Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
October 11, 2017 6:00 p.m.
Anyone interested is invited to attend.

Call to Order: Robert James, Chair

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for September 27, 2017.

Public Comments: Citizens may appear before the Planning Commission to express their views on issues within the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per person. The total time allotted to public comment is 15 minutes.

Public Hearing(s): None

Action Item(s):
Item No. 1. Rezone Recommendation: The Providence Planning Commission will consider for recommendation a proposed rezone of Parcel No. 02-096-0011; a 2.86 parcel of property located generally at 100 South 485 West, currently zoned Agricultural (AGR). The applicant is requesting Multi-Family High Density. (Discussion time approximately 10 minutes)
Item No. 2. Rezone Recommendation: The Providence Planning Commission will consider for recommendation a proposed rezone of Parcel No. 02-096-0087; a 4.47 parcel of property located generally at 75 South Gateway Drive, currently zoned Mixed-Use (MXD). The applicant is requesting Multi-Family High Density. (Discussion time approximately 10 minutes)

Study Items(s):
Item No. 1. Code Amendment: The Providence Planning Commission will discuss proposed amendments to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts by adding Section 6: Life Cycle Residential zone. (Discussion time approximately 15 minutes.)

Reports:
Staff Reports: Any items presented by Providence City Staff will be presented as informational only.
Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Agenda posted by Skarlet Bankhead October 9, 2017.

Skarlet Bankhead
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 164 North Gateway Drive, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

PROVIIDENCE CITY PLANNING COMMISSION
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
September 27, 2017 6:00 p.m.

ATTENDANCE

Chair:	R James, Chairman
Commissioners:	J Parker, R Cecil, B Fresz, R Holloway
Alternates:	R Perry, Gary Sonntag
Absent:	None

Approval of the Minutes:
Item No. 1. The Providence City Planning Commission will consider approval of the minutes for September 13, 2017.

Page 4 Line 54: Add a comment specifying that G Sonntag was inquiring about slope stability, not just slopes and grades.

Motion to approve the minutes of September 13, 2017 made by B Fresz, seconded by R Cecil.

Vote
Yea: J Parker, R Cecil, B Fresz, R Holloway, R James
Nay:
Abstained:

Public Comments: Citizens may appear before the Planning Commission to express their views on issues within the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per person. The total time allotted to public comment is 15 minutes.

No comments. Public Comments Closed.

Because it was not yet 6:15, the Planning Commission decided to move to Action Item 1.

Action Item(s):
Item No. 1. Final Plat: The Providence Planning Commission will consider for approval the final plat for Providence Highlands Subdivision Phase 4, a 12-lot residential subdivision, located at approximately 1170 South 400 East.

G Sonntag asked if the cul-de-sac on 800 East is where the road currently ends.
S Bankhead responded that the cul-de-sac is the temporary turn around, but is where the road will be extended through.
S Bankhead reported that Executive Staff has reviewed the final plat application and has it compliant with all City standards, specifications and ordinances. Executive Staff also made the developer aware concerning future phases to the East; they will need to plan for water retention that will come off the mountain. Executive Staff felt that because of where this phase is located they will not need to worry about water retention for storm water.
R Holloway asked if it is stated somewhere what the road surface needs to be.
S Bankhead responded that road conditions and specifics are not written on the plat, the developer has to comply with city standards, and the construction standards are part of city code, so the specifics don't need to be written on the plat.
R James asked if in the future, staff could add any prior conditions on the staff report, so the planning commission is aware of the conditions throughout the process, specifically preliminary through final plat.
S Bankhead agreed that staff could make those changes in the future.

Motion made to approve the Final Plat for the Providence Highlands Subdivision Phase 4, a 12-lot residential subdivision, made by R Cecil, seconded by J Parker.

Vote

Yea: **J Parker, R Cecil, B Fresz, R Holloway, R James**
Nay: **None**

J Baldwin addressed the Planning Commission to discuss the audio/visual technology updates that will be made to the Council room.

Public Hearing(s):

Hearing No. 1. 6:15: Prior to making a recommendation on a proposed rezone of Parcel NO. 02-096-0011; a 2.86 parcel of property located generally at 100 South 485 West, currently zoned Agricultural (AGR), the Planning Commission is holding a public hearing. The applicant is requesting Multi-Family High Density. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing order to offer your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting.

