There are 144 proposed LDR units.
6. There are 5.61 acres of proposed open space.

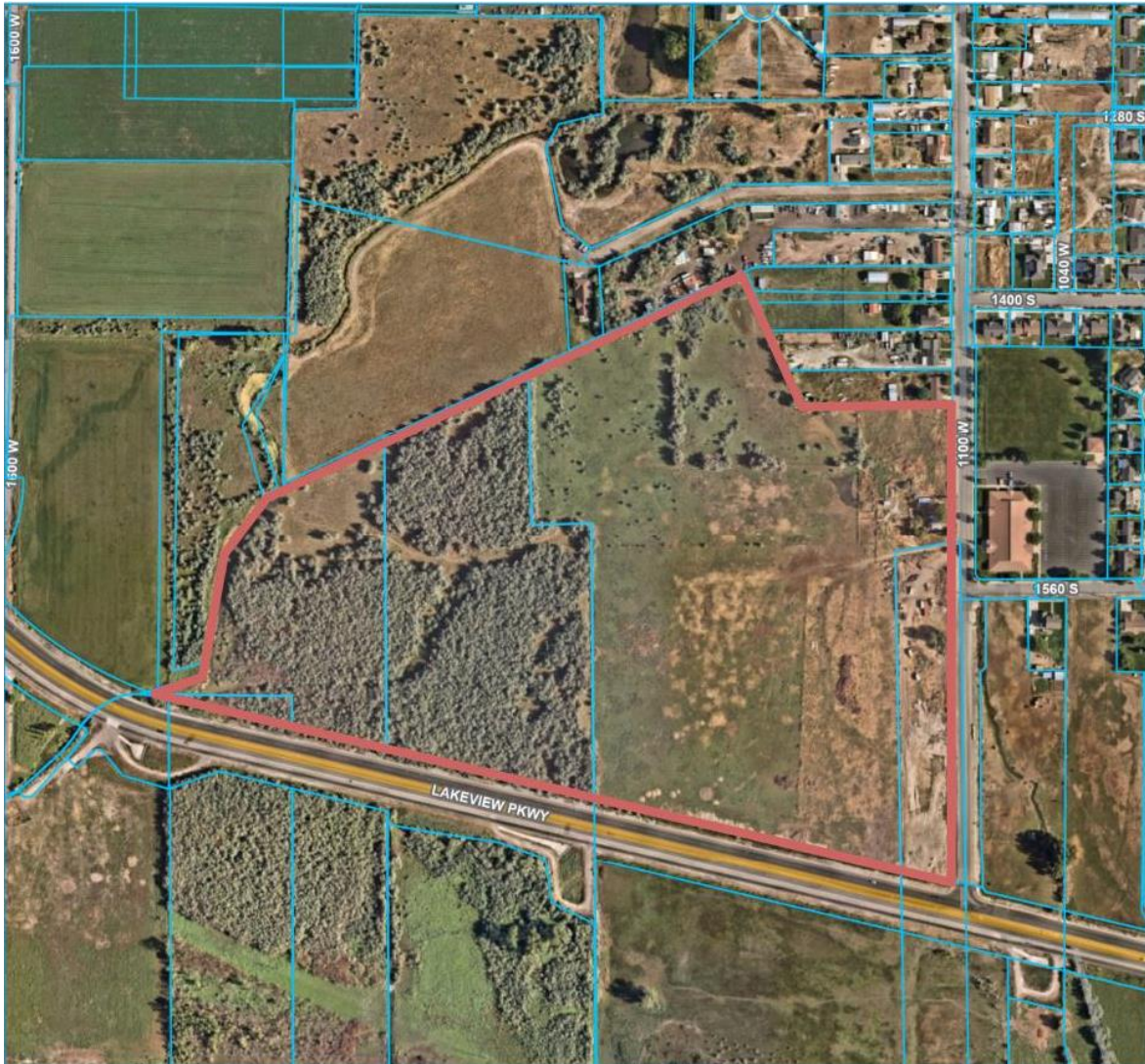
CONCLUSIONS

Staff have been working with the applicant for over a year to get to a point of confidence to bring this request forward. The applicant has listened to our requests for a variety of for-sale housing types, open fencing along trail amenities, road connectivity, and sewer connections. This proposal would be a great benefit to the city, and particularly the west side of Provo by providing an open, livable community and a new commercial corner on an important corridor. We encourage the Planning Commission to recommend approval of this request to the City Council.

