

**\*ITEM # 2** Amy Johnson requests a Zone Change from Residential Agricultural to R1.7 for approximately 1.8 acres, located at 950 W 1020 S. Sunset Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLRZ20200352

**Applicant:** Amy Johnson

**Staff Coordinator:** Dustin Wright

**Property Owner:** BEAR RIVER STORAGE SOUTH PROVO LLC

**Parcel ID#:** 21:043:0101 and 21:044:0029

**Acreage:** 1.88

**Number of Properties:** 2

**Current Zone:** Residential Agricultural (RA)

**Council Action Required:** Yes

**ALTERNATIVE ACTIONS**

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is January 27, 2021 6:00 p.m.*
2. **Recommend denial** of the requested Zone Change. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

**Current Legal Use:**

The property is zoned RA for residential use.

**Relevant History:**

Concurrent with this rezone application, there is a concept plan application to subdivide the properties into eight residential lots.

**Neighborhood Issues:**

A neighborhood meeting was held on October 28, 2020. No issues have been presented to staff.

**Summary of Key Issues:**

- Rezoning the land will allow for improved street connectivity and improved traffic patterns.
- General Plan calls for residential infill in this location.
- Lot sizes are comparable to the neighboring R1.8 zoned properties but the R1.7 provided needed width for corner lots for the proposed subdivision.

**Staff Recommendation:**

**Recommend approval** of the requested rezone from Residential Agricultural to R1.7 for approximately 1.88 acres located at approximately 950 W 1020 S to the Municipal Council.

## **BACKGROUND**

The applicant is requesting a zone change from residential agricultural to R1.7 located at approximately 950 W 1020 S. Concurrent with the zone change request, the applicant is seeking approval of a concept plan for an eight lot residential subdivision. A neighborhood meeting was held for these proposed applications. The CRC staff has reviewed the applications and has no remaining issues. If the rezone is approved the applicant would then submit a subdivision application to the CRC for approval.

The surrounding neighborhood is zoned R1.8 which has a minimum lot size of 8,000 square feet or is zoned RA like the current zone of the property. The lots in this subdivision will all be over 8,000 square feet. The General Plan shows that RA zoning in this area should be replaced with residential infill.

## **ANALYSIS**

Sec. 14.020.020(2) establishes criteria for the amendments to the zoning title as follows: **(Staff response in bold type)**

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: To provide infill development that will be compatible with the surrounding neighborhood and provide improved street connections.**

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

**Staff response: Amending the zone map for this land will help provide residential homes and improved neighborhood inter-connectivity in the area which are stated policies in the General Plan. (Goal 1.4.1, goal 1.4.8.1, goal 1.4.8.4 goal 1.4.11.1, goal 2.4.1.5)**

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

**Staff response: The proposed rezone follows established goals and policies from the General Plan as noted above.**

(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: Staff does not see any issues with “timing and sequencing” related to the General Plan.**

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

**Staff response: Staff feels that the above noted goals and policies are being followed and not hindered by this proposal.**

(f) Adverse impacts on adjacent land owners.

**Staff response: The small infill development of compatible residential should not have adverse impacts on adjacent land owners. The proposed development of this land will provide improved connectivity.**

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

**Staff response: The general plan calls for infill development in this area, and that is what is being proposed.**

(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 conflicts have been identified.**

The rezone request has been reviewed by CRC and there are no issues with what is being proposed. The request has gone to a neighborhood meeting and placed on Open City Hall. No concerns with the proposed rezone have been identified.

There is not a concern from staff that R1.7 zoning will result in more lots than what is being proposed and no need for a development agreement to ensure that no more than eight lots will be created.

This proposed rezone will allow a subdivision that will help further the goals and policies of the General Plan.

### **FINDINGS OF FACT**

1. There is not enough land for more than the desired eight lots to be created.
2. The General Plan calls for infill development in this area.

