



Provo City Planning Commission

Report of Action

October 23, 2024

***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

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 23, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application and authorize the Mayor to sign the development agreement.

Conditions of Approval:

1. That a development agreement is agreed upon and signed.

Motion By: Jeff Whitlock

Second By: Lisa Jensen

Votes in Favor of Motion: Jeff Whitlock, Lisa Jensen, Andrew South, Daniel Gonzales, Adam Shin

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the R1.6, LDR, and CG Zones is described in the attached Exhibit A.

RELATED ACTIONS

The Planning Commission approved the related Concept Plan (PLCP20230264, Item #6, October 23rd agenda).

APPROVED/RECOMMENDED OCCUPANCY

- 266 Total Units
- Type of occupancy approved: Family

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

- Important issues raised by other departments – addressed in Staff Report to Planning Commission

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 11/30/2023.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following: None.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Greg Hunt provided a brief history and overview of the project as it has gone through staff review and answered Planning Commission questions regarding unit sizes, prices, open space programming, and commercial users.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission noted that the proposal is one of the best examples of mixing of uses and unit types that they have seen, providing for a well-balanced community.
- Some Commissioners noted that they would like to see some sort of owner-occupancy requirements discussed at the City Council level review.
- Commissioners stated that the project seems to be consistent with the General Plan, allows people to age in place, and is not taking active agricultural uses away from the property.
- There was additional discussion regarding ideal commercial users, transit options, and design of street-facing garages.

Planning Commission Chair

Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Tax ID: 21:055:0060

COM S 1782.95 FT & W 327.81 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; S 89 DEG 5' 1" E 347.81 FT; S 1 DEG 54' 33" E .03 FT; N 87 DEG 32' 36" E 1.43 FT; S 0 DEG 5' 1" E 92.88 FT; N 76 DEG 39' 33" W 292.3 FT; ALONG A CURVE TO R (CHORD BEARS: N 74 DEG 56' 50" W 67.21 FT, RADIUS = 1125 FT); N 0 DEG 5' 2" W 13.51 FT TO BEG.

AREA 0.433 AC.

Tax ID: 21:055:0058

COM S 1071.41 FT & E 286.36 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; S 0 DEG 20' 1" E 873.97 FT; N 76 DEG 39' 33" W 278.87 FT; N 0 DEG 5' 1" W 90.79 FT; N 89 DEG 5' 1" W 435.59 FT; N 72 DEG 54' 59" E 194.7 FT; N 8 DEG 54' 59" E 329.99 FT; N 38 DEG 54' 59" E 224.4 FT; N 64 DEG 25' 0" E 66 FT; S 35 DEG 5' 11" E .85 FT; N 64 DEG 25' 0" E 292.36 FT TO BEG.

AREA 7.491 AC

Tax ID: 21:056:0103

COM S 1055.78 FT & E 284.76 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; N 65 DEG 12' 39" E 453.93 FT; S 1 DEG 5' 1" E 441.49 FT; N 88 DEG 55' 2" E 170.57 FT; S 0 DEG 20' 1" E 781.37 FT; N 76 DEG 39' 33" W 606.74 FT; N 0 DEG 20' 1" W 889.24 FT TO BEG.

AREA 12.897 AC

Tax ID: 21:056:0106

COM S 864.57 FT & E 697.89 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; N 65 DEG 8' 30" E 454.06 FT; N 59 DEG 31' 49" E 3.42 FT; N 66 DEG 50' 50" E 211.43 FT; S 24 DEG 25' 24" E 92.77 FT; S 24 DEG 14' 30" E 87.58 FT; S 25 DEG 35' 40" W .82 FT; S 24 DEG 9' 58" E 235.19 FT; N 89 DEG 50' 50" E 431.06 FT; S 0 DEG 9' 10" E 390.79 FT; S 81 DEG 6' 30" W 169.09 FT; S 0 DEG 55' 9" E 908.82 FT; N 76 DEG 39' 34" W 898.49 FT; N 77 DEG 5' 33" W .02 FT; N 0 DEG 24' 10" W 783.05 FT; S 88 DEG 51' 52" W 170.59 FT; N 1 DEG 9' 10" W 441.49 FT TO BEG.

AREA 31.326 AC

Tax ID: 21:056:0120

COM N 88 DEG 50' 23" E 1868.2 FT & S 1 DEG 9' 37" E 1398.09 FT FR N 1/4 COR. SEC. 14, T7S, R2E, SLB&M.; S 888.29 FT; S 4 DEG 58' 23" W 65.7 FT; S 60 DEG 22' 37" W 14.67 FT; N 76 DEG 40' 0" W 123.26 FT; N 0 DEG 55' 9" W 908.75 FT; N 81 DEG 6' 30" E 154.82 FT TO BEG.

AREA 3.124 AC

