



**Planning Commission Hearing
Staff Report
Hearing Date: October 9, 2019**

ITEM 6* McClean Properties LLC requests Ordinance Text Amendments to Section 14.50 to allow for new Project Redevelopment Option Zone to permit six additional dwelling units on the property, and to allow for a one-way drive aisle for parallel parking spaces for property located at 385 N 500 W in the Residential Conservation Zone. Dixon neighborhood. Brian Maxfield (801) 852-6429 PLOTA20180292

<p><u>Applicant:</u> Gordon McClean on behalf of McClean Properties, LLC</p> <p><u>Staff Coordinator:</u> Brian Maxfield</p> <p><u>Property Owner:</u> McClean Properties LLC <u>Parcel ID#:</u> 04:099:0007;0023; <u>Acreage:</u> 2.12 acres <u>Number of Properties:</u> 2</p> <p><u>Current General Plan Designation:</u> Commercial (C)</p> <p><u>Current Zoning:</u> RC Residential Conservation</p> <p><u>Proposed Zoning:</u> 500 West Medium Density Mixed-Use PRO Zone.</p> <p><u>*Council Action Required:</u> Yes</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain and consider additional information. <i>The next available meeting date is October 23, 2019.</i></p> <p>3. Recommend Denial of the requested rezoning. <i>This action would be consistent with a recommendation to deny the related text amendment.</i></p>	<p><u>Current Legal Use:</u> Uses allowed in the RC Residential Conservation Zone, as well as existing uses that were previously approved on the property and consisting of: A Duplex; a six-Unit Apartment Building; and a Medical Office Building with five Residential Units.</p> <p><u>Related Items:</u> Item #7: A requested rezoning of the property to the proposed PRO Zone (PLRZ20180293); Item #8: A proposed concept plan for the further development of the site (PLCP20180294).</p> <p><u>Relevant History:</u> The duplex was built in 1942; the medical office building with five residential units in 1996; and the six-unit apartment building in 1999. Although the Planning Commission did not allow an overlap in the parking between the two uses, an appeal of their decision to the Board of Adjustment resulted in an allowance of seven parking spaces to be jointly counted.</p> <p><u>Neighborhood Issues:</u> This item was discussed at least two previous neighborhood meetings. At the first, the discussion centered on wanting to preserve the duplex along 400 North as it would maintain the desired look and feel of the neighborhood. Some concerns were also expressed with how to site the new building to have the least amount of impact on adjoining properties.</p> <p><u>Staff Recommendation:</u> Staff recommends the Planning Commission approve the proposed 500 West Medium-Density Mixed-Use Zone Project Redevelopment Option Zone as attached in Exhibit "A."</p>
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OVERVIEW

This request for an ordinance amendment consists of two parts. The first is the request to adopt the proposed 500 West Medium-Density Mixed-Use PRO Zone. The principle intention of the proposed PRO zone is to allow a higher number of shared parking spaces between the two major uses (residential and office) in order to facilitate the development of an additional six-unit apartment building on the site. The proposed zone also attempts to restrict the types of uses that could be located on the property.

The second request is to amend Table 14.37.100-1, to adopt minimum aisle width requirements for a one-way aisle with parallel parking spaces, as it is not currently specified in the ordinance. This amendment pertains to the site plan and is intended to allow more parking area on the site than could be realized with a wider aisle requirement. However, since the aisle width applies to the City's parking standards as a whole rather than just for the proposed PRO Zone, staff has determined this particular amendment request should be made as a separate application. Therefore, staff has created that application for consideration at the October 23, 2019 Planning Commission meeting, thereby allowing it to be considered with the associated items by the Municipal Council at their scheduled meeting of October 29, 2019.

It should be noted that in Dr. McClean's application, he mentions a total of 20 residential units and indicates six units within the office building. However, the request has been amended to 19 total units, with only the five existing units within the office building.

