



WELCOME HOME

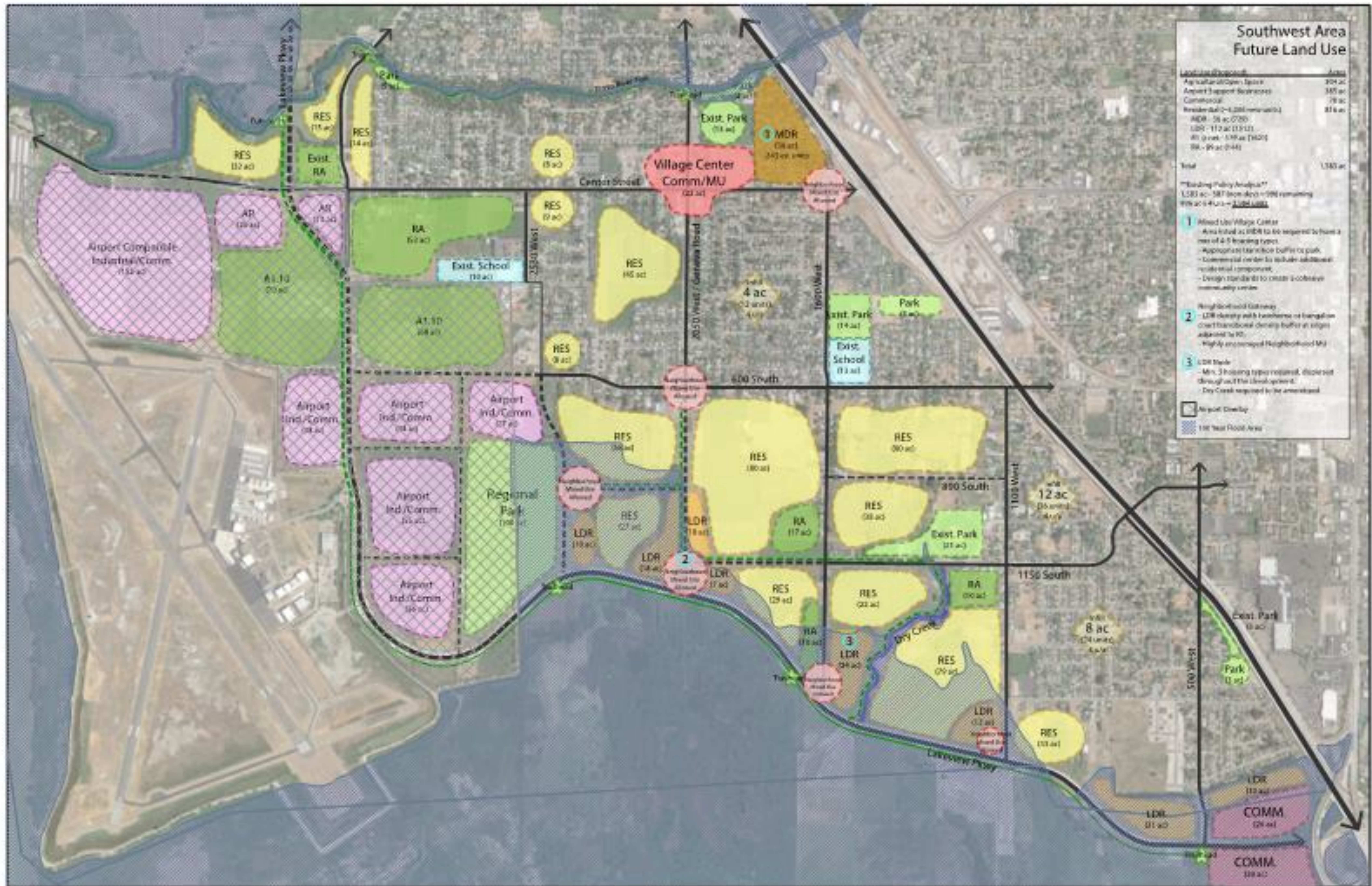
PLANNING COMMISSION

OCTOBER 10, 2018

ITEM 2*

The West Side Citizen Advisory Committee requests a General Plan amendment for adoption of a new future Land Use Map that includes Provo City lands west of the I-15 Freeway, and south of the Provo River

Lakewood, Sunset, Provo Bay and Fort Utah neighborhoods
PLGPA20180225



Southwest Area Future Land Use

Land Use Description	Area
Agricultural/Open Space	204 ac
Airport Support/Business	345 ac
Commercial	78 ac
Residential (2-4, 200+ units)	814 ac
MDR - 26 ac (700)	
LDR - 112 ac (1512)	
RD - 2 ac (100)	
RA - 2 ac (144)	
Total	1,340 ac

