



Provo City Planning Commission

# Report of Action

April 12, 2017

ITEM 2 Steven Sweetwood requests Project Plan Approval for a four townhome units located at 801 West 500 South in a proposed Low Density Residential (LDR) Zone. *Franklin Neighborhood*. 16-0024PPA, Josh Yost, 801-852-6408. *This item was continued from the March 22, 2017 Planning Commission Hearing.*

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 12, 2017:

## APPROVE

On a vote of 5:0, the Planning Commission approved the above noted application, with the following conditions:

### Conditions of Approval:

1. Receive City Council Approval of the Zone Map Amendment to the Low Density Residential Zone.
2. Complete the Coordinators Review Committee process.
3. Receive design approval for final design from the Design Review Committee.

Motion By: Dave Anderson

Second By: Ed Jones

Votes in Favor of Motion: Deborah Jensen, Brian Smith, Jamin Rowan, Ed Jones, David Anderson

*Jamin Rowan 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.

### RELATED ACTIONS

Zone Map Ammendment 16-0013R was heard by the Planning Commission as Item 1 on April 12, 2017.

### APPROVED/RECOMMENDED OCCUPANCY

\*Total number of units - 4

\*Type of occupancy approved – Family

### APPROVED/RECOMMENDED PARKING

\*Total number of parking stalls – 8

\*Number of parking stalls per unit – 8

### 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. Key points addressed in the Staff's presentation to the Planning Commission included the following:

The subject property is a vacated portion of former 800 West right-of-way between the Southern Pacific Railroad and 500 South. Mr. Sweetwood has previously received approval for the development of a used car sales lot and office. When he became aware that the neighborhood plan recommended the LDR Zone as the future zoning for the property and surrounding area he made the decision to pursue the development of townhomes on the property.

The property is bordered to the east and west by single family homes and to the south across the railroad by former commercial manufacturing facilities.

The proposed development includes four townhomes in one building. Parking is provided to the south of the townhomes at the rear of the lot. Nine parking spaces are required and nine are provided. Each townhome has a private fenced rear yard.

The plan meets the geometric standards of the LDR zone including setbacks, building height and landscaping.

The project design has been reviewed by staff and by the Design Review Committee and has been found to meet the residential design standards applicable under the LDR zone and has been granted preliminary approval by the Design Review Committee subject to a final review of the completed plans.

The proposed townhomes provide additional housing options in the neighborhood and begin the planned transition of the area from one of older commercial and manufacturing uses mixed with residential to a more livable residential area of mixed product types. The development of this vacant property will be a substantial improvement to this area of the Franklin Neighborhood.

#### **NEIGHBORHOOD MEETING DATE**

- No information was received from the Neighborhood Chair.

#### **NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood Chair was present /addressed the Planning Commission during the public hearing.
- Kathryn Allen, Franklin Neighborhood Chair expressed her support for the project and stated that it would have a positive impact on the neighborhood.

#### **APPLICANT RESPONSE**

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

- Steven Sweetwood shared his desire to make this improvement to the neighborhood and expressed his concurrence with the staff presentation.

#### **PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

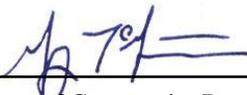
Brian Smith asked how drastic the design changes are that were requested by the Design Review Committee.

Staff replied that the changes are limited to the arrangement of façade elements on the street facing building elevation.



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Planning Commission Chair



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Director of Community Development

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 Community Development Department, 330 West 100 South, 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**



**Planning Commission  
Staff Report  
Project Plan Approval  
Hearing Date: April 12, 2017**

**ITEM 2** Steven Sweetwood requests Project Plan Approval for a four-unit townhome development located at 801 West 500 South in a proposed Low Density Residential (LDR) Zone. **Franklin Neighborhood.** 16-0024PPA, Josh Yost, 801-852-6408. ***This item was continued from the March 22, 2017 Planning Commission Hearing.***

<p>Applicant: Steven Sweetwood Staff Coordinator: Josh Yost</p> <p>Property Owner: Steven Sweetwood Parcel ID#: 40080006 Current Zone: CM Proposed Zone: LDR General Plan Des.: Residential Acreage: .279 Number of Properties: 1 Number of Lots: 4</p> <p>Council Action Required: Rezone required</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <p>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 April 26, 2017, 5:30 p.m.</i></p> <p>2. <b>Deny</b> the requested Project Plan</p>	<p>Current Legal Use: Any use permitted within the CM zone. The property is currently undeveloped.</p> <p>Relevant History: The property has been previously approved for the development of a used car sales lot.</p> <p>Neighborhood Issues: No neighborhood issues have been received</p> <p>Summary of Key Issues: The project plan is in the process of CRC approval. The preliminary design has been reviewed by the Design Review Committee and has received a positive recommendation pending a review of the final plans. The development of the proposed project requires a zone map amendment from the existing CM Zone to the Low Density Residential (LDR) Zone. The proposed development meets the requirements of the LDR Zone.</p> <p><b>Staff Recommendation:</b> Approve the Project Plan Application for a four-unit townhome development located at 801 West 500 South subject to City Council approval of the Low Density Residential (LDR) Zone.</p>
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## **OVERVIEW**

The subject property is a vacated portion of former 800 West right-of-way between the Southern Pacific Railroad and 500 South. Mr. Sweetwood has previously received approval for the development of a used car sales lot and office. When he became aware that the neighborhood plan recommended the LDR Zone as the future zoning for the property and surrounding area he made the decision to pursue the development of townhomes on the property.