BACKGROUND

Current development on the site includes a duplex built in 1942; a medical clinic building approved and built in 1996 (96-0020PPA), with five approved residential units in its basement; and, one six-unit apartment building constructed in 1999 (98-0054PPA). The development of the site was done under the allowances of the R4 zone, prior to the property being rezoned in 2002 to the RC Residential Conservation Zone. The listed purpose and intent of the R4 High Multiple Zone is stated as:

... to provide an area of suitable environment for single and family living in an area characterized by high density apartments and professional office uses. In general, this zone will be situated in or near the central area of the City and in areas where there is a substantial demand for multiple dwelling units as indicated in the General Plan. Said zone should be established in areas where street and utility systems are adequate to accommodate the permitted density. Representative of the uses of this zone are one-family dwellings; duplexes; rooming houses; apartments; batching apartments; offices for doctors, dentists, accountants, and other similar professions; parks; playgrounds; and compatible institutional uses.

The listed purpose and intent of the proposed PRO Zone is stated as:

14.50().010 Purpose and Intent

The 500 West Medium Density Mixed-Use Project Redevelopment Option (PRO) zone is a residential/ professional office mixed-use development zone. The standards set forth herein are intended to encourage desirable infill development on certain portions of land along 500 West. It is intended to provide for sites with existing development to be enhanced through the allowance for additional, appropriate, and compatible development to occur without requiring the complete redevelopment of a site.

ANALYSIS

At the time of the approval of the medical office with the inclusion of five residential units, the required parking was listed in the staff report as 40 total spaces: four for the Duplex and 36 for the Office building (96-0020PPA). That total does not seem to include the five residential spaces since the parking requirements for the office by itself would be 36 spaces (1 space per 150 square feet = 5,300 sq.ft./150 = 35.33 required spaces. The addition of the six-unit apartment in 1999, required an additional 13.5 parking spaces to be added to the site. Added to the existing requirement for 40 spaces, the required total would have been 44 parking spaces. However, in Section 14.37.080, the Zoning Ordinance allows the consideration of Joint Use or Shared Parking by the Planning Commission.

14.37.080 General Requirements

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4) Joint Use. The Planning Commission may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under conditions specified herein.

(a) Up to fifty percent (50%) of the parking facilities required by this Code for a use considered to be a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use, provided such reciprocal parking area shall be contiguous, and the joint use of such facilities is assured by recording in the Office of the County Recorder of Utah County, Utah, of a covenant by such owner or owners of properties jointly used as prescribed by Section 14.37.110(1), Provo City Code.

....

Although the applicant requested the consideration of a shared parking allowance at that time, the Planning Commission did not allow the shared spaces as they believed the apartments could not truly be considered a night-time only use. That determination was appealed to the Board of Adjustment where that body determined there was enough difference in the peak usage times between the two uses, and to allow seven parking spaces to be considered as joint parking for both uses. With that allowance, a total of 47 parking spaces were required for the entire project. That limit to the number of shared spaces actually resulted in a reduction of four units from the number of new residential units the owner had originally requested in 1999.

With the addition of the new six-unit apartment building, an additional 13.5 parking spaces would be required for the two-bedroom units. This would bring the total residential parking requirement to 42.25 spaces and the total parking requirement to 61 spaces, although without the previous approvals, 78 spaces would have been required (42.25 residential + 35.33 office spaces). To reduce the required parking to the proposed and provided 47 spaces, the residential parking would seemingly have to share 32 of its required parking spaces with the office use, well beyond a 50 percent joint use.

However, that said, staff believes the office parking requirement could be justifiably reduced, based on the highest count of employees and clients on the site at any one time, rather than a square footage equation. Outside of the allowance being included within a PRO zone, Section 14.37.050(c) allows the Planning Commission that consideration based upon a Parking Count Justification Study. In this case, current employee staffing for the medical building is reported to be three Doctors and four to five other staff members. Patient counts are about 80 per day, or an average of from eight to ten per hour. Therefore, it would seem the actual number of parking spaces necessary for the medical office might be closer to 15 to 18 spaces rather than the 36 spaces required through the square footage basis.