Kent Dunkley – Represents the owner of the property and a potential buyer of the property. The potential buyers are the Misners that live in Providence, as well as their daughter that lives close by and will be the property manager. The conceptual drawing that was provided is four less homes than what the engineer proposed; the concept plan shows 18 townhomes on the property. The property can fit 22 homes, according to the engineer, but the buyer of the property is fine with having 18 units built instead of 22. There is a deed restriction on 100 South that the road cannot go east, so he had the engineer draw a cul-de-sac, but it could be a hammer head for vehicles to turn around.
Concern was shown about emergency vehicles having problems turning around in the cul-de-sac or hammerhead. The property is split into two sections, one section being 2.71 acres and the other 0.16 acres. The concept plan only shows the larger portion of property being built on. The commission inquired what the family plans to do with that property. K Dunkley stated that the smaller portion has been assigned its own tax ID number and is now separate from the larger portion, but when the rezone application was submitted the property had not been split yet, so it was decided that if the rezone is granted the whole 2.86 property would be rezoned, not just the 2.71 acre property.

The public hearing was closed.

Hearing No.2. 6:30: Prior to making a recommendation on a proposed rezone of Parcel No. 02-096-0087; a 4.47 parcel of property located generally at 75 South Gateway Drive, currently zone Mixed-Use (MXD), the Planning Commission is holding a public hearing. The applicant is requesting Multi-Family High Density. The purposed of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting.

S Bankhead reported that she had a pre-construction meeting concerning the access drive relocation. They will be surveying the property and will be moving along with the project.

The public hearing was closed.

S Bankhead introduced the new City Attorney, Chad Woolley.

Study Item(s):

Item No.1. Code Amendment: The Providence Planning Commission will discuss proposed amendments to Providence City Code Title 10 Zoning Regulations, chapter 4 Establishment of Districts by adding Section 6: Multi-Family Medium Density Residential Zone.

S Bankhead reviewed the staff report. To help the discussion go smoothly the executive staff prepared some questions for the commission to discuss and review. The questions are:

1. What is the overall goal of the desire to integrate house types? Is it that they be scattered throughout all of Providence?

2. Should the design guidelines apply to all housing within a life-cycle housing development? Just multi-family?
   Traditionally Providence City hasn't had design standards for single family homes unless they have been part of a planned development.
3. Should a life-cycle zone be a separate entity from an ordinance regulating design guidelines?
4. Should there be caps as to the percentage of any one housing type within a life-cycle project?

B Fresz expressed that he liked where the draft is going with the design standards but he felt that a lot of detailed evaluation needs to still be done.
R Holloway suggested having the draft available to each commissioner on a Word file so they could make changes in a different color for everyone to see.
R James wanted to focus on the bigger picture of this project and work on answering the questions above. He asked what the Commissioners' thoughts were about the first question: "What is the overall goal of the desire to integrate house types? Is it that they be scattered throughout all of Providence?"
R Cecil discussed the fieldtrip the Commission and Council went on to view different housing types around the valley. He felt that small multi-family units throughout the city would be fine. Multiple commissioners agreed.
R James asked what size of lots the commission would like to see use this zone, would large lots of 20-30 acres or small lots of 1-2 acres for this zone be more preferred.
R Holloway felt that if there were better design standards for small lots, then the neighbors and the city would feel better about rezoning a property to the life cycle zone.
J Parker discussed the development he lives in, Cobblestone. It has 2 sections of townhomes that have different designs. He feels that the different styles work well as does the development.
R James asked if this new zone could be applied to smaller lots within an existing subdivision.
S Bankhead said that potentially this zone could be integrated within existing subdivisions. She also discussed the possibility of reviewing and changing the use chart to allow a certain percentage of multi-family units within a single family zone. The design standards would need to be finished before that change could be made.
R James asked a clarifying question, should the commission be considering integrating established neighborhoods or creating new integrated neighborhoods where this new zone could be in effect.
All commissioners agreed that both options should be considered.
R Cecil discussed the possibility of older homes needing to be demolished and having townhomes or some sort of multi-family units on the lot.
R Holloway asked a question concerning the input or protection that a homeowner would have if a multi-family unit was proposed on a lot near theirs.
R James stated that the homeowners would have the same protection they currently have, which would be a public hearing for the Planning Commission.
Councilman Baldwin discussed the possibility of multi-family units being built in among single-family homes. As an example he pointed out the Little Baldy subdivision, each lot is fairly large some being multiple acres. If the Commission decides to allow a certain percentage of multi-family units as part of the integration of this zone into single family zones, the Commission needs to think about the people that have bought land in a single family zone expecting that only single family homes will be built there.
R James brought up the protection that the City already has in place for home owners that R Holloway discussed earlier.
S Bankhead stated that people can't put all their faith in zones allowing or not allowing certain things. People will need to accommodate for change. She also discussed the downtown area of Providence. If zoning changes are not made the downtown area will continue to crumble. This zoning change could invigorate the downtown area and allow for the changes that need to be made to revitalize the downtown area.
R Holloway asked if the code was amended to allow for a multi-family unit in an existing neighborhood and someone wanted to build a multi-family unit on a lot, would the neighbors of the lot be notified.
S Bankhead stated that how the code currently reads, the neighbors of the lot would be not be notified by Providence City. If the lot was rezoned then the neighbors would have to be notified, but if the LCR (Life Cycle Residential) code amendment passes then, as long as the units design standards met Providence City's design standards, then the neighbors would not be notified of the change.
R Cecil discussed the street he grew up on in California, there were only single family homes, and then a duplex was built but you could tell it was a duplex. He felt like that could be done in Providence and everyone would be happy with it and how it looks.

