



# Planning Commission Hearing Staff Report Hearing Date: March 13, 2019

**\*ITEM 2** John Dester, representing Georgetown Development, requests approval of a PD Performance Development Overlay Zone for 3.724 acres of property located at approximately 2400 North 650 East in the R1.10 Zone. The approval of the overlay would facilitate the development of five 4-unit clusters of attached single-family dwellings within a planned development. Rock Canyon neighborhood. Brian Maxfield (801) 852-6429 PLRZ20190029

<p><u>Applicant:</u> John Dester</p> <p><u>Staff Coordinator:</u> Brian Maxfield</p> <p><u>Property Owner:</u> Capsicum Ltd. <u>Parcel ID#:</u>20:061:0045 <u>Acreage:</u> 3.62 <u>Number of Properties:</u> 1</p> <p><u>Current Zoning:</u> R1.10</p> <p>Council Action Required: Yes</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <p>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is March 27, 2019 at 6:00 P.M.</i></p> <p>2. <b>Recommend denial.</b> <i>This action <u>would not be consistent</u> with the recommendation of the Staff Report. The Planning Commission should <u>state new findings</u>.</i></p>	<p><u>Current Legal Use:</u> Uses allowed in the R1.10 Residential Zone</p> <p><u>Relevant History:</u> None</p> <p><u>Neighborhood Issues:</u> This item was presented at a Neighborhood Meeting last Fall, and again on March 4, 2019. Concerns raised by residents seemed to be centered on traffic, building height, and possible accessory apartment units. To date, no final report from the Neighborhood has been submitted to staff.</p> <p><u>Summary of Key Issues:</u> Issues for this proposed overlay zone are actually tied more properly to the proposed project plan and therefore, are presented and discussed with that item.</p> <p><u>Related Items:</u> The proposed overlay zone requires a project plan to be developed in conformance with provisions of Chapter 14.31 of the Zoning Ordinance. A concept plan for the proposed development of the property is being presented as a separate item, but concurrently with this zoning overlay request.</p> <p><u>Staff Recommendation:</u></p> <p><b>Approve</b> the PD Performance Development Overlay Zone for the Heirloom Rezoning request for approximately 3.62 acres located at approximately 2400 North 650 East.</p> <p><i>This action <u>would be consistent</u> with the recommendations of the Staff Report.</i></p>
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## **OVERVIEW**

This item is the approval of a PD Performance Development Overlay Zone on approximately 3.62 acres of property currently zoned R1.10 Residential. Approval of the overlay zone would facilitate the development of five, 4-unit clusters of attached single-family dwellings. Approval of a PD Overlay Zone follows the same process as a rezoning, but requires a concurrent concept plan be approved in conjunction with the zoning overlay.

In Section 14.31.010 Purpose and Objectives, the Zoning Ordinance lists the purpose a Performance Development Overlay Zone as being:

*... to encourage imaginative and efficient utilization of land, to develop a sense of community, and to insure compatibility with the surrounding neighborhoods and environment. This is accomplished by providing greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of dwelling units. These provisions are intended to create more attractive and more desirable environments within the residential areas of Provo City.*

A Performance Development Overlay allows two development options not otherwise allowed by the existing R1.10 Zone. First, it allows attached single-family units rather than requiring all units to be detached dwellings, in order to create an open space area on the property. Second, it allows a bonus density for additional units than would otherwise be realized within a standard subdivision. Details of the proposed project to be developed in conformance with the provisions of the PD Overlay are provided and discussed with the related item for the project plan.

Goal 3.4.1.7 of the General Plan states:

“Offer a range of housing types within neighborhoods that meet the changing needs of an aging population and facilitate long-term residency.”

It is the opinion of staff that the proposed housing development would help to fulfill this goal.

## **FINDINGS OF FACT**

- The property is currently zoned R1.10
- The proposed Heirloom development has been found to meet the allowances and development standards of the PD Overlay Zone

## **APPLICABLE ZONING CODES**

- Chapter 14.10 R - One-family Residential Zone
- Chapter 14.31 PD – Performance Development Overlay Zone

## **CONCLUSIONS**

If it is believed the proposed concept plan presents a desirable and attractive residential development that is compatible with the neighborhood and that it meets the provisions allowed and standards required within the proposed PD overlay zone, the proposed overlay zone should be approved to facilitate that development.

**RECOMMENDATION**

**Approve** the PD Performance Development Overlay Zone for the Heirloom Rezoning request of approximately 3.62 acres located at approximately 2400 N 650 East.