With the reduced requirement for the office parking, and with an allowance for shared parking, staff believes only 14 shared parking spaces would be necessary. That would be about 23% of the 61 spaces otherwise required (42.25 residential + 18 Office). Adding the 14 shared spaces to an additional 29 spaces dedicated for residential use would result in 43 parking spaces being available for residential use. And, adding the 14 joint spaces to the four spaces realized from subtracting the required 43 residential spaces from the provided 47 parking spaces, would result in a total of 18 parking spaces available for the office use. Conceivably, all 18 office spaces could be considered as joint parking spaces, as that would only be about 30% of the otherwise required 61 spaces. That would then allow the total to be a minimum of 43 spaces, the same minimum 43 required for the residential uses.

REQUIRED FINDINGS

Section 14.02.020(1) of the Provo City Code states the following regarding amendments to the Planning and Zoning Title and to the General Plan:

“Amendments shall not be made . . . except to promote more fully the objectives and purposes of this Title and the Provo City General Plan or to correct manifest errors.”

Additionally, guidelines for consideration of an amendment are set forth in Section 14.02.020(2) of the Code and are listed below. Staff analysis is provided after the individual guidelines in **bold**.

(a) Public purpose for the amendment in question.

To allow additional mixed-use infill development, consistent with current uses and the intended future development of the area.

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

The new PRO zone would recognize the existing use of the property, while facilitating the addition of six additional affordable housing units, without creating a land use anomaly nor excessive impact to the neighboring area.

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

The new PRO zone and its allowed residential use would be compatible with the housing goals and objectives of the General Plan.

(d) Consistency of the proposed amendment with the General Plan’s “timing and sequencing” provisions on changes of use, insofar as they are articulated.

The new PRO zone would facilitate an infill development and not require the extension of new utilities or roadways. Therefore, the proposed amendment would be consistent any “timing and sequencing” provisions of the General Plan.

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

The new PRO zone would not hinder or obstruct attainment of the articulated policies of the General Plan.

(f) Adverse impacts on adjacent land owners.

The uses and residential density that would be allowed by the new PRO zone would be consistent with other uses in the area, and because of the deep

residential lots in the lower density residential uses to the west, and resulting setback of the proposed development, staff does not believe the proposed rezoning and development will cause any adverse impact to adjacent land owners.

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

The RC Zone was created in this area as a “holding zone” until the City felt comfortable with a different zoning designation and adequate design controls. The proposed zoning is consistent the original R4 zoning on the property and with the intent of the General Plan to allow higher density, and well as mixed-uses in proper locations. This portion of the Dixon neighborhood as it fronts along 500 West has been identified as one of those proper locations.

