



Planning Commission Staff Report Rezone

Hearing Date: October 9, 2019

***ITEM #4** John Kollman request a Zone Change from R1.10 to Medium Density Residential (MDR) for approximately 11.87 acres located at 1400 S State Street. Spring Creek neighborhood. Aaron Ardmore (801) 852-6404 PLRZ20190154

OVERVIEW

John Kollman is requesting zone change approval from R1.10 to MDR for land between South State Street and the railroad tracks, and between 1320 South and 1512 South. The concept plan for this zone change consists of thirteen, four-story buildings with sixteen units each and a total of 470 parking stalls. The concept also shows a total of 29,672 square feet of open space, or about twelve percent of the gross floor area of the project.

Approval of the zone change will require the applicant to return to the Planning Commission with a full project plan, showing that it will meet all code requirements associated with the MDR zone.

FINDINGS OF FACT

- The property is currently zoned R1.10.
- The General Plan designates the property as Mixed Use.
- The Southeast Neighborhood Plan designates the property as future Medium Density Residential.
- The zone change to the MDR zone includes a concept plan for 208 apartment units.
- The concept plan provides 2.25 parking stall per unit, with two surplus stalls.

ANALYSIS

1. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of zoning map amendments:

*Upon receipt of a petition by the Planning Commission, the Commission shall hold a public hearing in accordance with the provisions of Section 14.02.010 of this Title and may approve, conditionally approve, or deny the preliminary project plan. Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: **(responses in bold)***

- (a) *Public purpose for the amendment in question.*

The public purpose is to allow residential development on the subject land in accordance with the adopted Neighborhood Plan.

- (b) *Confirmation that the public purpose is best served by the amendment in question.*

The public purpose is served by the zone map amendment, as it will allow residential development to occur on the site, and provide needed housing in this area of the City.

- (c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives.*

The proposed amendment meets both the Southeast Neighborhood Plan and General Plan goals to increase residential uses and variety in the City, specifically:

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

- (d) *Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.*

This zone change is consistent with timing and sequencing of development coming into the area, including new roads.

- (e) *Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.*

This proposal will not hinder or obstruct attainment of the General Plan policies, as it helps to fulfill the General Plan housing policies.

- (f) *Adverse impacts on adjacent land owners.*

Adjacent land owners include other new multi-family developments and remaining manufacturing uses, and will not be negatively impacted by this zone change.

- (g) *Verification of correctness in the original zoning or General Plan for the area in question.*

The zoning and General Plan for the area are correct.

- (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.*

No conflict exists.

CONCLUSIONS

Staff has reviewed this zone map amendment against the General Plan and Southeast Neighborhood Plan, along with the related concept plan, and is confident that the zone change helps to further the goals of Provo City.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed zone map amendment from R1.0 to MDR.

