



Memo

To: Provo Planning Commission

From: Josh Yost - Staff

Date: February 6, 2019

Re: Planning Commission February 13, 2019, Item 7

Community Development has identified deficiencies in the Campus Mixed Use Zone pertaining to design regulation. The zone currently only requires one door on each street frontage, has no habitable first floor requirement or any regulation of windows and visual permeability at the first floor. Staff is studying amendments to the zone to provide sufficient regulation of these design elements. The amendments under consideration include the following.

- A minimum habitable first floor depth as measured from the street facing façade. In the downtown this is 30’.
- A minimum number of pedestrian building entrances. For residential in the downtown an exterior entrance is required for each street facing unit.
- A minimum requirement for first floor windows and openings. The pending Downtown Development Design Standards require 30% of residential frontage to be windows and doors as measured as a percentage of frontage length.
- Any commercial included in the site, whether required or voluntary, to be sited along a street frontage. This will help avoid the undesirable configuration at the Village at South Campus where the commercial space is only accessible from the interior courtyard and has not exposure to or visibility from the street. Commercial space in this zone is intended to be a neighborhood amenity and increase the vibrancy of the district as a whole.
- Regulate site design to ensure parking is located interior to a building or site and that vehicle access is consolidated.

These regulations have ensured a base level of appropriate urban design in the development of new buildings in the downtown area and staff believes they will result in new projects in the CMU zone that properly interact with the public realm and that will increase the vibrancy of this key area.