R James discussed the second and third questions concerning design standards, whether or not they should be a separate document than the zone documents.
The Commission discussed that yes, the design standards for the LCR zone would need to be a separate document that could be referred to throughout City Code. They also discussed that the LCR design standards would apply to all life-cycle housing.
R James moved onto the last question concerning limiting or capping the percentage of any one housing type within a life-cycle project.
R Holloway asked for clarification concerning the different types of life-cycle housing.
R James stated that there are four kinds of housing that would be allowed within the life-cycle zone, they are: single family detached, townhome, duplex and apartments. For example, single family homes couldn't take up more than 40% of the lot area, or having a lot of high density apartments and having three homes. He felt that caps would be necessary in a zone like this; otherwise, people will take advantage of the zone.
B Fresz felt that a minimum and a maximum percentage for each type of housing should be included. He also discussed the possibility of having a conditional approval for certain types of housing in certain areas. For example if they wanted to only allow townhomes, instead of apartments on the east side of the city on the hill.
G Sonntag discussed the idea of implementing this new zone for new developments only, and not allowing this new zone to integrate within single family zones right away. That way the new zone will be received better and allowing people to get used to the idea of mixing single family and multi-family units. And then a few years down the road allowing the LCR zone to be integrated into existing developments once people are used to and comfortable with the new zone.
B Fresz asked why if so many people want multi-family dwellings, why wouldn't the City change any agriculture land to this LCR zone.
R James stated that if all agriculture land was changed to LCR, it would restrict a developer from building just single family homes.
R James reviewed the reactions that were expressed in the meeting, he felt there was a lot of support for a zone like LCR but there are some concerns as well.

Reports:

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

S Bankhead – The Oktoberkraut Parade is on October 7th at 10 am. How many of the Commissioners would like to be in the parade? She needs to know how many to plan for.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Motion to close meeting of September 27, 2017 made by R Cecil, seconded by J Parker.

Vote
Yea: **R Cecil, B Fresz, R Holloway, R James, J Parker**
Nay: **None**

Prepared by K Soelberg.

_____ _____

Robert James, Chair Skarlet Bankhead, City Recorder

PROVIDENCE CITY Staff Report Planning Commission Meeting Date: October 11, 2017		
Request: Rezone property located at approximately 100 South 485 West to Multi-Family High.		
Item Type: Rezone	**Applicant:** Campbell Family	**Agent**: Kent Dunkley
Prepared by: Shari Phippen	**General Plan**:	**Zone**: AGR
Parcel ID #: 02-096-0089 02-096-0111	**Acres:** 3.4 (combined)	**Number of Properties:** 2 **Proposed Lots:** N/A

Staff Report Summary of Key Issues:

1. The General Plan does not presently call for this area to be zoned to multi-family high
2. Property directly across from this parcel has been approved for MFH development

Background Information: Prior to his passing, Kendrick Campbell, through Kent Dunkley, approached the City about rezoning his property from Agricultural to Multi-Family High. Mr. Campbell's family has come to the City since his passing and requested that the rezone continue to move forward.

