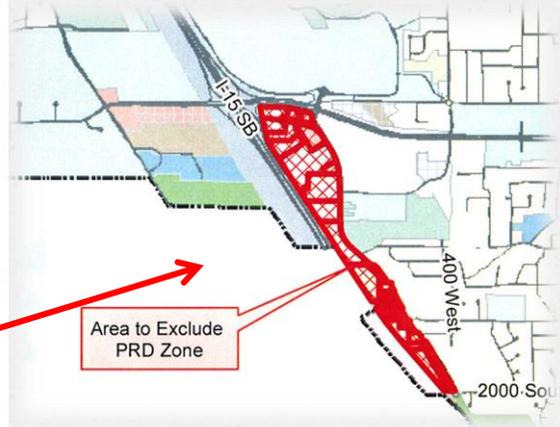


PUBLIC HEARING - Amending Article 22-7-4 of the Orem City Code as it relates to Planned Residential Development (PRD) zone requirements.

Background Information

- Currently the high density PRD zone is allowed in the areas located between 1200 West and I-15 north of Center Street and between Sandhill Road and I-15 south of University Parkway.
- The Department of Development Services proposes to amend Section 22-7-4 of the City Code to prohibit any new PRD zones in the areas outlined above.
- The City's freeway frontage is underutilized in many areas and there are opportunities for new development and redevelopment in these areas
- The purpose of the proposed amendment is to preserve these areas that are located adjacent to or near I-15 for commercial development and in particular, office development.



Proposed Changes to 22-7-4

22-7-4. Where Allowed, Types and Uses.

- A.** A Planned Residential Development, hereinafter referred to as a PRD, is a permitted use in the PRD zone and is not permitted in any other zone.
- B.** In order to preserve property adjacent to I-15 for commercial and office uses, effective April 22, 2015, the PRD zone may not be applied to any property located in the following areas:
 - a.** Between 1200 West and Interstate 15 and north of Center Street.
 - b.** Between Sandhill Road and Interstate 15 and south of University Parkway.Properties in the above areas that were zoned PRD prior to April 22, 2015 may be developed under the standards of the PRD zone as set forth in this Article 22-7.
- CB.** PRDs include single-family dwellings, twin homes, condominiums, townhouses, zero lot line developments, and apartments developed under this Article.
- DC.** Accessory apartments shall not be permitted in PRDs.

Advantages of the Proposal:

- Preserves property that has good visibility from I-15 for commercial uses that can provide jobs and stimulate the City's economy.
- Allows property that has already been zoned PRD to develop under the PRD standards in the same way as before the proposed amendment.

Disadvantages of the Proposal:

- Decreases opportunities for additional high-density residential development.

RECOMMENDATION:

The Planning Commission recommends the City Council amend, by ordinance, Article 22-7-4 of the Orem City Code pertaining to PRD zone requirements as outlined. The planning staff supports the Planning Commission recommendation.