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

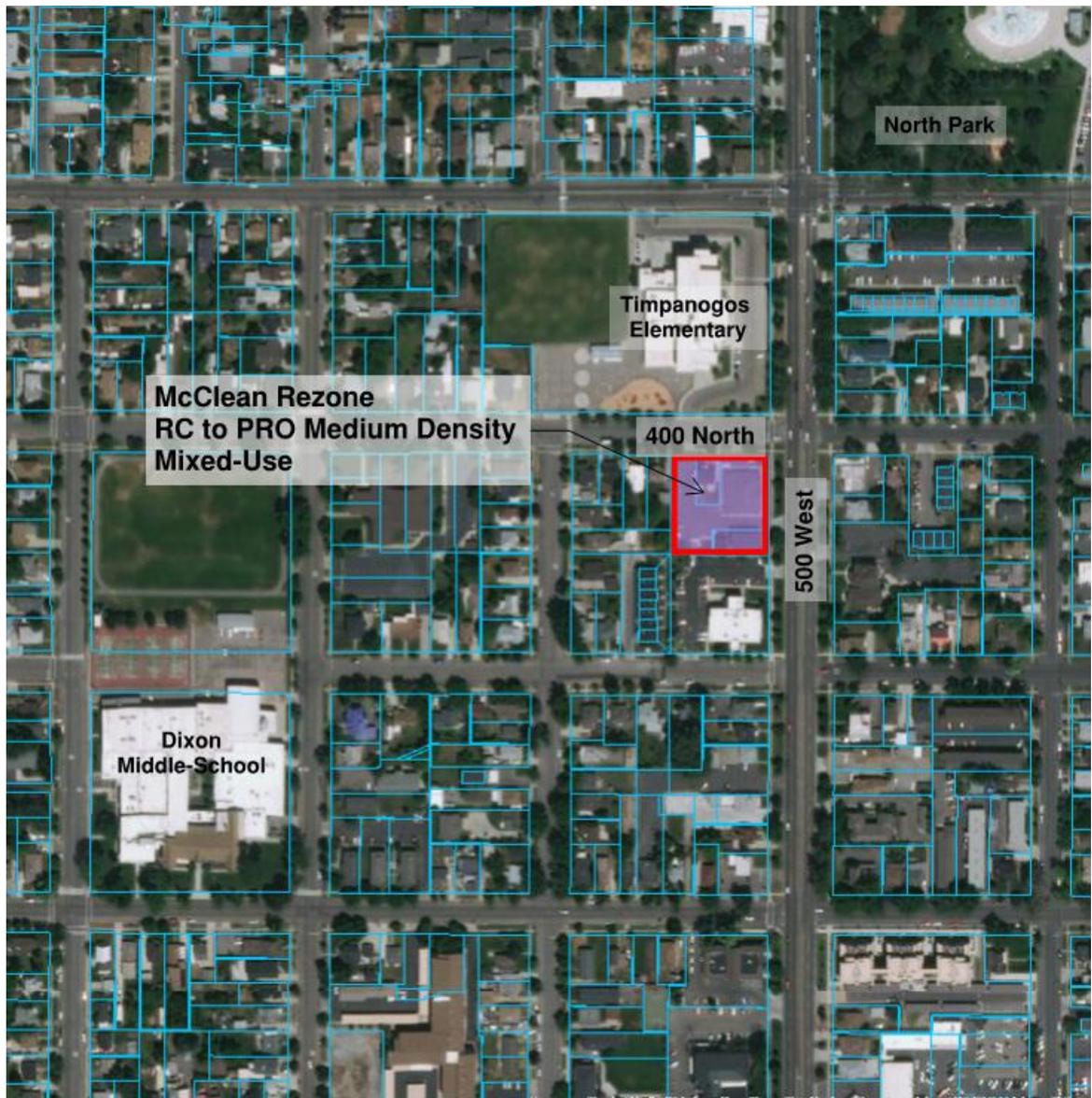
No conflict is anticipated.