The property is located on the SE and SW corners of the intersection of 100 South and 485 W. It is directly across the street from where Providence Gateway multi-family project will be constructed.

Although the General Plan does not anticipate the area being rezoned as multi-family high density, ESR reviewed the application and recommends that the Commission forward this on to Council with a recommendation that it be rezoned MFH.

RECOMMENDATION:

That the Planning Commission make a recommendation to the City Council that the General Plan be amended to allow for the rezoning of this property to Multi-Family High (MFH).

FINDINGS OF FACT:

1. ES used the Providence City Master Plan 2000 as revised, and also examined current and anticipated development in the immediately surrounding area, to review the application.

CONCLUSIONS OF LAW:

1.

CONDITIONS:

1. The rezone is conditional on the property being transferred from the name of Kendrick Campbell into a trust.
2. The applicant shall meet all applicable City, state and federal laws, codes, rules.

PROVIDENCE CITY LAND USE APPLICATION

164 North Gateway Drive * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Please note that each request has a checklist which specifies what information is required in order for your application to be complete and ready for processing. Please check the appropriate box for your type of application. Check only one box. Each application type requires a separate application. If you have questions, please ask.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Development Review Committee, and/or Planning Commission, and/or City Council		
Annexation	Exception to Title	(Rezone)
Code Amendment	Final Plat	Right-of-way Vacation
Concept Plan	General Plan Amendment	Site Plan
Conditional Use	Preliminary Plat	

Appeal Authority	
Appeal	Variance

***PLEASE NOTE: FILING FEES DO NOT INCLUDE PROFESSIONAL FIRM FEES.THESE WILL BE BILLED SEPARATELY.**

Applicant's Name: Kent Dunkley
Address: 285 W 100 SO, Providence
Phone(s): 435-757-6099 Fax: 435-753-8055 E-Mail: Kent.Dunkley@Century21.com

Party Responsible for Payment: Kent Dunkley
Billing Address:
Phone(s): Fax: E-Mail:

Property Owner's Name (how it appears on a legal document):
Kendrick Campbell
Address: 270 South Main, Providence
Phone(s): 435.452-1234 Fax: E-Mail:

Architect/Engineer/Surveyor's Name:
Address:
Phone(s): Fax: E-Mail:

Cache County Property Number(s): 02-096-0011
Total Acreage: 2.86 Project Name: Campbell Property
City Address of Project (if applicable):

I declare under penalty of perjury that I am the owner or authorized agent for the property which is the subject of application, and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge. I understand that filing fees do not include professional firm fees and that I will be billed separately for these.

Signature of Applicant: Kendrick Campbell Date: 7/23/17

Do not complete below this line, for office use only.

Application Fee: $100.00	Receipt Number: 97939
General Plan:	Received By: BEJR
Zone:	Date Stamp: 8/23/17

August 22 2017

Providence City Corporation
164 North Gateway Dr.
Providence Utah 84332

Re: Proposed Rezone of 02-096-0011 to Multifamily

Dear City,

This letter regards the potential buyers desire to have parcel number 02-096-0011, land owned by Kendrick Campbell rezoned to Multifamily high density. The potential buyers of the property are from Providence and have lived in Providence for over 25 years.

