

**\*ITEM #6** Gregory Hunt requests Concept Plan approval for a community with 122 single-family lots, 144 low-density units, and 2.5 acres of commercial land in proposed R1.6 (One Family Residential), LDR (Low Density Residential), and CG (General Commercial) Zones for 55 acres of land at approximately 1534 S 1100 W. Sunset and Lakewood neighborhoods. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20230264

<p><b>Applicant:</b> Gregory Hunt</p> <p><b>Staff Coordinator:</b> Aaron Ardmore</p> <p><b>Property Owner:</b> Echo Ridge LC (ET AL)</p> <p><b>Parcel IDs:</b> 21:055:0058; 21:055:0060; 21:056:0103; 21:056:0106; 21:056:0120</p> <p><b>Acreage:</b> 55</p> <p><b>Number of Properties:</b> 5</p> <p><b>Number of Lots:</b> 266</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <ol style="list-style-type: none"> <li>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is November 13<sup>th</sup>, 2024.</i></li> <li>2. <b>Deny</b> the 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></li> </ol>	<p><b>Current Legal Use:</b> 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><b>Relevant History:</b> 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><b>Neighborhood Issues:</b> The applicant presented an earlier concept of this rezone request with District 3 on November 30<sup>th</sup>, 2023. There were public comments and concerns regarding owner-occupancy, commercial users, and the street network.</p> <p><b>Summary of Key Issues:</b></p> <ul style="list-style-type: none"> <li>• The concept shows 2.5 acres of CG Zone, 12 acres of LDR Zone, and 40 acres of R1.6 Zone.</li> <li>• Unit count, open spaces, and site design are set to be included in the Development Agreement with the related rezone request.</li> <li>• Concept Plan provides 266 new for-sale residential units to the city, helping affordability/supply citywide.</li> </ul> <p><b>Staff Recommendation:</b> Staff recommend that the Planning Commission approve the concept plan.</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.

There is a related rezone request 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 project 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 concept plan. 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.

