



# Planning Commission Hearing Staff Report Hearing Date: 9 May 2018

---

**ITEM 2\*** The Community Development Department requests a Code Amendment to Chapter 14.20 (SC3 Zone) to establish an open space requirement for the residential portion of mixed-use developments within this zone. City Wide impact. Austin Corry (801) 852-6413 PLOTA20180113

---

<p><b>Applicant:</b> Provo Community Development</p> <p><b>Staff Coordinator:</b> Austin Corry</p> <p>Property Owner: N/A</p> <p>Parcel ID#: N/A</p> <p>Current General Plan Designation: N/A</p> <p>Proposed General Plan Designation: N/A</p> <p>Current Zone: SC3</p> <p>Acreage: N/A</p> <p>Number of Properties: N/A</p> <p><b>*Council Action Required:</b> Yes</p> <p>Related Application(s): N/A</p> <p><b><u>ALTERNATIVE ACTIONS</u></b> <i>Either of these actions would be <u>a change from the Staff recommendation</u>; the Planning Commission should <u>state new findings</u>.</i></p> <ol style="list-style-type: none"><li>1. <b>Recommend Approval</b> of the proposed ordinance amendment.</li><li>2. <b>Recommend Denial</b> of the proposed ordinance amendment.</li></ol>	<p><b>Current Legal Use:</b> The SC3 zone (Chapter 14.20, Provo City Code) lists permitted uses under section 14.20.020. Included in this list is a large number of commercial uses as well as an allowance for mixed-use residential projects under limited circumstances.</p> <p><b>Relevant History:</b> The SC3 zone was amended in 2017 to add the allowance for mixed-use residential projects. This request was made by the developers of <i>The Mix</i> shopping center.</p> <p><b>Neighborhood Issues:</b> No issues have been reported to staff at this time.</p> <p><b>Summary of Key Issues:</b> Staff poses the following discussion items for Planning Commission:</p> <ol style="list-style-type: none"><li>1. What is the appropriate amount of amenity space in a mixed-use development primarily intended to serve as a regional shopping center?</li><li>2. How should that amenity space be assembled?</li><li>3. Should amenity space and residential percentage allowances differ for horizontal mixed-use scenarios as opposed to vertical mixed-use applications?</li></ol> <p><b>Staff Recommendation:</b> <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is 23 May 2018 at 5:00 p.m.</i></p>
--	--

## **OVERVIEW**

The current Regional Shopping Center (SC3) zone, described in Chapter 14.20 of the Provo City Code, was amended in 2017 to add allowance for mixed residential uses to be accommodated in the zone under limited and specific circumstances. At the time of the amendment, staff noted that the amendment facilitated an expected project, but that additional amendments may be necessary later on as staff researched the possibilities of the zone as additional information became available. The current zone addresses residential design guidelines common to many of the existing multi-family residential zones in Provo, but does not include the same amenity space requirements also found in those same comparable zones.

Staff has assembled recommended text for discussion purposes and seeks the input of the Planning Commission. Questions to be addressed include:

1. What is the appropriate amount of amenity space in a mixed-use development primarily intended to serve as a regional shopping center?
2. How should that amenity space be assembled?
3. Should amenity space and residential percentage allowances differ for horizontal mixed-use scenarios as opposed to vertical mixed-use applications?

## **CONCLUSIONS**

Staff does not request a motion from the Planning Commission at this time regarding this proposed ordinance amendment. It is intended that this application, as pending legislation, be refined over the coming months to answer the above noted questions as well as any others vetted through the process.

## **STAFF RECOMMENDATION**

**Continue** to a future date to obtain additional information or to further consider information presented.