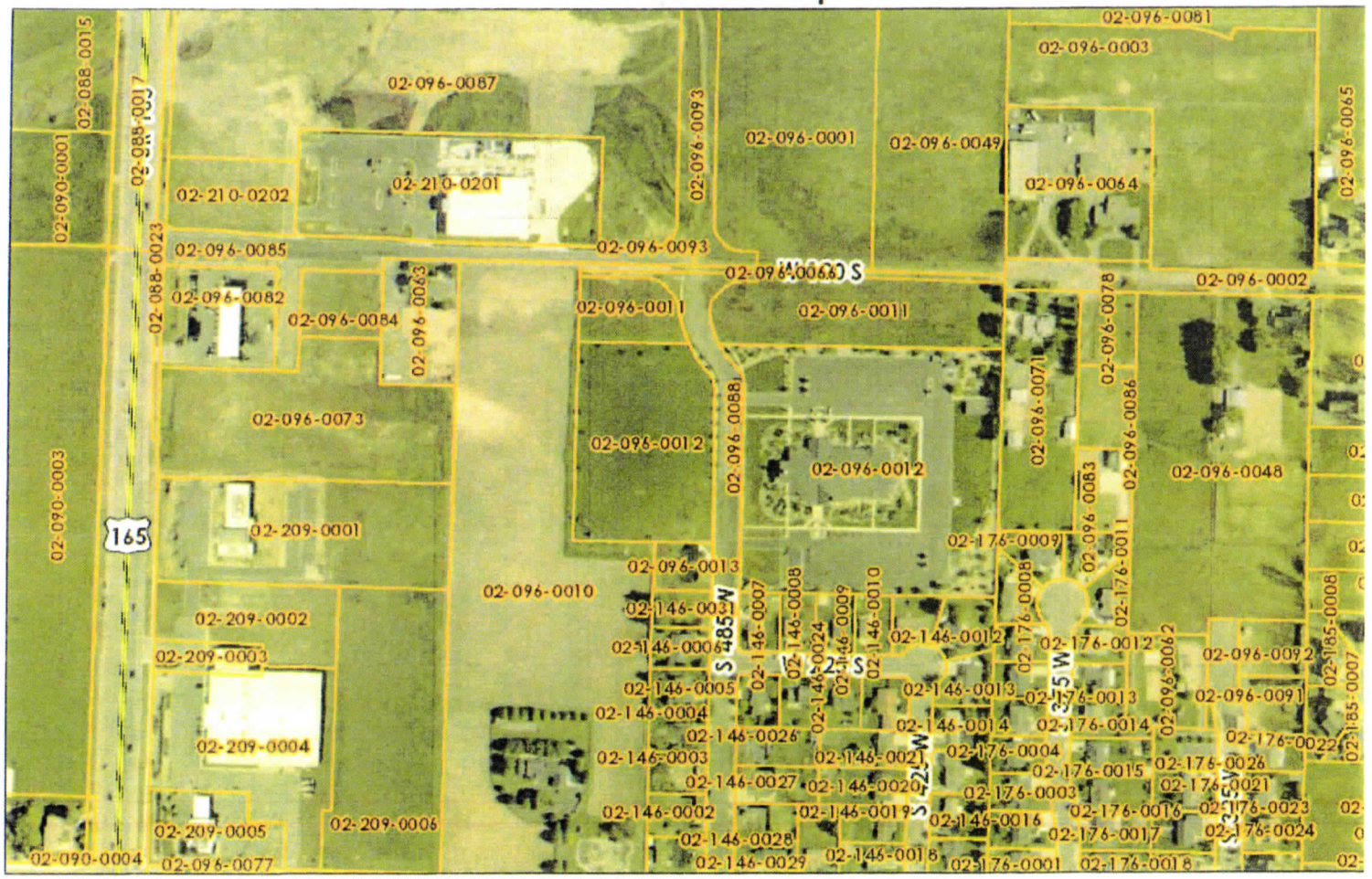
I hereby give the buyers representative Kent Dunkley the right to petition the city on the buyers behalf to apply for the rezone of the property. The rezone of the property is contingent upon the buyers purchasing the land. No rezone is to officially take place until the land has closed. The buyers purchase of the land is contingent upon the rezone being granted.

The buyers plan as presented to me, is to construct multifamily structures, townhouse style with two car garages for each living unit.

Sincerely,

Kendrick Campbell

Parcel Map



August 22, 2017

Parcel Tax ID Label

County Centerline

State Roads

County Boundary

Municipal Boundaries

Cache Parcels

1:3,545

0 0.0275 0.055

0 0.0325 0.065 0.13 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geog
USDA, USGS, AeroGRID, IGN, and the GIS User Co

PROVIDENCE CITY Staff Report Planning Commission Meeting Date: October 11, 2017		
Request: Rezone property located between 100 N and 100 S along Gateway Drive from Mixed Use (MXD) to Multi-Family High (MFH)		
Item Type: Rezone	**Applicant:** AmSource	**Agent**: Forrest Gaskill
Prepared by: Shari Phippen	**General Plan**:	**Zone**: SFT
Parcel ID #: 02-096-0087 (a portion)	**Acres:** Approx. 4.5 acres	**Number of Properties:** 1 **Proposed Lots:** 13

Staff Report Summary of Key Issues:

1. The General Plan does not presently call for this area to be zoned to multi-family high
2. Property near to this parcel has been approved for MFH development
3. This property is located behind the strip of development that includes Maceys and Dollar Tree.