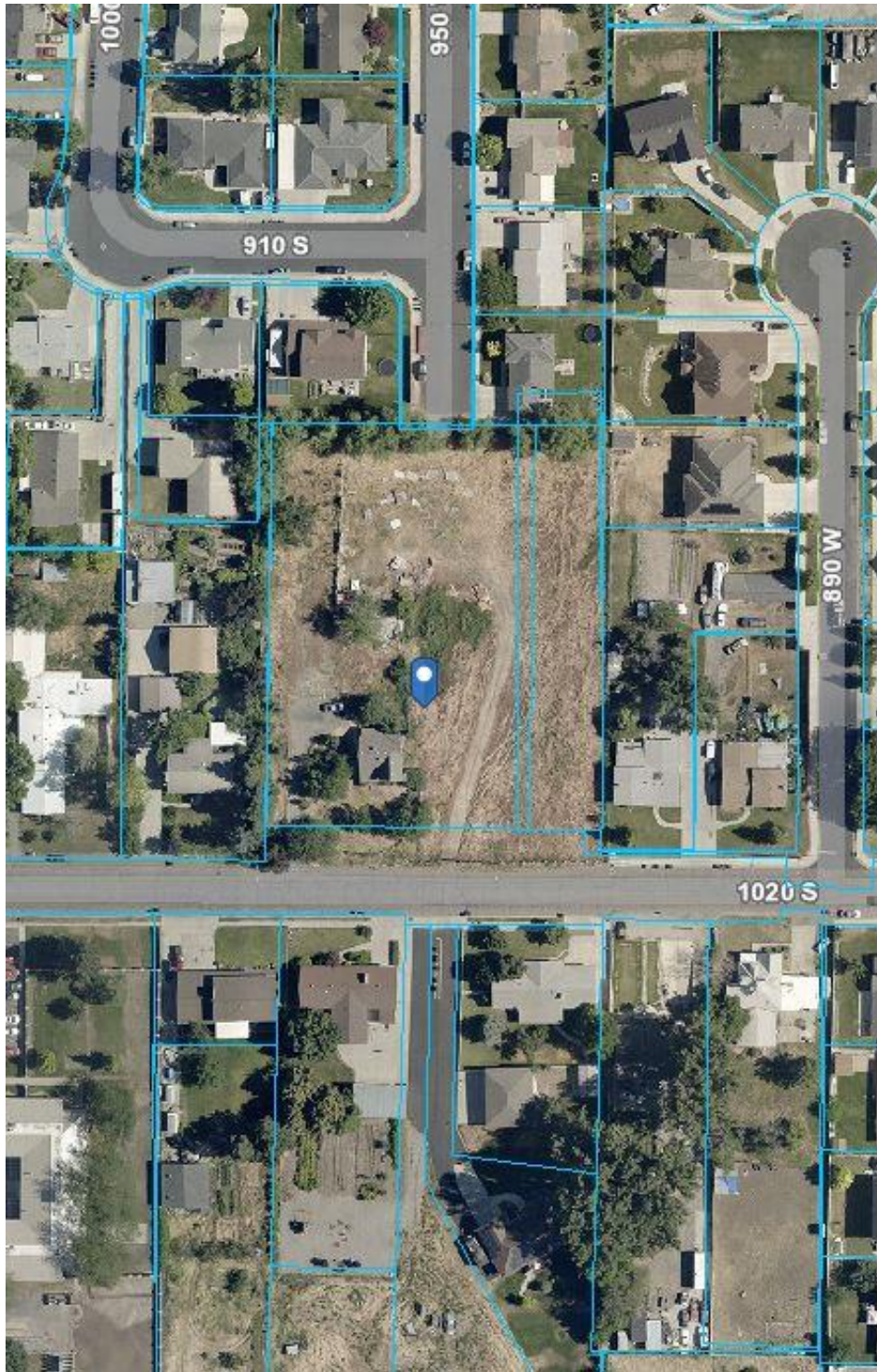
### **STAFF RECOMMENDATION**

**Recommend approval** of the requested rezone from Residential Agricultural to R1.7 for approximately 1.88 acres located at approximately 950 W 1020 S to the Municipal Council.