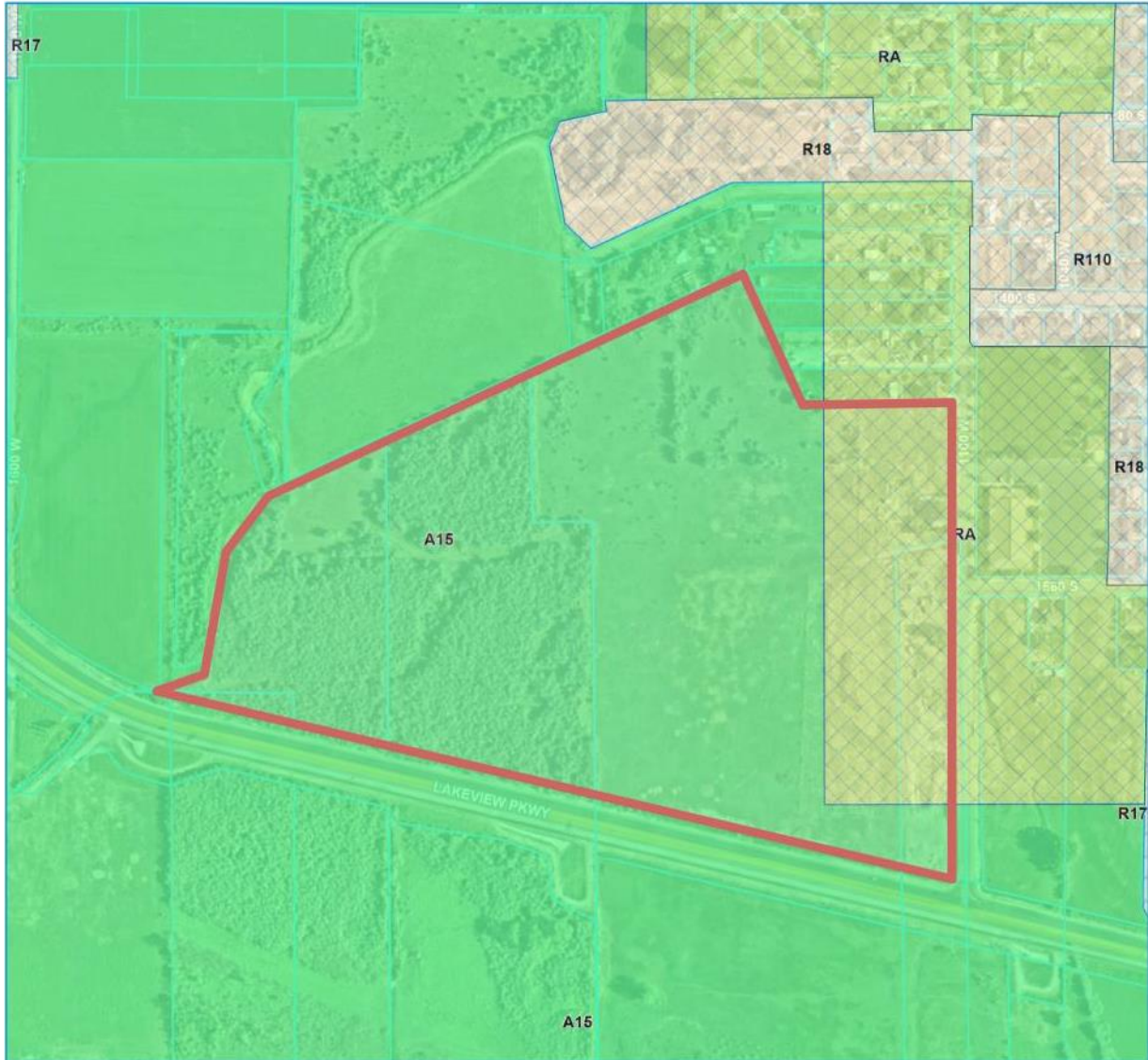
ATTACHMENTS

1. Area Map
2. Overall Site Plan
3. Current Zone Map
4. General Plan Map
5. Southwest Neighborhoods Future Land Use Map

