

PROVO CITY GENERAL PLAN

APPENDIX C-6

Celebrations Specific Development Plan

1 RESOLUTION 2008-56.

2 A RESOLUTION AMENDING PROVO CITY GENERAL PLAN LAND USE
3 POLICIES FOR THE LAKEVIEW NORTH NEIGHBORHOOD AND ADOPTING
4 A CONCEPT PLAN FOR A FUTURE SPECIFIC DEVELOPMENT PLAN ON
5 APPROXIMATELY 300 ACRES LOCATED GENERALLY WEST OF GENEVA
6 ROAD BETWEEN 1300 NORTH AND 2000 NORTH. 07-0003GPA.

7
8 WHEREAS, it is proposed that future land use policies for approximately 300 acres of real
9 property in the Lakeview North Neighborhood, located generally west of Geneva Road between
10 1300 North and 2000 North, be amended as set forth below and as shown in the attached Exhibit
11 "A"; and,

12
13 WHEREAS, on March 26, 2008 the Planning Commission held a duly noticed public
14 hearing to consider amending the Provo City General Plan with respect to the future land use
15 designation for such property and thereafter recommended that the land use designation be amended
16 as proposed; and,

17
18 WHEREAS, on June 3, 2008 the Municipal Council held a duly noticed public hearing to
19 receive public comment and ascertain the facts regarding this matter, which facts and comments are
20 found in the hearing record; and,

21
22 WHEREAS, after considering the Planning Commission's recommendation, and facts and
23 comments presented to the Municipal Council, the Council finds (i) General Plan land use policies
24 regarding future use of real property located in the area generally west of Geneva Road between
25 1300 North and 2000 North of Provo City should be amended as set forth below and as shown in
26 the attached Exhibit "A", and (ii) the proposed amendment reasonably furthers the health, safety and
27 general welfare of the citizens of Provo City.

28
29 NOW THEREFORE, be it resolved by the Municipal Council of Provo City, Utah, as
30 follows:

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32 PART I:

33
34 Chapter 6 of the Provo City General Plan is hereby amended as follows:

35
36 . . .
37 *Key land use policies for individual neighborhoods within the **Southwest Area Council** are*
38 *listed, below, by neighborhood:*

39
40 **Lakeview North**

- 41
42 1. See policies under the guiding principles for the SW Area.
43 2. The property west and parallel of Geneva Road from Lakeshore Drive to 2000 North
44 should be developed for uses compatible with the Residential (R) land use designation.
45 3. Property within and to the west of land located within the "AE" flood zone of the
46 FEMA Flood Insurance Rate Map (FIRM) should receive the Provo City General Plan Map
47 designation of Developmentally Sensitive (DS) and be subject to the same provisions as defined

48 under the guiding principles for the SW Area.

49 4. Infrastructure needs should continue to be evaluated in order to resolve issues for
50 existing and future residents, particularly where road conditions may be hazardous. Evaluate
51 potential to extend 1390 North to 2770 West and continue to evaluate designation of roadways to
52 limit impacts to current residents.

53 5. Continue to review for appropriately siting the airport access road and consider
54 potential impacts to current residents along Lakeshore Drive.

55 6. Newly annexed properties west of the railroad should be changed to a Provo City zone
56 equivalent to the Utah County zoning and uses existing on the properties at the time they were
57 annexed into the City.

58 7. The area between 1680 North and 2000 North, and between Geneva Road and I-15,
59 should be developed as a Specific Development Plan consisting of high density multifamily units
60 to be located at the southeast corner of Geneva Road and 2000 North, where density and design
61 are determined at the time of approval of the Specific Development Plan, and one family
62 subdivision development consisting of approximately 135 lots in the areas designated as R
63 (residential). No commercial uses shall be permitted east of Geneva Road.

64 8. Existing properties which are designated as light industrial and currently zoned M1 is
65 to be considered for rezoning to the Freeway Industrial zone.

66 9. The properties located west of 2800 West and east of the railroad tracks, between 1680
67 North and 2000 North, should be designated as agricultural reflecting the existing land use.
68 When the property is ready to be developed, consideration should be given to modifying the
69 General Plan Map to an appropriate designation.

70 10. The area between Geneva Road and Utah Lake, and between 1390 North and 2000
71 North (approximately 287 acres) should be developed as a Specific Development Plan (SPD)
72 comprising of Village commercial with retail and professional office uses located at the
73 southwest corner of 2000 North and Geneva Road together with a mix of housing units, parks
74 and open space on the remainder of the property as generally shown in the attached concept plan.
75 The concept plan provides for commercial and residential uses that are appropriate for the area.
76 Density should be highest adjacent to the Village commercial and reduced in density as
77 development moves away from the town center.

