



Provo City Planning Commission

Report of Action

April 10, 2019

*Item 1 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

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 10, 2019:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended the Municipal Council approve the above noted application, but, noting it is for four 4-unit clusters and one 2-unit building (18 units total).

Motion By: Shannon Ellsworth

Second By: Maria Winden

Votes in Favor of Motion: Shannon Ellsworth; Maria Winden; Robert Knudsen; Jamin Rowan; Deborah Jensen.

Votes Opposed: None

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.

RELATED ACTIONS

This request is related to a Concept Plan for the project (Item PLCP20190031)

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. Staff clarified that following a final staff review of the yield plan for the project, the base density is 12 units rather than 14, and that the bonus density would be six units. Therefore, the proposed project is actually for a total of 18 units rather than 20 units.

CITY DEPARTMENTAL ISSUES

None

NEIGHBORHOOD MEETING DATE

This item was discussed at a neighborhood meeting last Fall, as well as again on March 4, 2019.

NEIGHBORHOOD AND PUBLIC COMMENT

A Neighborhood report of the latest meeting was submitted by the Neighborhood Chair, Rachel Luke, and forwarded to the Commission prior to the meeting. Additionally, comments from George J and Margaret Talbot; and David and Laurie R Preece were submitted to staff and forwarded to the Planning Commission prior to the meeting. Rachel Luke, the neighborhood chair for the Rock Canyon Neighborhood presented a summary of her report of the neighborhood

meeting, and several residents of the neighborhood made public comments. Some residents spoke in favor of the project stating this is a good project and is better than other alternatives. Several other residents spoke against the proposed project, with their concerns as listed below.

CONCERNS RAISED BY PUBLIC

Statements of concern presented in written comments received and distributed by staff to the Planning Commission, and from comments during the public hearing included the following:

- The project does not fit with the “family-neighborhood” nature of the neighborhood;
- There is already ample housing diversity in the neighborhood with the Normandy, Cambridge and Rock Canyon developments;
- The effect on traffic and parking;
- The project would increase the existing number of conflicts with children from the adjoining areas walking to and from school;
- The project would devalue adjacent properties.

APPLICANT PRESENTATION AND RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission and response to the expressed concerns included the following:

- The various desirable features and amenities of the proposed project.
- The site is located on a collector street and traffic generation and traffic impact from the proposed project is less than would occur with 12 single-family lots;
- The required parking is three spaces per unit, and this project provides four direct parking spaces (two in garage) for each unit, as well as additional visitor parking along the park area. The provided parking easily exceeds the required amount of parking and what is provided with the nearby single-family residential lots.
- Several residents of the neighborhood have expressed interest in moving to the new development, freeing up their existing homes for new families.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The positive nature of the flexibility the project provides in that residents can easily be empty nesters or families with children.
- Increased sociality provided by the clustering of the units.
- Difficulty in imagining people parking on the adjacent streets with this type of development.
- The traffic is not problematic, and would be less than that experienced through the development of a standard subdivision.
- The development provides options for area residents to “age in place.”
- Possible alternative locations for the park area being provided with the development.
- The development is a very appropriate development.



Planning Commission Chair



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.