Background Information:

The General Plan does not anticipate the area being rezoned as multi-family high density. There is an opportunity for the developer to incorporate a small amount of retail into the development, which would blend the development in more harmoniously with the development just East of the property.

RECOMMENDATION:

That the Planning Commission recommend to the Council that this property not be rezoned to MFH but rather, remain MDU, and that the developer be required to integrate small-scale commercial into the development.

FINDINGS OF FACT:

1. ES used the Providence City Master Plan 2000 as revised, as well as development in the surrounding area, to review the application.

CONCLUSIONS OF LAW:

CONDITIONS:

1. The applicant shall continue to meet all applicable city, state and federal laws, codes, rules.

PROVIDENCE CITY LAND USE APPLICATION

164 North Gateway Drive * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

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INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Development Review Committee, and/or Planning Commission, and/or City Council		
Annexation	Exception to Title	Rezone
Code Amendment	Final Plat	Right-of-way Vacation
Concept Plan	General Plan Amendment	Site Plan
Conditional Use	Preliminary Plat	
Appeal Authority		
Appeal		Variance

***PLEASE NOTE: FILING FEES DO NOT INCLUDE PROFESSIONAL FIRM FEES.THESE WILL BE BILLED SEPARATELY.**

Applicant's Name:	Forrest Cockill
Address:	358 S Rio Grande, Suite 200, Salt Lake City, UT 84101
Phone(s):	(801) 741-4542 Fax: (801) 532-2109 E-Mail: forrest@amsource.com

Party Responsible for Payment:	Amsource Developement
Billing Address:	358 S Rio Grande, Suite 200, Salt Lake City, UT 84101
Phone(s):	(801) 741-4542 Fax: (801) 532-2109 E-Mail: forrest@amsource.com

Property Owner's Name (how it appears on a legal document):	Amsource Providence, LLC
Address:	358 S Rio Grande Suite 200, Salt Lake City, UT 84101
Phone(s):	(801) 741-4542 Fax: (801) 532-2109 E-Mail: forrest@amsource.com

Architect/Engineer/Surveyor's Name:	Anderson Wahlen & Associates
Address:	2010 North Redwood Road, Salt Lake City, UT 84116
Phone(s):	(801) 521-8529 Fax: (801) 521-9551 E-Mail:

Cache County Property Number(s):	02-096-0087
Total Acreage:	41.47 Project Name:
City Address of Project (if applicable):	

I declare under penalty of perjury that I am the owner or authorized agent for the property which is the subject of application, and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge. I understand that filing fees do not include professional firm fees and that I will be billed separately for these.

Signature of Applicant: Date:

Do not complete below this line, for office use only.

Application Fee:	
General Plan:	
Zone:	

Receipt Number:	
Received By:	
Date Stamp:	

