



Provo City Planning Commission

Report of Action

April 10, 2019

Item 2 John Dester, representing Georgetown Development, requests Concept Plan approval for a single-family cluster development project in a proposed Performance Development Overlay Zone, located at approximately 2400 N 650 East. Rock Canyon neighborhood. Brian Maxfield (801) 852-6429 PLCP20190031

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

APPROVED

On a vote of 5:0, the Planning Commission approved the above noted application for a concept plan for 18 units, subject to approval of the related PD Overlay Zone.

Motion By: Shannon Ellsworth

Second By: Robert Knudsen

Votes in Favor of Motion: Shannon Ellsworth; Robert Knudsen; Jamin Rowan; Maria Winden; 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 the proposal for a PD “Performance Development” overlay (Item PLRZ20190029) on the site.

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. For the most part, comments from the public were directed to the adoption of the PD “Performance Development” Overlay Zone on the site and not to particular aspects of the concept plan. Those comments related to the concept plan included the following:

- Questions regarding outside basement access to the units.
- Changing the visitor parking from perpendicular to parallel spaces along the east side of the park area.
- Possibly closing the access to 2320 North and just utilizing the one street access from Timpview Drive (650 East).

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.
- If not required by the City, the closure of the access to 2320 North could be examined.

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.
- 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.