CONCLUSIONS

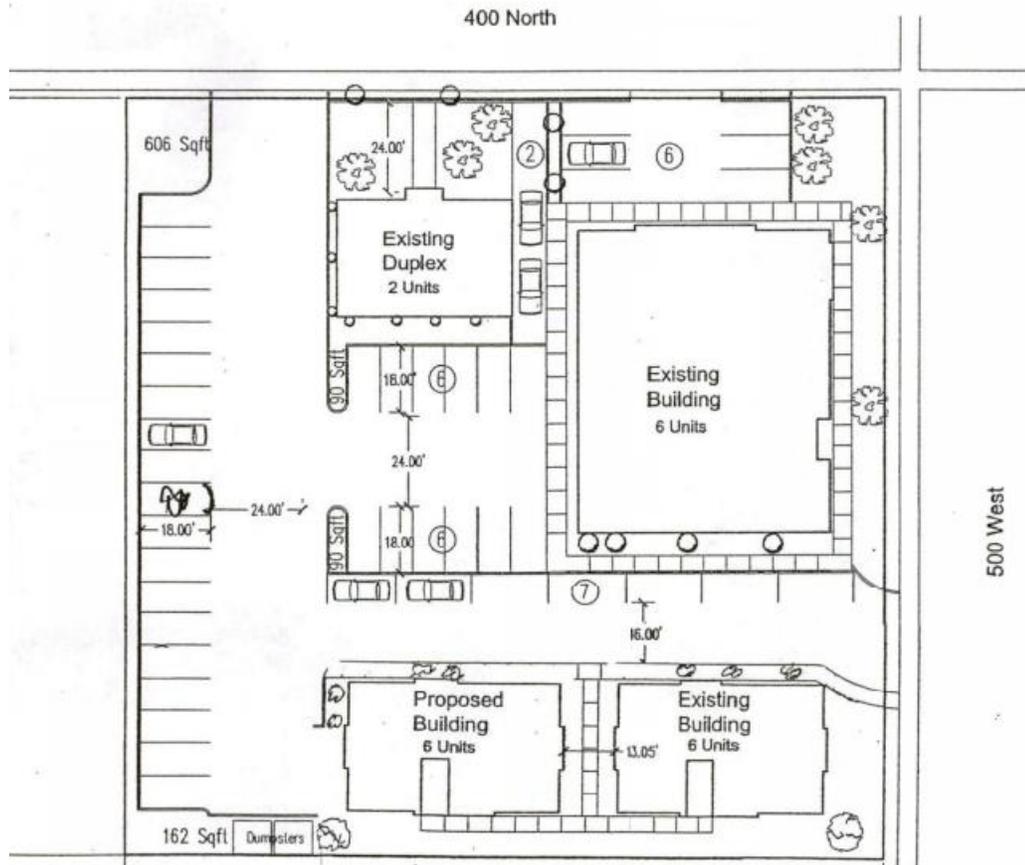
Staff believes the proposed PRO zone is appropriate for addressing the existing uses as well as the further development of the site. The main question regarding the proposed zone is related to its ability to address the required vs. necessary parking for the uses on the site, as well any adverse situation that could occur from an overlap in their use times. Staff believes that in this case, consideration of the actual parking needs and the strong allowance for shared parking in this mixed-use situation is merited. The parking need for the office could easily be based on the highest count of employees and clients on the site rather than a square footage equation. Staff also believes that the apartment use can indeed be considered as a nighttime use. Although there may be hours where the parking needs of the two may overlap, the peak hours do not. Peak hours of the office use are generally from 9am to 5 pm, while the peak need for residential parking is between 5pm and 8am.

RECOMMENDATION

Staff recommends the Planning Commission approve the proposed 500 West Medium-Density Mixed-Use Zone Project Redevelopment Option Zone as attached in Exhibit “A.”



Location of the proposed 500 West Medium-Density Mixed-Use PRO Zone



Concept Plan

Tabulations

- * Total Area = 39,640 SF or 0.91 Acre
- * Total Units = 20 Units
- * Total Parking = 46 Spaces
- * Total Landscaping = 8,354 SF
- * Total Parking Area = 14,748 SF
- * Parking Landscape required = 6% x 14,748 = 885 SF
- * Parking Landscape provided = 948 SF

McClellan Development Site Plan (Concept)
 (Please note that the amended request is for a total of 19 units, with only 5 units in the existing Office Building)

EXHIBIT "A"

Chapter 14.50()

500 West Medium Density Mixed-Use Project Redevelopment Option Zone.

- 14.50(2).010. Purpose and Intent.
- 14.50(2).020. Compliance with Titles 14 and 15 Required.
- 14.50(2).030. Permitted Uses.
- 14.50(2).040. Single Ownership and Control.
- 14.50(2).050. Legal Nonconforming Structures and Setbacks.
- 14.50(2).060. Lot Frontage.
- 14.50(2).070. Residential Density.
- 14.50(2).080. Yard Requirements.
- 14.50(2).090. Projection into Yards.
- 14.50(2).100. Building Height.
- 14.50(2).110. Distance Between Buildings.
- 14.50(2).120. Permissible Site Coverage.
- 14.50(2).130. Parking, Loading and Access.
- 14.50(2).140. Project Plan Approval/Design Review.
- 14.50(2).150. Fencing Standards.
- 14.50(2).160. Notice of Parking and Occupancy Restrictions.