## **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.

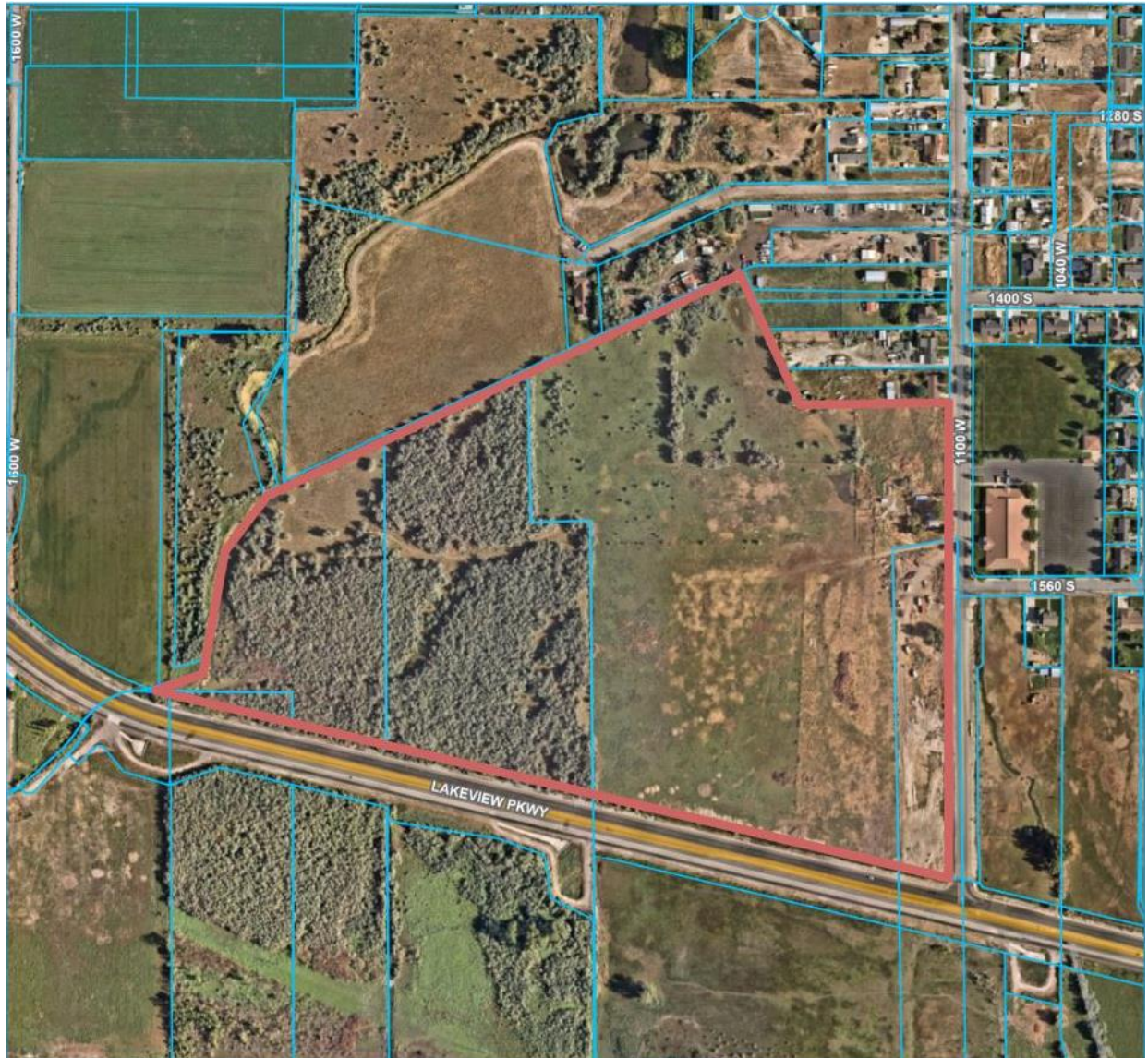
## **CONCLUSIONS**

The applicant has worked with staff and listened to our requests to provide for a variety of for-sale housing types, open fencing along trail amenities, road connectivity, and sewer connections in this concept plan. Staff feel confident that these details will be brought forward with the future Project Plans if the related rezone request is approved. 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 in important corridor.

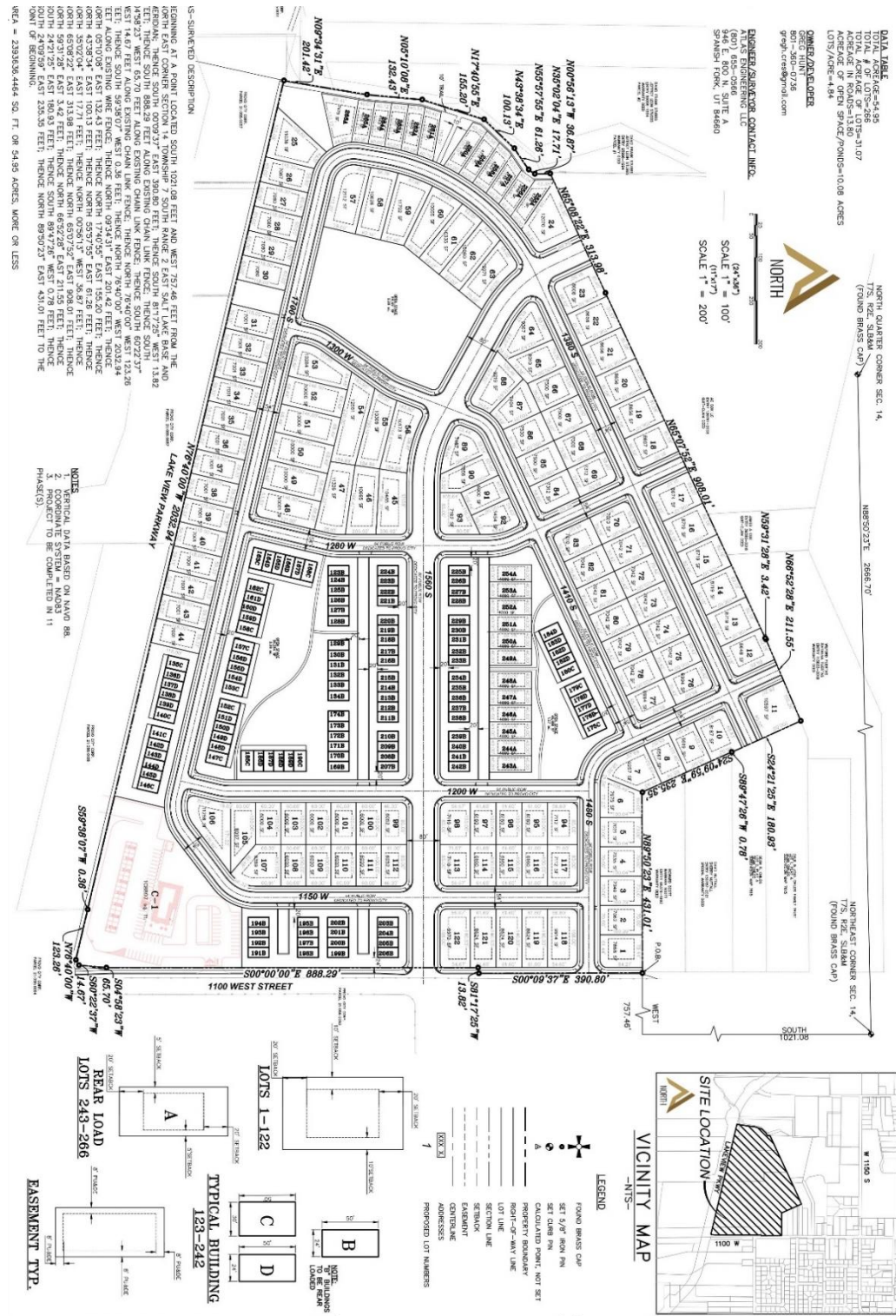
## **ATTACHMENTS**

1. Area Map
2. Overall Site Plan
3. Conceptual Elevations

ATTACHMENT 1 – AREA MAP



ATTACHMENT 2 – OVERALL SITE PLAN



ATTACHMENT 3 – CONCEPTUAL ELEVATIONS



