



Provo City Planning Commission

Report of Action

August 22, 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. Aaron Ardmore (801) 852-6404 PLOTA20180113

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 22, 2018:

RECOMMEND APPROVAL

On a vote of 8:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Shannon Ellsworth

Second By: Brian Smith

Votes in Favor of Motion: Andrew Howard, Shannon Ellsworth, Russ Phillips, Brian Smith, Deborah Jensen, Jamin Rowan, Robert Knudsen, Dave Anderson

Deborah Jensen 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.

PLANNING COMMISSION RECOMMENDED TEXT AMENDMENT

14.20.160. Other Requirements.

...

(7) Residential Uses. When incorporated as part of a mixed-use development, residential uses and the necessary appurtenances (e.g., parking, landscape, etc.) are permitted provided they: do not comprise more than twenty percent (20%) of the overall project site area and that they comply with the design standards outlined in Section 14.34.287, Provo City Code.

(a) In any new project consisting of twenty (20) or more residential units, an area equivalent to ten percent (10%) of the residential gross floor area shall be developed as residential amenities, such as a common clubhouse, gym, pool, rooftop garden, or other amenity.

(b) In any new project consisting of twenty (20) or more residential units, the open space must be massed or accumulated to be functional as a recreational amenity or gathering space. Landscaping within the required setbacks shall not be calculated towards meeting this provision.

(c) Any amenity required under this Section must be contained within, or immediately adjacent to, the residential portion of the development.

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: Overview of the purpose for the amendment.

NEIGHBORHOOD MEETING DATE

- City-wide application; all Neighborhood Chairs received notification.

NEIGHBORHOOD AND PUBLIC COMMENT

- No Neighborhood Chair was present for this item.
- This item was City-wide or affected multiple neighborhoods.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following: None

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following: The Planning Commission stated that the proposal was consistent with plans for the City and residential area, and that it will be a benefit to Provo.



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