14.50(2).010. Purpose and Intent.

The 500 West Medium Density Mixed-Use Project Redevelopment Option (PRO) zone is a residential/professional office mixed-use development zone. The standards set forth herein are intended to encourage desirable infill development on certain portions of land along 500 West. It is intended to provide for sites with existing development to be enhanced through the allowance for additional, appropriate, and compatible development to occur without requiring the complete redevelopment of a site.

14.50(2).020. Compliance with Titles 14 and 15 Required.

In addition to the PRO development standards contained in this Chapter, areas zoned to the 500 West Medium Density Mixed-Use PRO zone shall comply with the development requirements in Titles 14 and 15, Provo City Code, which have not been specifically addressed within this Chapter.

14.50(2).030. Permitted Uses.

(1) Those uses or categories of uses as listed herein, and no others, are permitted in the 500 West Medium Density Mixed-Use PRO zone.

(2) All uses listed herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Commission. Specific uses are identified by a four (4) digit number in the which all digits are whole numbers. Classes or grouping of such uses permitted in the zone are identified by a four (4) digit number in which the last one (1) or two (2) digits are zeros.

(3) All such categories listed herein and all specific uses contained within them in the Standard Land use Code shall be permitted in the 500 West Medium Density Mixed-Use PRO zone, subject to the

44 limitations set forth in this Chapter. All professional or medical office uses are permitted only on the ground
45 floor.

46 (4) Permitted Principal Uses. The following principal uses and structures, are permitted in the 500 West
47 Medium Density Mixed-Use PRO zone:

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Use No. Use Classification

- 1121 Duplex
- 1131 Multiple family dwelling containing three or four family residences
- 1143 Apartment containing professional or medical offices, but no batching singles units
- 1150 Apartments, but no batching singles units
- 6511 Physician's offices
- 6512 Dental offices
- 6521 Legal services
- 6530 Engineering, Architectural and Planning Services not requiring on-site fleet parking
- 6590 Professional services, NEC
- 6296 Therapeutic massage
- 6815 Day nursery, child care center

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50 (5) Permitted Accessory Uses. Accessory uses and structures are permitted in the 500 West Medium
51 Density Mixed-Use PRO zone, provided they are incidental to and do not substantially alter the character of
52 the permitted principal use of structure. Such permitted accessory uses and structures include, but are not
53 limited to, the following:

54 (a) Accessory buildings such as garages, carports, green houses, gardening sheds, recreation rooms,
55 and similar structures which are customarily used in conjunction with, and incidental to, a
56 principal use or structure;

57 (b) Swimming pools and incidental bathhouses subject to the standards of Section 14.34.210,
58 Provo City Code.

59 (c) Household pets, provided that no more than two (2) dogs and two (2) cats six (6) months of age
60 or older shall be kept at any residence or commercial establishment at any time. Nothing herein shall
61 be construed as authorizing the keeping of any animal capable of inflicting harm or discomfort or
62 endangering the health and safety of any person or property.

63 (6) Conditional Uses. There are no Conditional Uses within the 500 West Medium Density Mixed-Use
64 PRO zone.

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66 **14.50(2).040. Single Ownership and Control.**

67 All properties included in a development within the 500 West Medium Density Mixed-Use PRO zone shall
68 be and remain in single ownership or single control in order to provide for integrated development and
69 maintenance. Individual ownership, partnerships, corporations, and other legally recognized entities are
70 acceptable.

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14.50(2).050. Legal Nonconforming Lots and Structures and Setbacks.

Any existing structure or setback may be continued with approval of the Project Plan by the Planning Commission. Any new portion of the development, including required changes to existing parking or landscaping areas shall conform to the requirements of this Chapter except where otherwise approved by the Planning Commission as part of the Project Plan Approval.

14.50(2).060. Lot Frontage.

Each lot or parcel of land in the 500 West Medium Density Mixed-Use PRO zone shall abut a public street for a minimum distance of one-hundred (100) along 500 West.