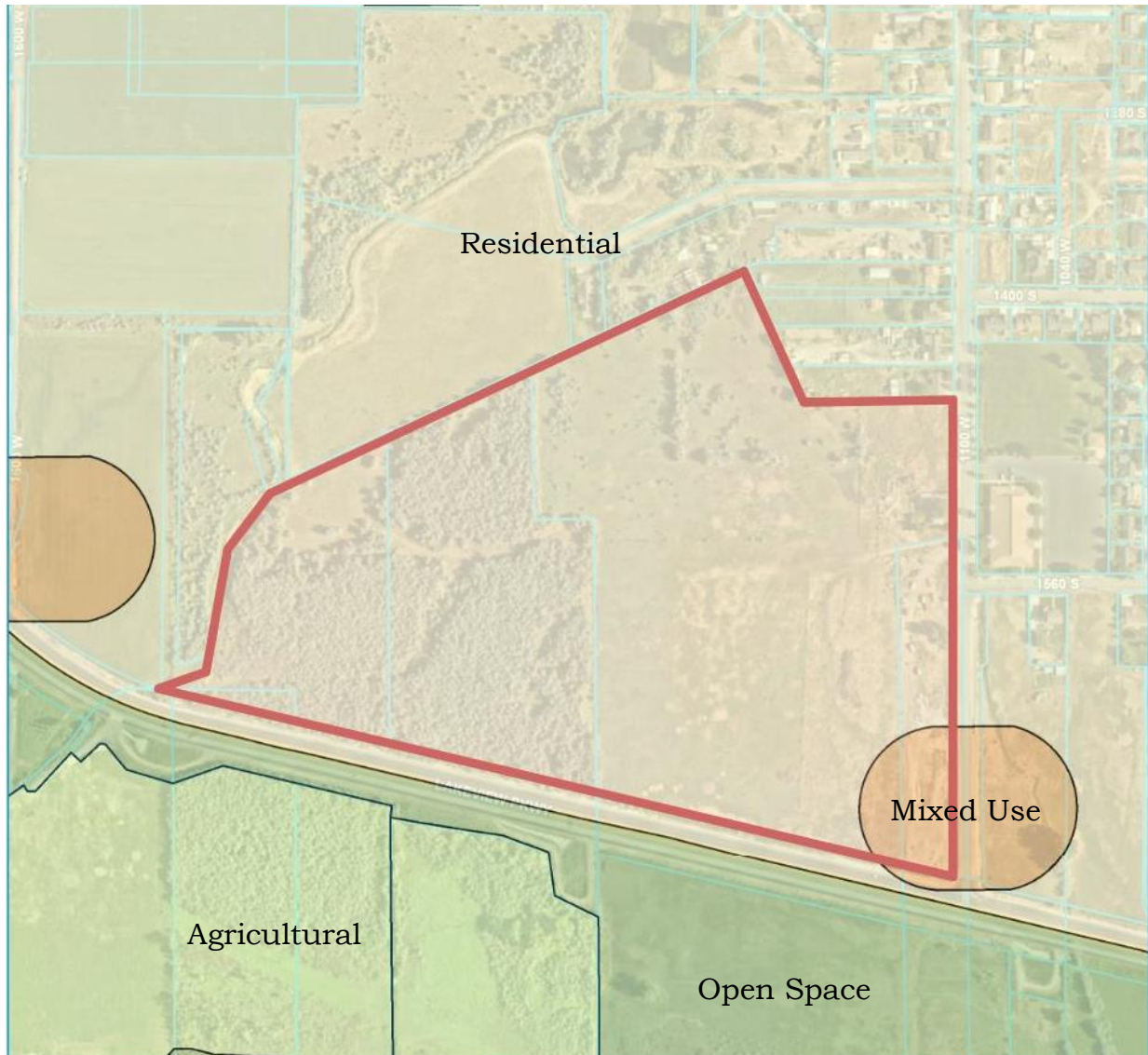
ATTACHMENT 1 – AREA MAP



ATTACHMENT 3 – CURRENT ZONE MAP



ATTACHMENT 4 – GENERAL PLAN MAP



ATTACHMENT 5 – SOUTHWEST NEIGHBORHOODS FUTURE LAND USE MAP