78 11. Single family subdivision lots may range from 5,000 square feet to more than 10,000
79 square feet in area and be designed in a proportional method to provide a wide range of housing
80 sizes, style and variety. Single family detached units will be permitted on these lots.

81 12. Single family attached units and multi-family units will be permitted in the SDP
82 development. The Planning Commission and Municipal Council will determine the densities as
83 part of the preliminary plan and rezoning approval process.

84 13. The adoption of a conceptual plan is to assist with the revision of the Master Street
85 Plan and the Wastewater Collections Master Plans and to lay the foundation for future
86 development. The eventual adoption of a preliminary Specific Development plan and ordinance
87 text amendment for the SDP will determine the final design of the project.

88 14. The architectural theme for the SDP may include colonial, cottage, country,
89 craftsman, farmhouse, French country, prairie, ranch and Tudor styles. Individual neighborhoods
90 within the SDP including the commercial center must contain a variation of the above
91 architectural styles.

92 15. There must be at least three distinct design elements carried throughout the entire
93 SDP project as part of an overall theme.

94 16. All proposed parks and open space areas will be installed by the developer in
95 conjunction with each phase. Amenities are to be provided with each park or open space area
96 such as sport courts, amphitheaters, play fields for soccer, football, baseball, other sports
97 activities, family and group picnic areas including pavilions, barbeques, playgrounds, tot lots,
98 trails, walkways for walking, jogging and bicycle riding, in addition to nature trails. In
99 cooperation with Provo City, parks may be considered for dedication for public use.
100 Maintenance of dedicated parks will be provided by the City. Maintenance of all remaining open
101 space, trails, paths, amenities and parks will be provided by a homeowner's association.

102 17. Consideration must be given for the development of a future fire station and a public
103 facility structure which may include a pump house and/or other facilities which may be deemed
104 important to service this area.

105 18. Because this area is located in unincorporated Utah County, it has not been included
106 in the design of future streets and utilities and cannot be properly serviced without the upgrading
107 of the existing infrastructure. The City recognizes that the current public utility infrastructure
108 will not support this project. The Master Street Plan and the Wastewater Collections Master
109 Plans must be revised, factoring in the proposed development. Until the Master Street Plan and
110 the Wastewater Collections Master Plans are revised and adopted, development in this area may
111 be premature.

112 19 Any development of this area may require off site improvements beyond the proposed
113 development to existing systems at a developer's expense. The extent of the required upgrades
114 has not been yet determined.

115 20. Limitations on development (including annexation, preliminary plan approval,
116 rezoning, etc.) should occur in the area until the Master Street Plan and the Wastewater
117 Collections Master Plans are revised, adopted and funded or the overall infrastructure issues can
118 be addressed and resolved to the satisfaction of Provo City.

119 . . .