Amsource

358 South Rio Grande
Suite 200
Salt Lake City, Utah 84101

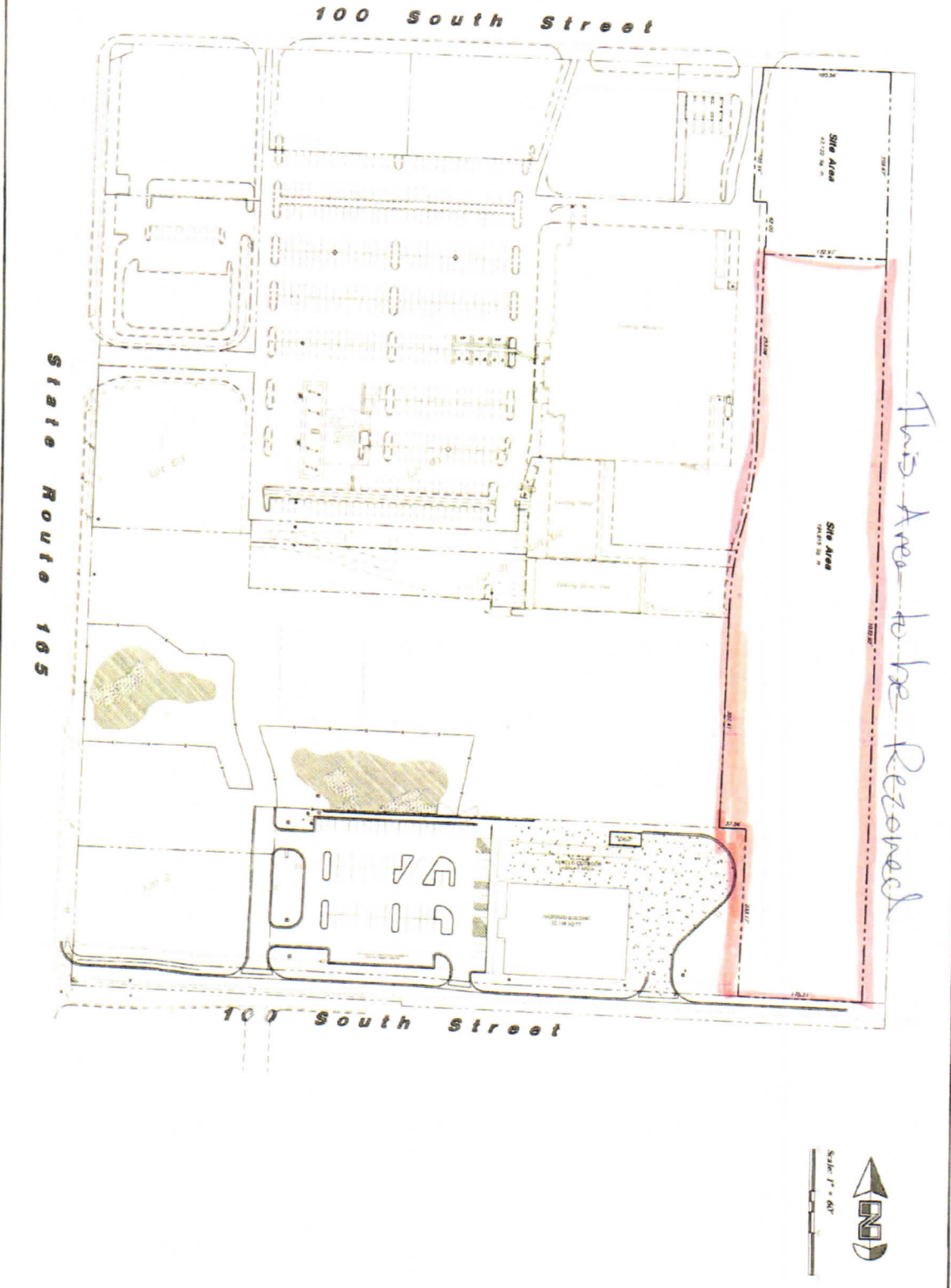
801•994•7000
801•532•2109 fax

Amsource Providence, LLC hereby grants permission for the property described in this application to be rezoned to multifamily high density as is required by the rezone application.

Signed,

David R Gaskill

Manager



EX7	11 MAY 2021	Overall Site Exhibit Alder Square 120 South State Route 165 Providence, Cache County, Utah	ANDERSON WAHLEN & ASSOCIATES	

PROVIDENCE CITY
Staff Report
Planning Commission
Meeting Date: September 27, 2017

Request: A discussion of a proposed ordinance creating a life cycle residential zone and creating design guidelines for multi-family housing

Item Type: Ordinance	**Applicant:**	**Agent**:
Prepared by: Shari Phippen	**General Plan**:	**Zone**:
Parcel ID #:	**Acres:**	**Number of Properties:** **Proposed Lots:**

Staff Report Summary of Key Issues:

Background Information:

This ordinance is a result of the Commission's request for multi-family design guidelines, and also the request for an ordinance that would encourage the development of projects containing a mix of residential uses. Staff is not making a recommendation that the ordinance be passed as is, but that it serve as a starting point for the Commission and the public to discuss these issues.

Some points to consider as the ordinance is discussed and reviewed:

- What is the overall goal of the desire to integrate housing types? Is it that they be scattered throughout all of Providence?
- Should the design guidelines apply to all housing within a life-cycle housing development? Just multi-family?
- Should a life-cycle zone be a separate entity from an ordinance regulating design guidelines?
- Should there be caps as to the percentage of any one housing type within a life-cycle project?

There may be other points to consider that come as a result of the Commission's discussion, but these will hopefully stir productive conversation.

RECOMMENDATION:
That the Planning Commission continue its study of the ordinance and surrounding issues.