The property is bordered to the east and west by single family homes and to the south across the railroad by former commercial manufacturing facilities.

## **FINDINGS OF FACT**

The proposed townhome development requires a zone map amendment for the property from the current CM Zone to the LDR Zone.

The neighborhood plan identifies the LDR Zone as the recommended future zoning for the subject property and surrounding area.

## **STAFF ANALYSIS**

The proposed development includes four townhomes in one building. Parking is provided to the south of the townhomes at the rear of the lot. Nine parking spaces are required and nine are provided. Each townhome has a private fenced rear yard.

The plan meets the geometric standards of the LDR zone including setbacks, building height and landscaping.

The project design has been reviewed by staff and by the Design Review Committee and has been found to meet the residential design standards applicable under the LDR zone and has been granted preliminary approval by the Design Review Committee subject to a final review of the completed plans.

The proposed townhomes provide additional housing options in the neighborhood and begin the planned transition of the area from one of older commercial and manufacturing uses mixed with residential to a more livable residential area of mixed product types. The development of this vacant property will be a substantial improvement to this area of the Franklin Neighborhood.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve the Project Plan Application for a four unit townhome development located at 801 West 500 South in a proposed Low Density Residential (LDR) Zone.

**ATTACHMENTS**

1. Building elevations
2. Site plan



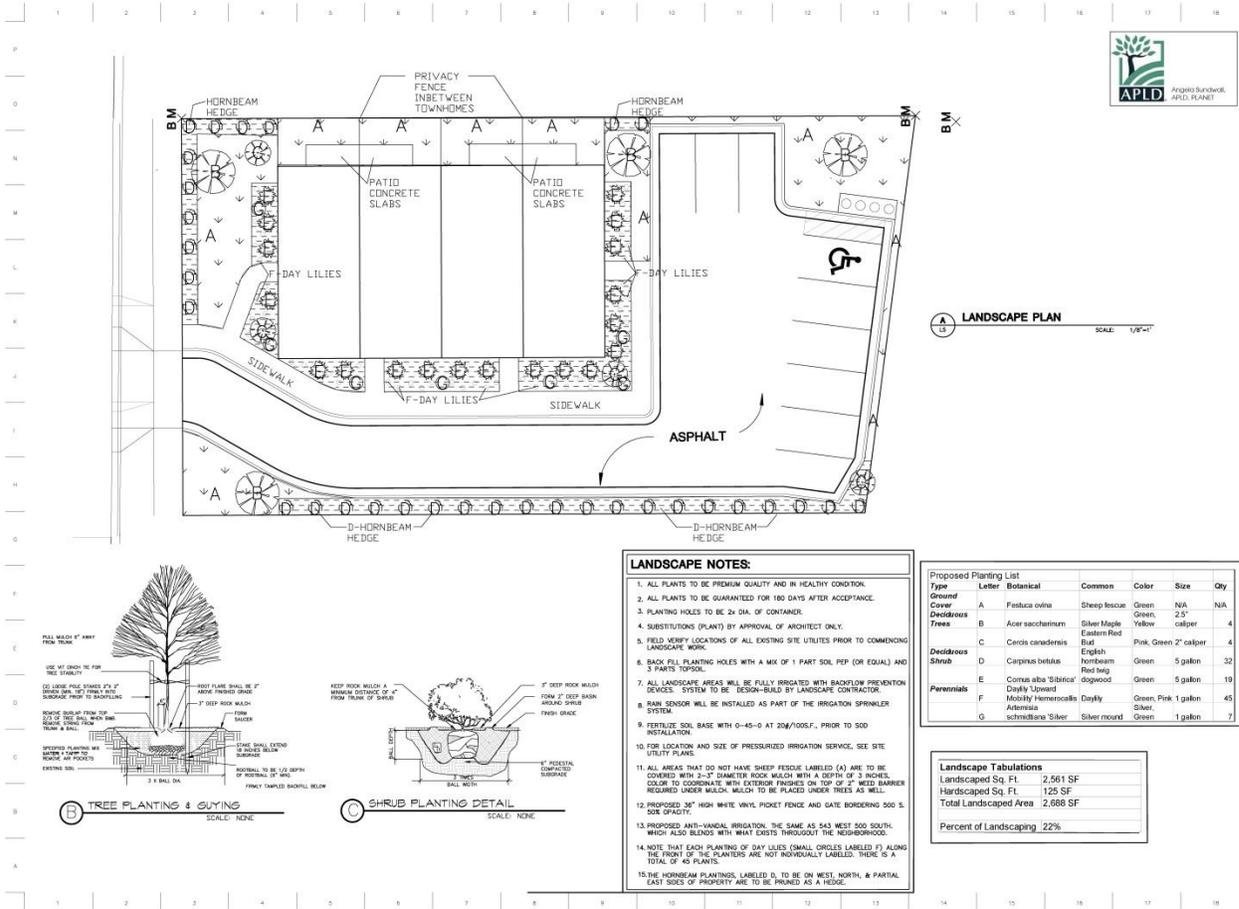
West Elevation



East Elevation



North Elevation



Site Plan



**SCHOLZ ARCHITECTS**  
 ARCHITECTURE PLANNING INTERIOR DESIGN



**SWEETWOOD TOWNHOMES**  
 UTAH

DATE	BY	REVISION