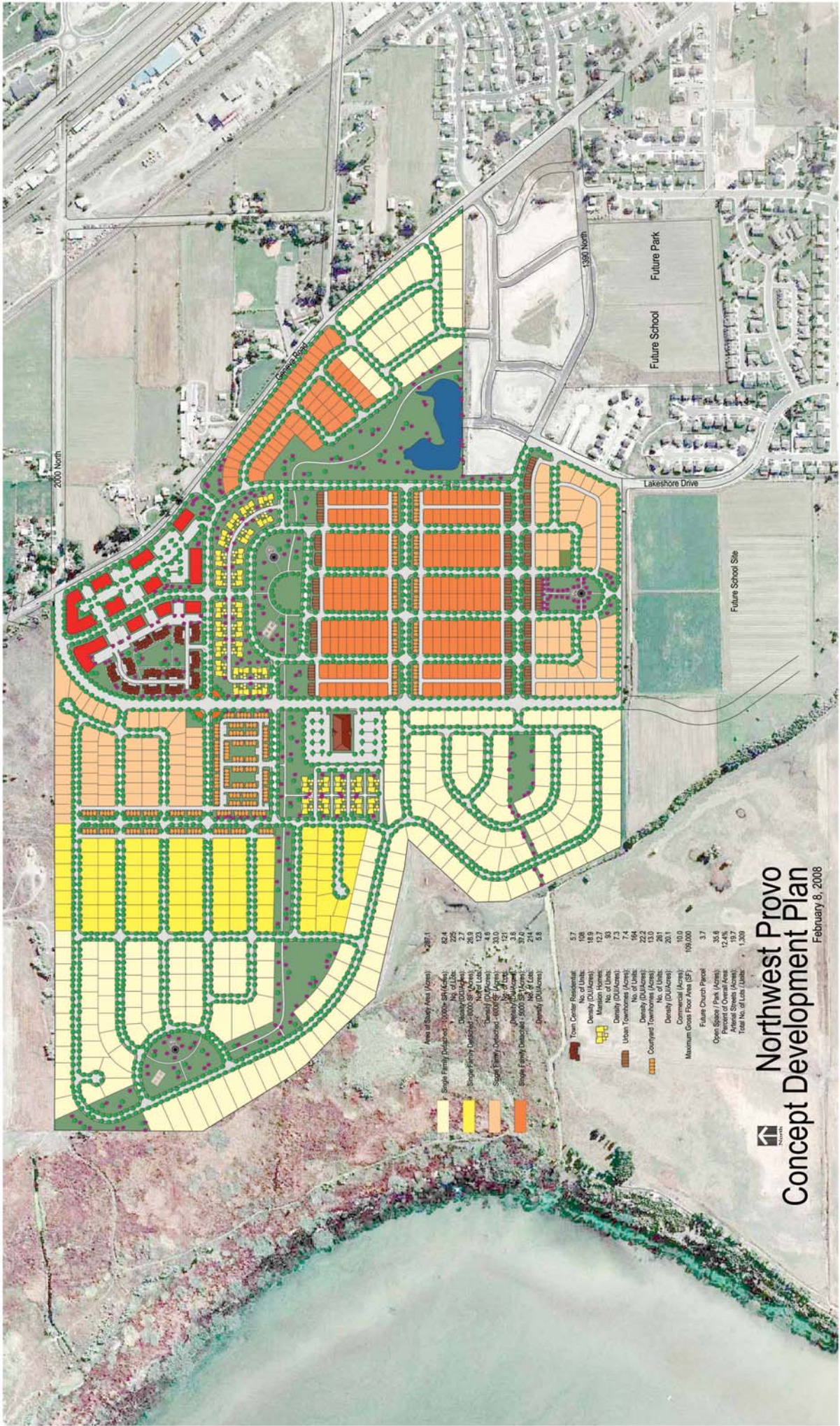
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121 PART II:

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123 The concept plan attached hereto as Exhibit "A" is hereby adopted as the concept plan
124 referred to in Paragraph 10 in Part I above.

125
126 PART III:

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128 This resolution shall take effect immediately.

129
130 END OF RESOLUTION.



Area of Study Area (Acres): 287.1

Single Family Detached - 10000 SF or less	524
Single Family Detached - 10000 SF or less	27
Single Family Detached - 20000 SF or less	26.9
Single Family Detached - 20000 SF or less	12
Single Family Detached - 20000 SF or less	33.0
Single Family Detached - 20000 SF or less	31.8
Single Family Detached - 20000 SF or less	214
Single Family Detached - 20000 SF or less	5.8

Town Center Residential	5.7
No. of Units	108
Density (DU/Acre)	19.9
Maximum Density	19.9
No. of Units	93
Density (DU/Acre)	7.3
Urban Townhomes (Acres)	7.4
No. of Units	74
Density (DU/Acre)	22.2
Courtyard Townhomes (Acres)	13.0
No. of Units	281
Density (DU/Acre)	20.1
Commercial (Acres)	10.0
Maximum Gross Floor Area (SF)	100,000
Future Church Parcel	3.7
Open Space / Park (Acres)	35.6
Percent of Overall Area	12.4%
Total No. of Lots / Units	1,309

