



**Planning Commission  
Staff Report  
Preliminary Subdivision  
Hearing Date: July 23, 2014**

ITEM 2 Gardner and Associates requests Preliminary Subdivision Plat approval, to accompany a zone change proposal for a 117-lot single-family development, comprising 35 acres; located at approximately 680 West 1560 South, currently in the A1.5 (Agricultural) Zone.  
**Lakewood Neighborhood** 14-0001SP

<p><b>Applicant:</b> Gardner and Associates</p> <p><b>Staff Coordinator:</b> Sean Allen</p> <p><b>Property Owner:</b> The Great Stock Company of Vast International</p> <p><b>Parcel ID#:</b> 210510018, 210520047, 210520060, 210510015.</p> <p><b>Current Zone:</b> A1.5 (Agricultural)</p> <p><b>Proposed Zone:</b> R1.8 (One-family Residential)</p> <p><b>General Plan Des.:</b> Residential</p> <p><b>Acreage:</b> 34.8</p> <p><b>Number of Properties:</b> 4</p> <p><b>Number of Lots:</b> 0</p> <p><b>Development Agreement Proffered:</b> No</p> <p><b>Council Action Required:</b> Yes</p> <p><b><u>ALTERNATIVE ACTIONS:</u></b></p> <p><b>2. Recommend DENIAL</b> of the proposed zone change. <i>This action <u>is not consistent</u> with the recommendation of the Staff Report. Changes should be stated with the motion.</i></p> <p><b>3. Recommend Approval</b> of the proposed rezoning or approve with changes. This is a change from the City staff recommendation. <u>The Commission should state new findings.</u></p>	<p><b>Current Legal Use:</b> Vacant/Agricultural</p> <p><b>Relevant History:</b> Agricultural</p> <p><b>Neighborhood Issues:</b> On May 15, 2014 a Lakewood Neighborhood meeting was held. The Neighborhood Chair, Terry Herbert, reported that they did not like the project and were concerned with the following:</p> <ul style="list-style-type: none"> <li>• Traffic; sewer; too many homes; lack of sidewalks.</li> </ul> <p><b>Summary of Key Issues:</b></p> <ol style="list-style-type: none"> <li>1. The applicant is requesting a zone change to R1.8.</li> <li>2. The current General Plan designation calls for residential type zoning.</li> <li>3. City staff is currently undergoing an extensive review of the southwest Provo region, with the intent to formulate a new Neighborhood Plan for the four neighborhoods that represent this area of study (Lakewood, Sunset, Provo Bay, and Fort Utah Neighborhoods).</li> <li>4. A steering committee has been set up to address the issues of this study area, and help formulate this new Neighborhood Plan, which may lead to updating the General Plan for the area.</li> <li>5. Due to this new area plan not being complete, City staff and the area's steering committee, requests a postponement or denial of any land development approvals, including zone changes, prior to completing and adopting this new Neighborhood Plan.</li> </ol> <p><b>Staff Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. <b>CONTINUE INDEFINITLY</b>, to allow for the City's southwest area study to be completed or to further consider information presented.</li> </ol>
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### **OVERVIEW:**

Gardner and Associates wishes to development the subject area into a standard single-family subdivision development, with lots at a minimum 8,000 square feet in size. City staff explained to the applicant, that further master planning of the area was taking place, and that staff would have to recommend against the proposal going forward until new policies were adopted. The applicant has chosen to go forward and be heard.

### **STAFF ANALYSIS:**

City staff and the Neighborhoods have come together with the charge to re-evaluate the neighborhood plans and overall master plan for the southwest side of Provo, in order to achieve greater connectivity, than what Cities get with random sprawl. This study area starts west of the I-15 corridor, and goes from the lake to the river. A map has been attached for your reference.

The proposed rezone area, falls within this area of study. While residential development is, and will remain the predominant use recommended for the area, there are other aspects to development to consider, that could play a pivotal role in the establishing a better more cohesive community, that would affect the zoning and development for the vicinity. City staff and the Neighborhoods wish to complete this study, and then prepare a recommendation to go before the City Council. This recommendation in general, would address parks, open space, and overall connectivity of the future community of the west side. This is a great opportunity to enhance future development on the west side, and improve the City overall.