**ATTACHMENTS**

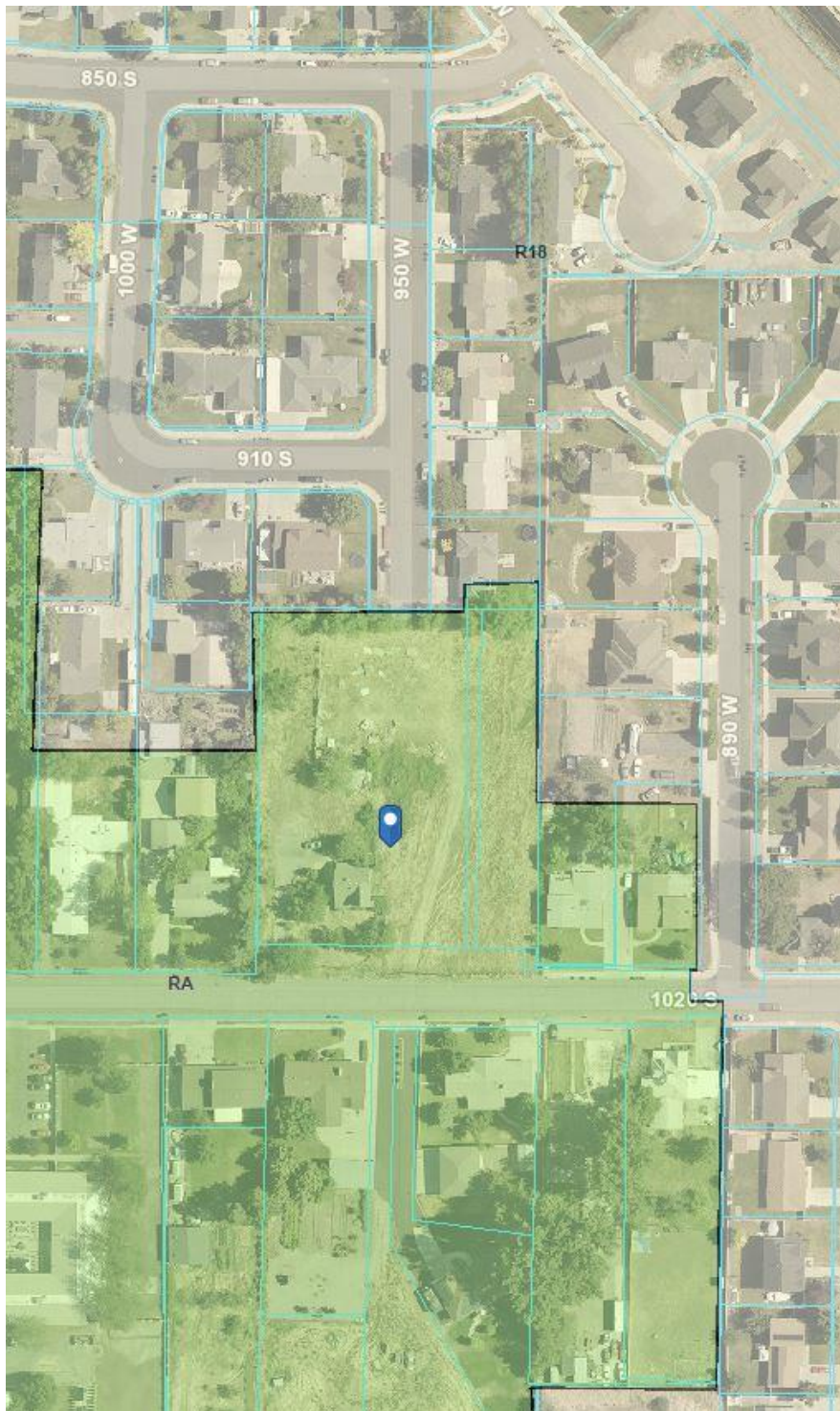
1. **Aerial of Site**
2. **Current Zone Map**
3. **General Plan Map**

Attachment 1 – Aerial of Site





Attachment 2 – Current Zone Map



Attachment 3 – General Plan Map

