

Provo City Planning Commission
Report of Action

October 22, 2025

***ITEM 3** James Chapman requests a Zone Map Amendment from the FC3 (Freeway Commercial Three) Zone to the LDR (Low Density Residential) Zone for 12.56 acres of land in order to develop a 150-unit townhome community, located approximately at 1870 S 500 W. Lakewood Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250142

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 22, 2025:

RECOMMENDED APPROVAL WITH CONDITIONS

On a vote of 5:2, the Planning Commission recommended that the Municipal Council approve the above noted application with conditions.

Recommended Conditions of Approval:

1. That the Walmart project begins construction prior to signing the ordinance for this amendment.

Motion By: Jon Lyons

Second By: Matt Wheelwright

Votes in Favor of Motion: Jon Lyons, Melissa Kendall, Jonathon Hill, Joel Temple, Matt Wheelwright

Votes Against the Motion: Lisa Jensen, Anne Allen

Jonathon Hill 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.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the LDR Zone is described in the attached Exhibit A.

RELATED ACTIONS

The Planning Commission recommended approval on the related general plan map amendment (PLGPA20250141) and approved the related Project Plan application (PLPPA20250143) with conditions at the October 22, 2025 meeting (items 2 & 4).

DEVELOPMENT AGREEMENT

- Applies, referred applicant to City Attorney.

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 gave an overview of the report and reasons for the recommendation and answered Planning Commission questions regarding progress of Walmart on the property, details of the townhome site plan, and the remaining commercial pads south of the townhomes.

CITY DEPARTMENTAL ISSUES

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 5/7/2025.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was present and addressed the Planning Commission during the public hearing.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following: The staff report includes all concerns raised by the public.

- Brooke Lawrence gave feedback from the Neighborhood Meeting and other discussions had with neighbors that are concerned about the whole development being rentals, the number of units, and when a traffic signal would be installed at 500 West and 1870 South. She indicated that there was some support for the townhomes and the north trail.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jamie Chapman gave an overview of his company, past work, and this current proposal; listing the benefits it would bring to the city (improved infrastructure, variety of housing, and quality of life). He also detailed parking plans and management under the HOA. Mr. Chapman also indicated that the amenities will be private and does not yet know what the rental rates will be. He also described the design justifications and future commercial space connections.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The majority of the Planning Commission thought the proposal could provide a good buffer from Walmart and appreciated the layout and amenities of the project plan.
- Joel Temple questioned if parking could be shared between Walmart and the townhomes to reduce the amount of asphalt, staff responded that they would have to be on the same parcel. Joel also shared his strong desire for residential units to be at least 300 feet from the Walmart fuel station.
- Anne Allen asked if a continuance should be made to allow the Walmart to proceed first. Commissioners were more comfortable with the recommended conditions in the staff report.
- Jon Lyon wondered if these units would take away demand from other projects in the city. He indicated that this property would be better suited for commercial users.
- The Commission and staff discussed the demand for this type of residential use, identifying these rental units are across from Osprey townhomes, which are all for-sale units.
- Lisa Jensen liked the plan but felt that the proposal is giving up too much commercial land and asked the applicant if that could be cut back, to which the applicant confirmed that the layout proposed is what they are comfortable with.
- The Commission discussed the proposed trail and anticipated connections and hoped that it can connect with established trails/sidewalks. Staff indicated that primary east-west connection would be the sidewalk on Lakeview Pkwy.
- Commissioners discussed buffers of the proposal versus buffers required by the FC3 Zone, and what the best use of the space is for the city.
- Lisa Jensen gave the other commissioners a brief history of the changes on the subject property and discussed with staff what other remaining sites along Lakeview Pkwy could provide commercial uses.
- There was a lot of discussion around percentage of for-sale units that should be offered, in the end the Commission decided to defer that to the City Council to be captured in the development agreement.
- The Commission conducted a straw poll on which Commissioners have a concern about the for-sale units, and which have concerns about losing the commercial designations. Anne Allen indicated concerns on both factors, while Lisa Jensen indicated concern only on losing the commercial designations.



Planning Commission Chair



Director of Development Services

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.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Commencing at a point located South 2883.88 feet and West 428.55 feet from the North quarter corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian: thence North 70°00'00" East along Lakewood Subdivision 1423.25 feet; thence North 87°33'54" East along Lakewood Subdivision 12.51 feet; thence South 21°43'34" East 71.72 feet; thence South 76°22'47" East 18.42 feet; thence South 41°01'59" East 60.00 feet; thence South 70°00'00" West 91.88 feet; thence along the arc of a 65.00 foot radius curve to the left 65.99 feet (chord bears South 40°55'03" West 63.19 feet); thence along the arc of a 25.00 foot radius curve to the right 25.38 feet (chord bears South 40°55'03" West 24.30 feet); thence South 70°00'00" West 717.14 feet; thence South 20°00'00" East 429.38 feet; thence South 70°00'00" West 59.57 feet; thence along the arc of a 196.00 foot radius curve to the left 120.73 feet (chord bears South 52°21'12" West 118.83 feet); thence along the arc of a 170.00 foot radius curve to the right 165.89 feet (chord bears South 62°39'42" West 159.38 feet); thence North 89°23'00" West 375.24 feet more or less to the easterly boundary of 500 West Street; thence along the easterly boundary of 500 West Street the following six (6) courses: thence North 00°37'00" East 125.69 feet, along the arc of a 415.00 foot radius curve to the left 29.28 feet (chord bears North 10°56'58" West 166.41 feet), North 08°32'59" West 50.53 feet, along the arc of a 430.00 foot radius curve to the right 29.28 feet (chord bears North 31°00'52" West 29.27 feet), along the arc of a 270.00 foot radius curve to the right 156.60 feet (chord bears North 16°20'58" West 154.4142 feet, North 00°16'00" East 25.03 feet to the point of beginning.

Area = 547,177 sq.ft. or 12.56 Acres