### **CONCLUSIONS:**

The West Provo Steering Committee and the Neighborhoods are at about a half-way point in developing strategies and goals for the southwest study area. If the proposed development were allowed to go forward at this juncture, it could frustrate those future plans for the vicinity, once they are in place. The future plan could impact the site, and what might be adjacent to it. What could be adjacent has not yet been determined. Due to the impact the future policy changes could have on the vicinity and the area proposed for development, it is in the Neighborhood's and City's best interests to curb development until those new policies are in place.

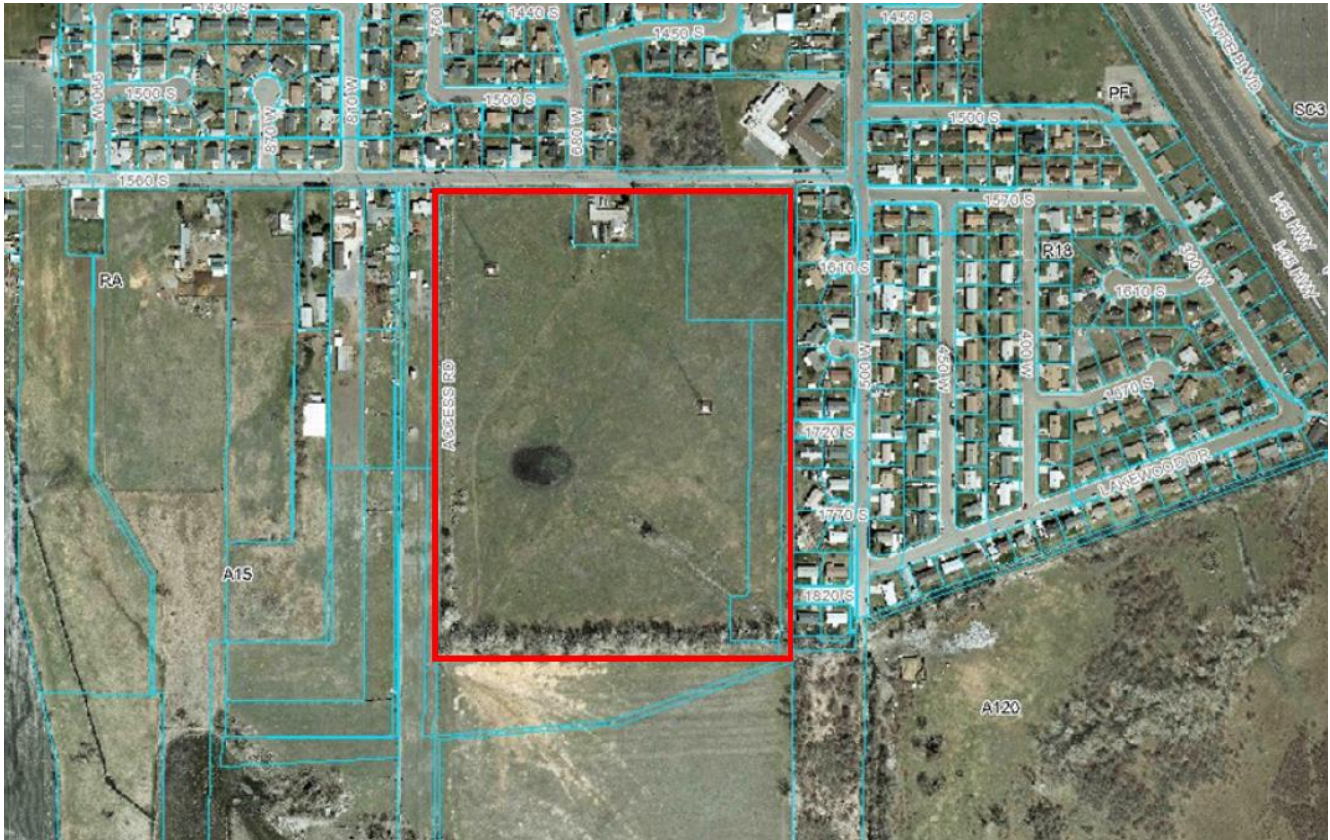
**STAFF RECOMMENDATION:**

Staff recommends the Commission forward a recommendation, to the City Council, to post-pone the zone change and subdivision plan review indefinitely, until such time the City has updated their master plan for the southwest side of Provo, as defined by the west Provo study area map.