"Leading Edge Analysis"
 1,340 ac - 587 ac (44%) = 753 ac remaining
 753 ac (44%) = 2,196 units

- 1** Allowed Use Village Center
 Area zoned as MDR to be required to have a mix of 4-5 housing types
 - Appropriate transition buffer to park
 - Commercial center to include additional residential component
 - Design standards to create a cohesive neighborhood center
- 2** Neighborhood Gateway
 - LDR density with business or recreation
 - Create transitional density buffer at origin adjacent to RD
 - Highly encouraged Neighborhood MU
- 3** LDR Node
 - Min. 3 housing types required, dispersed throughout the development
 - Dry Creek required to be amenitized

Airport Overlay
 100 Year Flood Area

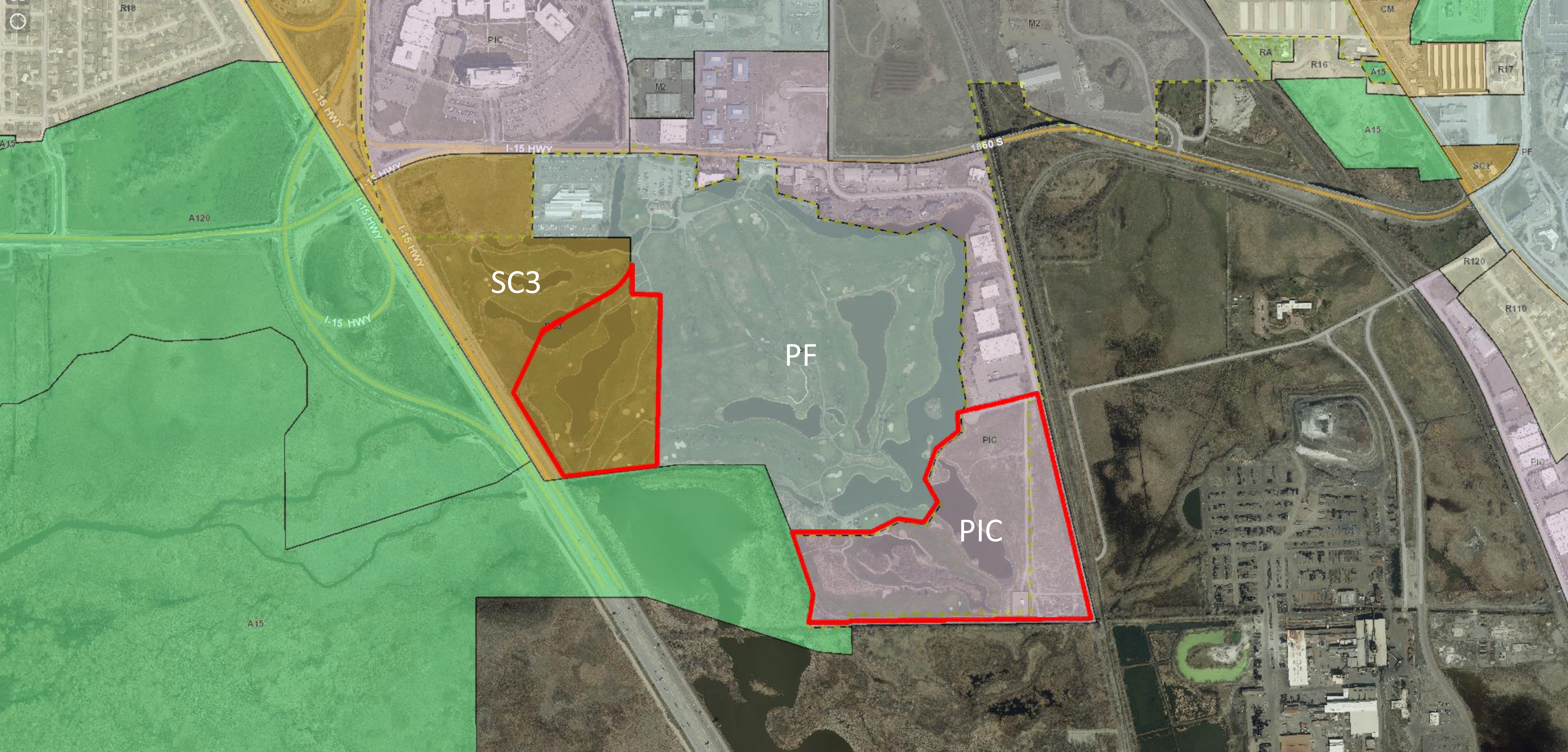
ITEM 7*

Provo Economic Development requests a rezone of portions of the East Bay Golf Course, 1860 South East Bay Boulevard, from Regional Shopping Center (SC3) and Planned Industrial Commercial (PIC) to Public Facilities (PF)