Northwest Provo Concept Development Plan

February 8, 2008

The Villages at Celebration Concept Development Plan

September 11, 2008



Area of Study Area (Acres): 267.1

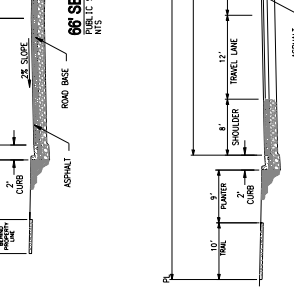
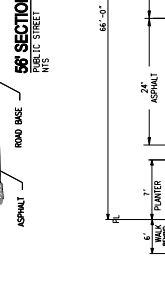
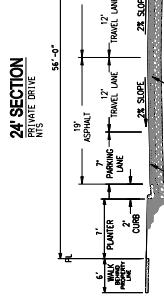
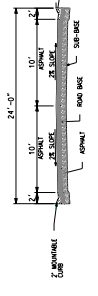
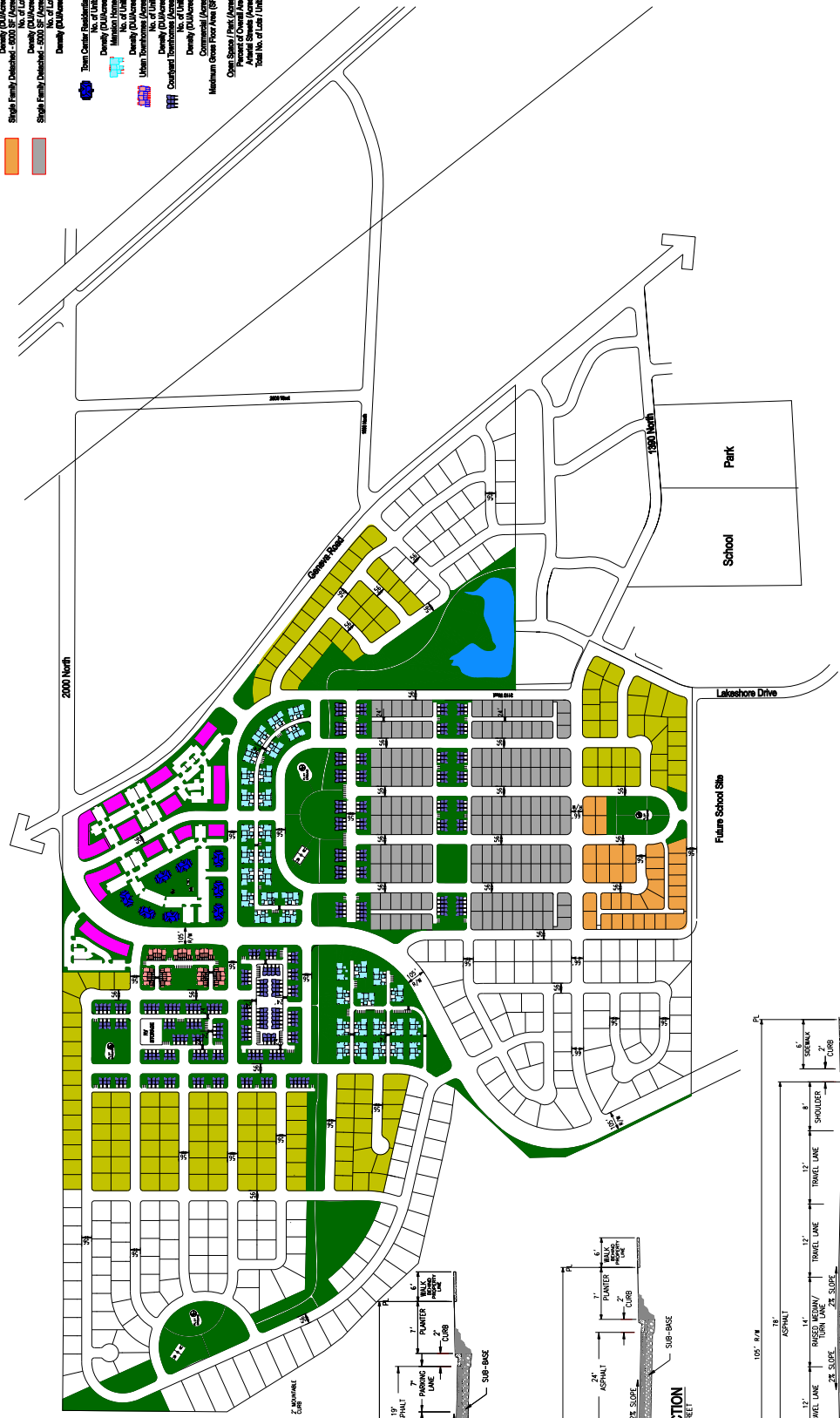
Single Family Detached - 1000+ SF Units	6.9
Single Family Detached - 1000 SF Units	98
Density (DU/Acre)	2.4
Single Family Detached - 1500 SF Units	5.4
Density (DU/Acre)	3.6
Single Family Detached - 1500 SF Units	9.3
Density (DU/Acre)	4.3
Single Family Detached - 1500 SF Units	27.4
Density (DU/Acre)	6.8

Item Center Description:

No. of Units	6.4
Density (DU/Acre)	33.3
Minimum Density	14.2
Density (DU/Acre)	11
Minimum Density	2.7
Unit Density (DU/Acre)	49
Unit Density (DU/Acre)	21.8
Unit Density (DU/Acre)	299
Unit Density (DU/Acre)	15.8
Unit Density (DU/Acre)	140,000

Other Street / Park (Acres): 41.2

Percent of Overall Area	14.9%
Percent of Overall Area	27.7
Total No. of Units / Units	1,106



24' SECTION PRIVATE DRIVE
56' SECTION PUBLIC STREET
66' SECTION PUBLIC STREET
105' SECTION PUBLIC STREET