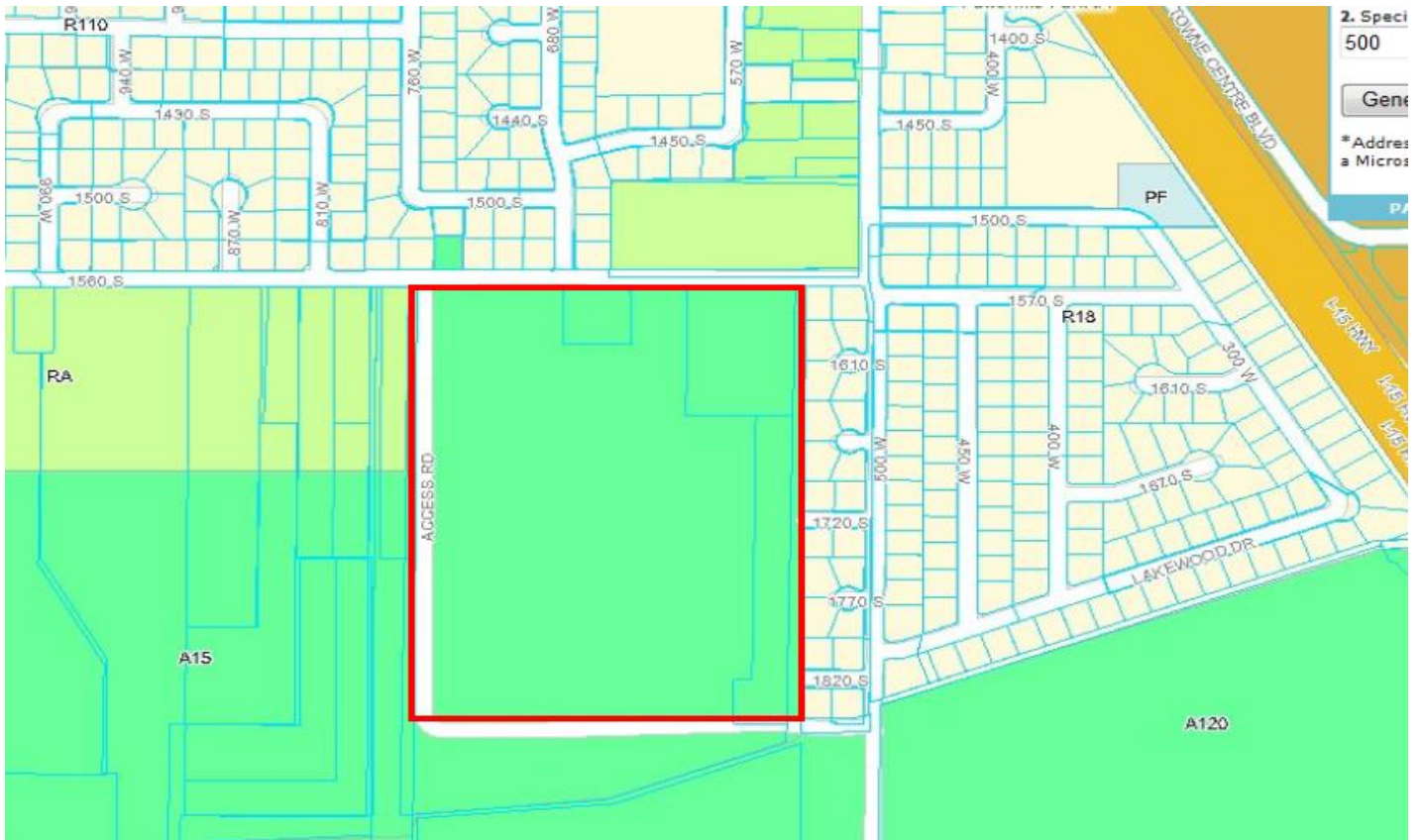
**ATTACHMENTS:**

- Aerial Location Map
- Zoning Location Map
- Proposed Development
- Southwest Study Area Map