14.50(2).070. Residential Density.

Residential Density is limited to no more than thirty (30) units per acre, gross density.

14.50(2).080. Yard Requirements.

The following minimum yard requirements shall apply in the 500 West Medium Density Mixed-Use PRO zone:

- (1) Front Yard: Twenty (20) feet behind the property line, with all yards fronting a public street considered a front yard.
- (2) Side Yard: Ten (10) feet from the property line.
- (3) Rear Yard: Ten (10) feet from the property line or one (1) foot for each two (2) feet of building height, whichever distance is greater.

14.50(2).090. Projections into Yards.

- (1) The following structures may be erected on or project into any required yard:
 - (a) Fences and walls in conformance with the Provo City Code and other City codes and ordinances.
 - (b) Landscape elements including trees, shrubs, agricultural crops, and other plants.
 - (c) Necessary appurtenances for utility service.
- (2) The structures listed below may project into a minimum front or rear yard not more than six (6) feet, and into a minimum side yard not more than two (2) feet:
 - (a) Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.
 - (b) Fireplace structures and bays, provided they are not wider than eight (8) feet and, are generally parallel to the wall of which they are a part.
 - (c) Stairways, balconies, door stoops, fire escapes, awnings, and planter boxes or masonry planters.

14.50(2).100. Building Height.

Each lot or parcel of land in the 500 West Medium Density Mixed-Use PRO zone shall have a maximum height of fifty-five (55) feet. Chimneys, flagpoles, or similar structures not used for human occupancy shall be excluded in determining height. Accessory buildings shall not exceed twenty (20) feet in height

14.50(2).110. Distance Between Buildings.

The minimum distance between any buildings on a lot or parcel shall be as allowed by the International Building Code.

14.50(2).120. Permissible Site Coverage.

116 In the 500 West Medium Density Mixed-Use PRO zone all building and structures shall not cover an area of
117 more than sixty percent (60%) of the site upon which they are placed.

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119 **14.50(2).130. Parking, Loading, and Access.**

120 Each lot or parcel in the 500 West Medium Density Mixed-Use PRO zone shall have, on the
121 same lot or parcel or adjacent lot or parcel located in the same zone, automobile parking sufficient to comply
122 with the following requirements:

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(a) Residential:

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(i) One-bedroom Units: 1.75 spaces per unit.

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(ii) Two-bedroom Units: 2 spaces per unit.

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(iii) Visitor parking: 0.25 spaces per unit.

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(b) Professional and Medical office: Because of the ability to share parking spaces between the
128 residential and office uses, the professional and medical office building does not require any additional
129 parking spaces to be provided, however no on-site parking for fleet vehicles shall be permitted during
130 non-business hours.

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132 **14.50(2).140. Project Plan Approval/Design Review.**

133 See Sections 14.040A.020 and 14.34.280, Provo City Code. In addition, the following specific design
134 standards shall apply to all development in the Medium Density Mixed-Use PRO zone:

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(1) General building requirements.

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(a) The design of development within the Medium Density Mixed-Use PRO zone shall include
137 common themes and styles in building designs to those already existing on the site. Any buildings or
138 structures deemed by the Community Development Director to not match the theme or style of those
139 existing buildings on the site, will require a review by the Provo City Design Review Committee (DRC)
140 and approval by the Planning Commission.

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(b) Building forms and landscape materials shall be harmonious with the existing context and natural
142 landscape features.

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(c) No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an
144 open area. Storage of commercial goods or materials shall be prohibited. Containers for trash storage of a
145 size, type and quantity approved by the City shall be screened by a sight obscuring fence and maintained
146 in an appropriate location (See Section 14.34.080, Provo City Code).

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(d) Light fixtures shall be provided at each building entrance.

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(2) General site requirements.

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(a) All yard areas except those portions devoted to driveways, buildings, or parking, shall be
150 designed with suitable landscaping of plants, shrubs, trees, grass, and similar landscaping materials.