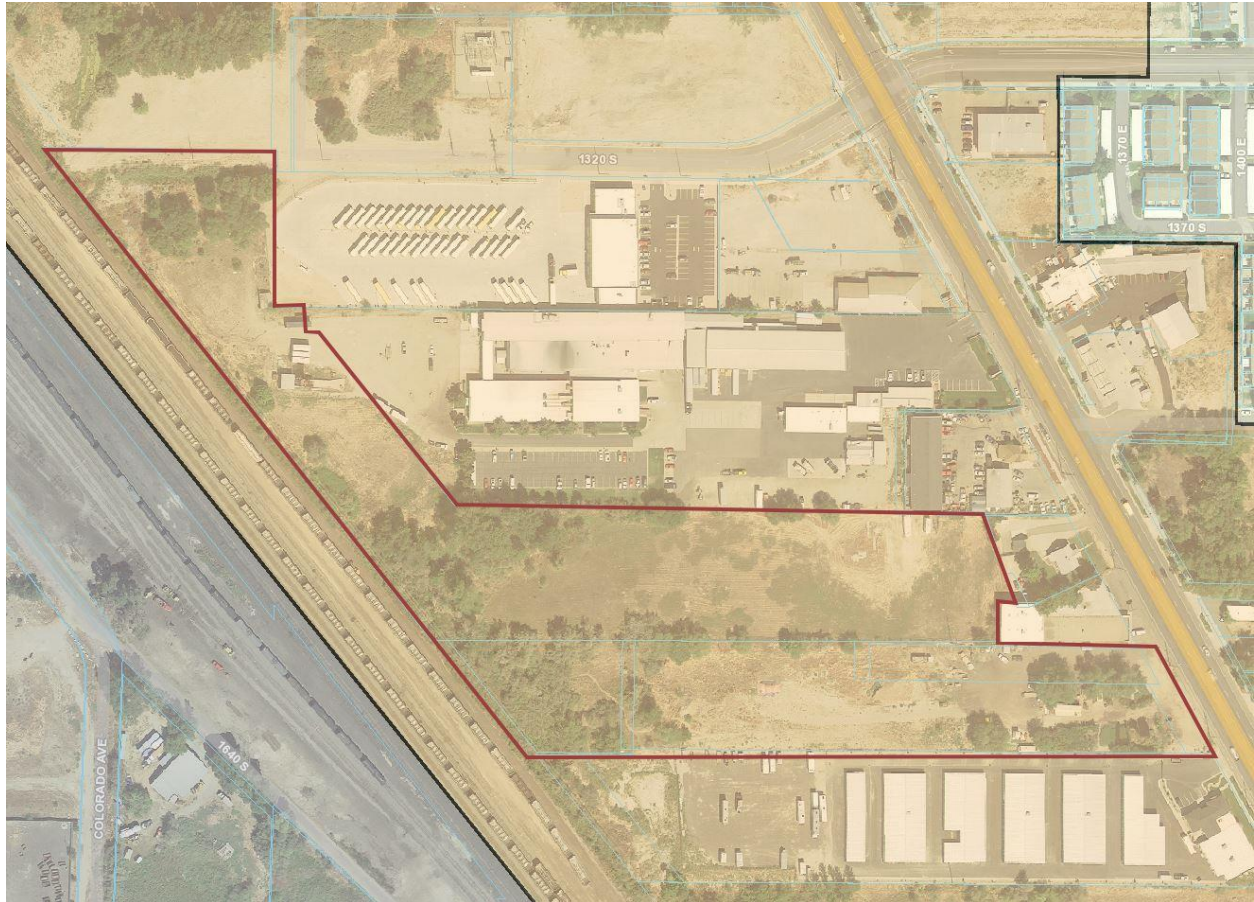
ATTACHMENTS

1. Zone Map
2. General Plan Map
3. Southeast Neighborhood Future Land Use Map
4. Concept Site Plan

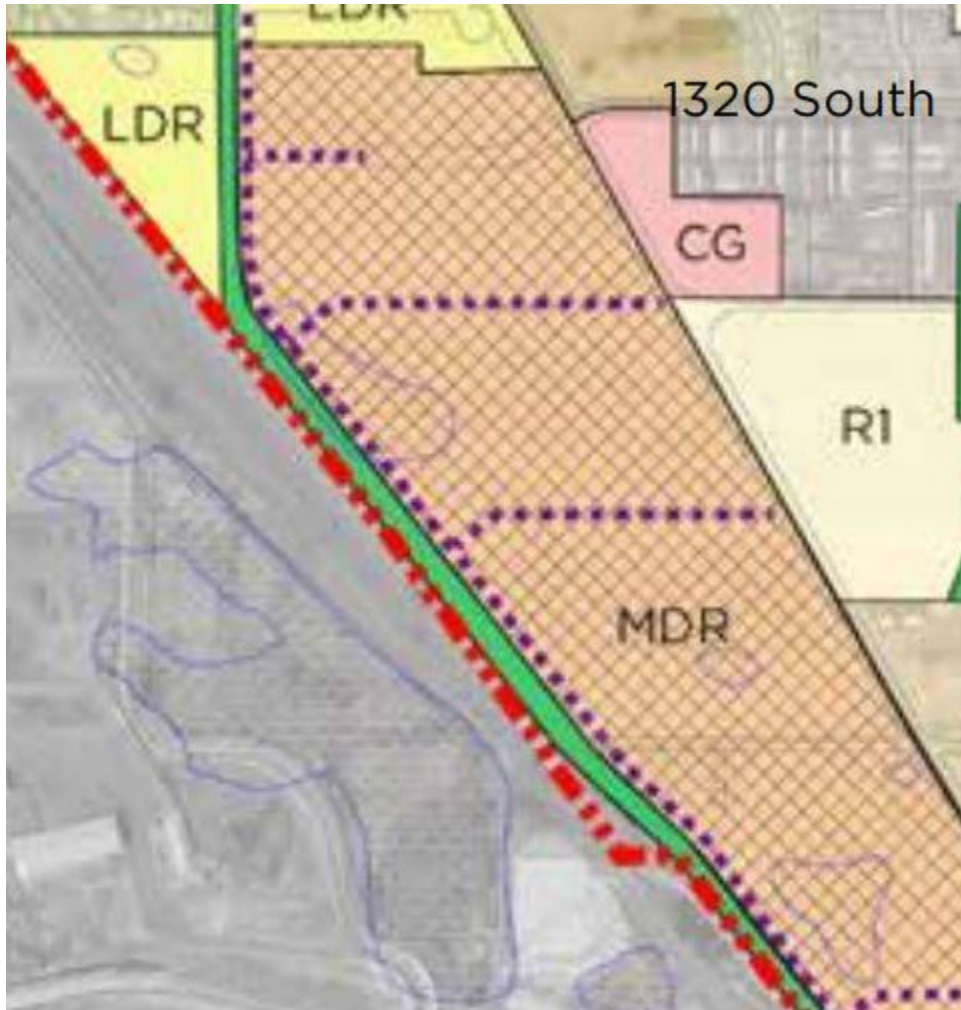
ATTACHMENT 1 – ZONE MAP



ATTACHMENT 2 – GENERAL PLAN MAP



ATTACHMENT 3 – SOUTHEAST NEIGHBORHOOD FUTURE LAND USE MAP



ATTACHMENT 4 – CONCEPT SITE PLAN

