

Provo City Planning Commission

Report of Action

October 22, 2025

ITEM 4 James Chapman requests Project Plan approval for a 150-unit townhome community in a proposed LDR (Low Density Residential) Zone, located approximately at 1870 S 500 W. Lakewood Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLPPA20250143

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

APPROVED WITH CONDITIONS

On a vote of 5:2, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. That the General Plan Amendment and Zone Map Amendment are approved by the City Council;
2. That the applicant resolves all remaining CRC comments prior to building permit application; and
3. That a subdivision plat is approved and recorded prior to building permit application.

Motion By: Joel Temple

Second By: Matt Wheelwright

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

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.

RELATED ACTIONS

The Planning Commission recommended approval with conditions on the related general plan map amendment (PLGPA20250141) and zone map amendment (PLRZ20250142) at the October 22, 2025 meeting (Items 2 & 3).

APPROVED/RECOMMENDED OCCUPANCY

*150 Total Units

*Type of occupancy approved: Family

*Standard Land Use Code 1140

APPROVED/RECOMMENDED PARKING

*344 Total parking stalls required

*395 Total parking stalls provided

*2.25 Required parking stalls per unit

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