East Bay Neighborhood
PLRZ20180323



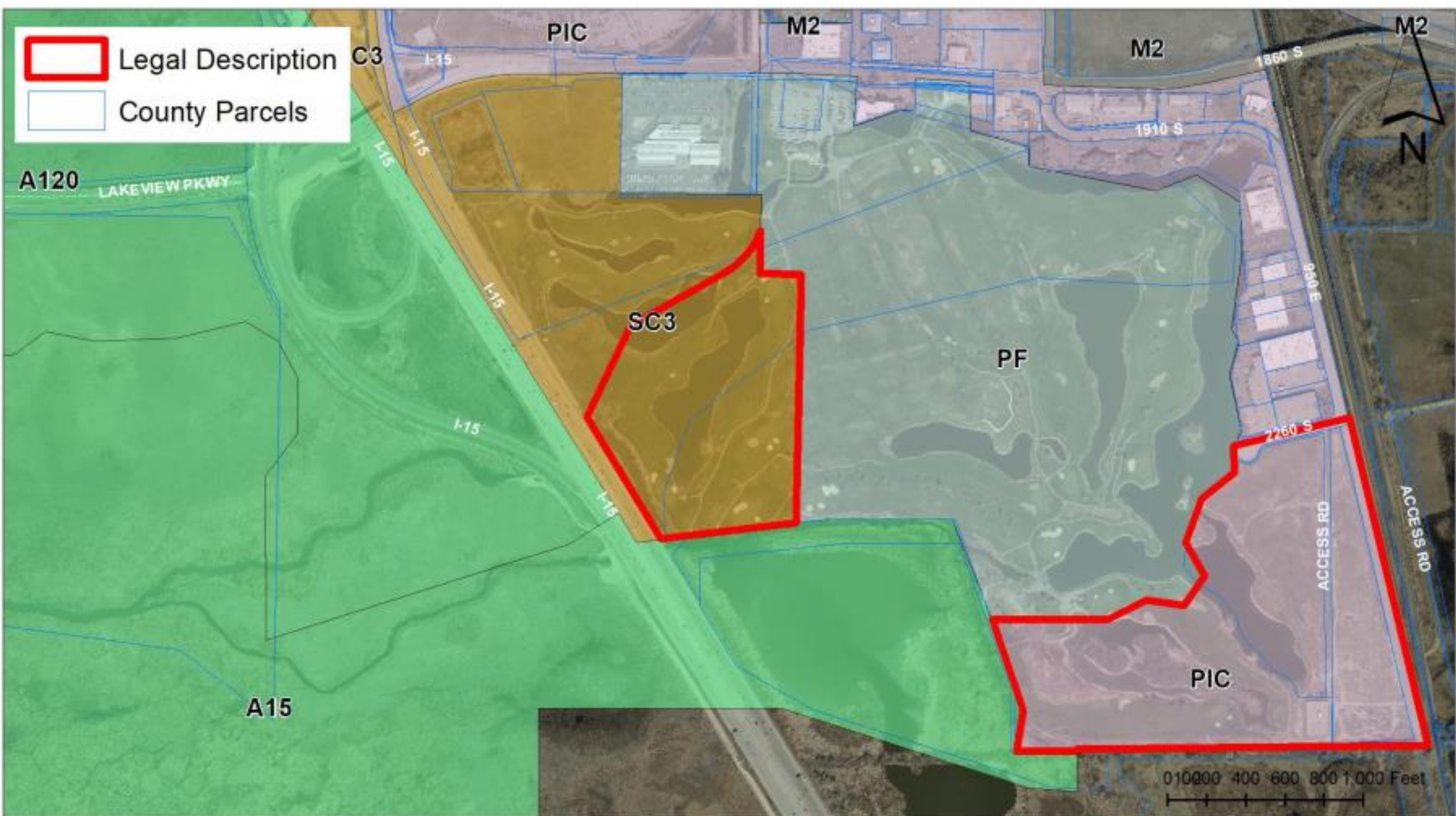
Vicinity Map



Current Zoning



General Plan



Zone Changes