Attachment 1 – Aerial Location Map



Attachment 2 – Zoning Location Map

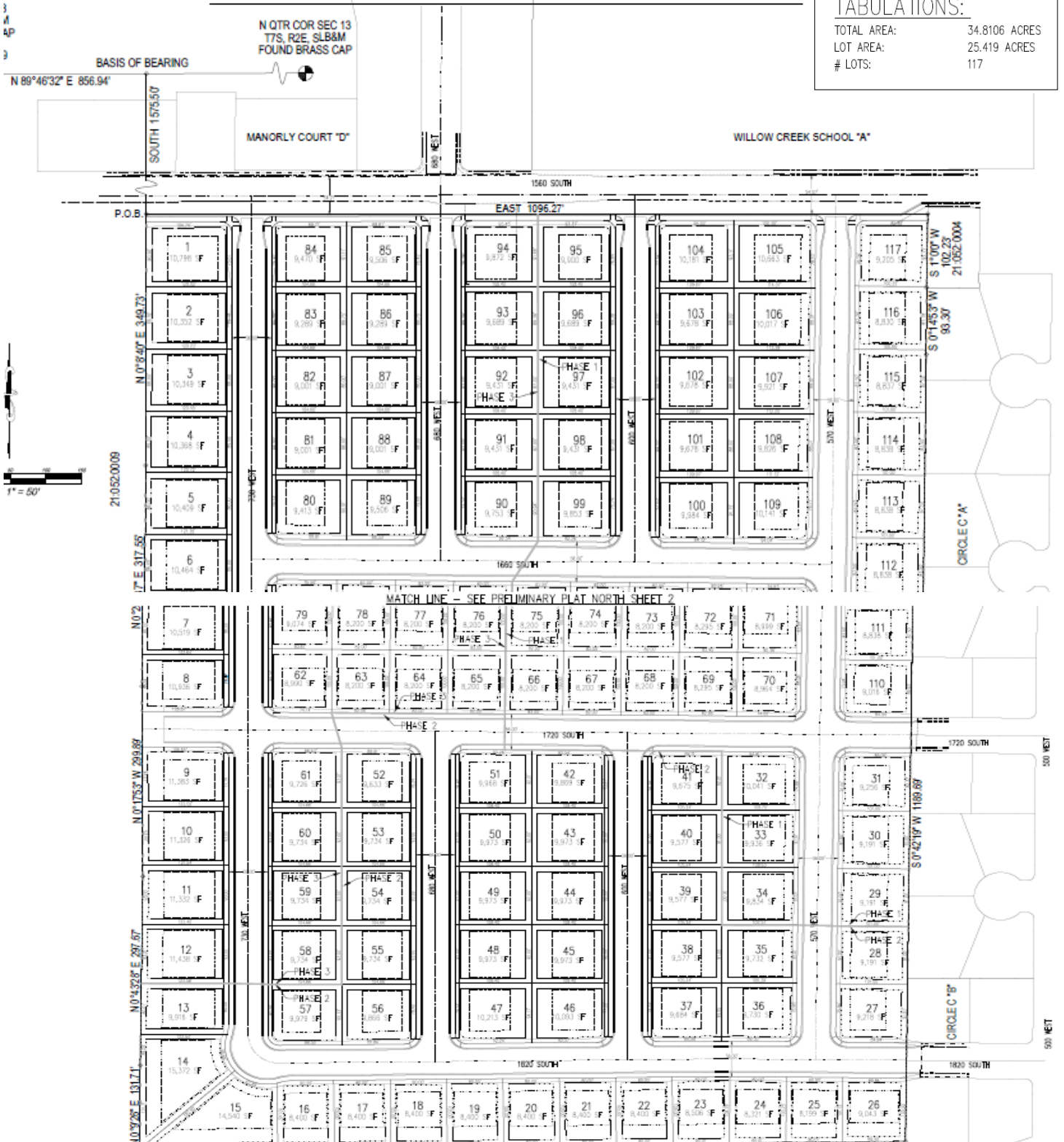


Attachment 3 – Proposed Development

# OSPREY POINT

**TABULATIONS:**

TOTAL AREA:	34.8106 ACRES
LOT AREA:	25.419 ACRES
# LOTS:	117



Attachment 4 – Southwest Study Area Map