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(b) Streetscapes along 500 West and 400 North shall be maintained in a manner consistent with that
152 of other properties along those streets.

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(c) Parking areas shall be landscaped in accordance with a landscaping plan approved as part of a
154 project plan approval.

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(d) Interior sidewalks adjacent to buildings shall have a minimum dimension of six (6) feet.

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(e) Outdoor lighting plans shall conform to all regulations set forth in Chapter 15.21,

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Provo City Code.

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159 **14.50(2).150. Fencing Standards.**

160 Structural fences six (6) feet or less in height shall not require a building permit. Structural fences over six
161 (6) feet in height shall require a building permit from the Building Inspection Division. A structural or

162 vegetative fence shall not create a sight distance hazard to vehicular or pedestrian traffic as determined by the
163 Provo City Traffic Engineer.

164 (a) No fencing is allowed in the front yard areas.

165 (b) Solid, sight obscuring fences or walls and non-sight obscuring fences may be built to a maximum
166 height of six (6) feet in a side yard or in the rear yard of the development, unless otherwise approved
167 by the Planning Commission.

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169 **14.50(2).160. Notice of Parking and Occupancy Restrictions.**

170 (1) Prior to the issuance of a building permit for any multiple residential project over two (2) dwelling
171 units, Provo City and the developer shall enter into a contract agreeing to a determined occupancy based on a
172 given number of parking spaces.

173 (a) Such contract shall be recorded with the Utah County Recorder and shall run with the property.

174 (b) A copy of a recorded deed for the property in question shall also be submitted prior to the
175 issuance of a building permit which indicates the maximum allowable occupancy as a deed restriction.

176 (i) Attached to the deed shall be a document that separately lists the occupancy according to
177 Provo City Code, the previously mentioned deed restrictions, and any other use restrictions
178 pertaining to parking and occupancy such as restrictions of use as noted
179 in condominium documents.

180 (ii) This document shall be signed, dated and notarized indicating that the owner acknowledges
181 and agrees to all restrictions and regulations stated on the deed and attachments.

182 (2) Prior to the issuance of a certificate of occupancy for new multiple residential dwellings units a
183 permanent notice shall be placed on the electrical box within each unit indicating the maximum allowable
184 occupancy of each unit based on the approved occupancy consistent with the recorded parking and
185 occupancy contract. This notice shall set forth on a six inch by six inch (6" X 6") metal or plastic plate that is
186 permanently attached to the electrical box with minimum one-half (1/2) inch engraved letters.

187 (3) Upon submittal of the foregoing documents, any violation to the restrictions and regulations noted
188 therein shall be a misdemeanor offense subject to criminal action as provided in Section 1.03.010,
189 Provo City Code.

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191 END

EXHIBIT "B"

The following are key sections in the Agreement for Shared Parking recorded on May 4, 1999 for the McClean site:

SECTION 1. Owners agree to limit occupancy of the six apartment units proposed to be constructed on the subject property to a "family" as defined by Chapter 14.06, Provo City Code. No batching singles (in excess of three singles per housing unit) will be allowed.

SECTION 2. Owners agree that the number of vehicles, including recreational vehicles, parked on the subject property by residential occupants, shall not exceed the total number of parking spaces available on the subject property after subtracting the number of parking spaces required for the office use and adding the agreed seven shared spaces. Owners will assist City in ensuring compliance with this Section by providing, at City's request, a list of all residential occupants' names and vehicle license numbers.

SECTION 3. Owners agree that, if a parking problem occurs in the future, as reasonably determined by City, Owners will restrict, by private contract with tenants, the number of cars allowed for the apartments. A recorded parking contract between City and Owners and the Owner's heirs and assigns would also be required.

SECTION 4. Owners agree and recognizes that any new business(es) that may locate in the office building in the future must be similar or less in intensity of use or City may require additional off street parking to serve the more intense use in accordance with Chapter 14.37, Provo City Code. Should more intense usage occur, the shared parking may need to be relinquished or additional restrictions placed on the number of vehicles allowed for residential occupants of the property.