



Provo City Planning Commission

Report of Action

November 28, 2018

*Item 5 Ridgepoint Management Group requests a Zone Change from R1.10 to Spring Creek High Occupancy Performance Redevelopment Option (PRO 14.50(36)) zone, consisting of sixty-two (62) one-family attached townhomes development on approximately 6.21 acres, located at 1606 S State Street. Spring Creek Neighborhood. Javin Weaver (801) 852-8413
PLRZ2018105

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 28, 2018:

POSITIVE RECOMMENDATION

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application

Motion By: Jamin Rowin

Second By: Shannon Ellsworth

Votes in Favor of Motion: Dave Anderson, Shannon Ellsworth, Deborah Jensen, Russ Phillips, and Jamin Rowan

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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the Spring Creek High Occupancy PRO Zone (14.50(36)) is described in the attached Exhibit A.

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: An overview of the request for the Spring Creek High Occupancy PRO zone and limits proffered by the applicant.

- The proposed Rezone allows for development to occur that aligns with the proposed Spring Creek High Occupancy PRO zone ordinance text.
- The current zone of One Family Residential was put in place as a holding zone from the previous zone of Light Manufacturing. The City Council wanted to preserve this area for residential development.

NEIGHBORHOOD AND PUBLIC COMMENT

- Mary Miller, the Spring Creek Neighborhood chair was present and expressed great support for the rezone. The proposed rezone aligns with the General Plan and the Southeast Neighborhood Plan and the neighborhood is in support of the change.

APPLICANT RESPONSE

As there were no comments, no response was made by the applicant.

PLANNING COMMISSION DISCUSSION

The Commission did not discuss the item.



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

EXHIBIT A

BEGINNING AT A POINT WHICH IS NORTH 00°42'40" WEST ALONG THE SECTION LINE A DISTANCE OF 591.13 FEET AND SOUTH 89°29'37" EAST 252.91 FEET FROM THE WEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 231.65 FEET; THENCE SOUTH 89°55'48" WEST 1.80 FEET; THENCE NORTH 38°09'12" WEST 629.72 FEET TO THE SOUTH LINE OF BEAR RIVER STORAGE PLAT "B", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°39'12" EAST 252.74 FEET; THENCE SOUTH 89°27'01" EAST ALONG SAID SOUTH LINE A DISTANCE OF 759.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTH 29°14'22" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 200.66 FEET; THENCE SOUTH 64°45'38" WEST 88.00 FEET; THENCE SOUTH 29°14'22" EAST 55.00 FEET; THENCE NORTH 89°29'37" WEST 666.20 FEET TO THE POINT OF BEGINNING.

CONTAINS

6.21 ACRES, MORE OR LESS