FINDINGS OF FACT: None at this time

CONCLUSIONS OF LAW: None at this time

CONDITIONS: None at this time

Life Cycle Residential Zone

I. Purpose and Intent
II. Compliance With Standards
III. Zone Description/Location
IV. Permitted Uses
V. Lot Regulations
VI. Development Standards

I. **Purpose and Intent.** It is the intent of this zone to guide development in accordance with the following goals:

A. Provide attractively landscaped neighborhoods with a mix of single-family, two-family and multi-family residential lots, structures, and associated uses.

B. Provide an integrated design for the development of residential uses to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified by this chapter.

C. Maintain a residential character compatible with surrounding traditional single-family neighborhoods.

D. This chapter provides enabling authority and standards for the review, and approval of applications for Life Cycle Residential (LCR) developments. The intent of this ordinance is to provide an alternative to traditional subdivision design by encouraging innovation and offering flexibility in the design of residential developments, which will result in the enjoyment and benefit of the citizens of Providence, both current and future.

II. **Compliance With Standards.** Substantial compliance with the zone regulations and other provisions of this title in requiring adequate standards related to the public health, safety and general welfare shall be observed, without unduly inhibiting the advantages of large scale site planning for residential and related purposes.

III. **Zone Location.** The LCR is intended to be located in many areas throughout Providence. An LCR is a rezone.

IV. **Permitted Uses**

A. Single-family detached residential housing
B. Single-family duplex housing
C. Single-family attached townhomes
D. Residential Care facilities for 8 persons or less
E. Apartments

V. **Lot Regulations**

Minimum Density	4 units per acre
Maximum Density	12 units per acre
Minimum Lot Area	
• Single Family Detached	5,000 sq ft
• Single Family Attached (Townhome)	1,800 sq ft
• Duplex	7,500 sq ft
• Apartments	1,500 sq ft per unit
Minimum Lot Width	
• Single Family Detached	50 feet
• Single Family Attached (access via alley)	30 feet
• Single Family Attached (access via street)	20 feet
• Duplex	40 feet
• Apartments	20 feet per unit
Setbacks (for all housing types)	
• Front Yard	20 feet minimum/35 feet maximum
• Rear Yard	10 feet
• Side Yard[1]	10 feet
• Corner Lot	20 feet on side adjacent to street
Maximum Structure Height	
• Single Family and Duplex	30 feet
• Townhome/Apartments	40 feet
Maximum Lot Coverage (Single Family/Duplex)	75 percent of the buildable area of the lot
Off-Street Parking (not including garage parking)	
• Single Family Detached	2 per dwelling unit
• Single Family Attached (Townhome)	1 per dwelling unit +1 guest spot per 4 units
• Duplex	2 per dwelling unit
• Apartments	1 per dwelling unit + 1 guest spot per 2 units

A. In order to encourage a blend of housing styles, no more than forty percent (40%) of the project shall be composed of any one type of housing.

B. All other development standards, shall be complied with as outlined in the Providence City Subdivision ordinance and engineering design standards.

VI. **Development Standards**. All single-family attached, duplex and multi-family (apartments) shall be developed and landscaped in accordance with the Providence City Multi-Family Design Standards.

[1] Interior attached townhouses are exempt from the side yard setback requirements. End townhome units will have only one side-yard setback requirement

Design Standards for Attached and Multi-Family Residential Development

I. Purpose and Intent
II. Compliance With Standards
III. Applicability
IV. Development Standards
  A. Submittals
  B. Site Plan
  C. Architectural Plan
  D. Architectural Design Standards
  E. Landscaping/Irrigation Plan
  F. Landscaping Standards
  G. Parking Plan
  H. Garages and Accessory Buildings
  I. Porches, Decks and Overhangs
  J. Mailboxes
  K. Miscellaneous Site Development Standards
V. Project Approval Process

I. **Purpose and Intent.** It is the intent of these design standards to ensure that single-family attached and multi-family development, is developed in a manner that provides attractively designed, constructed and landscaped housing.

II. **Compliance With Standards.** Substantial compliance with the regulations and other provisions of this title in requiring adequate standards related to the public health, safety and general welfare shall be observed, without unduly inhibiting the advantages of large scale site planning for residential and related purposes.

III. **Applicability.** These guidelines shall govern all single-family attached and multi-family residential development in Providence City, without regard to the underlying zoning designation. Single-family attached and multi-family residential development may be developed in conjunction with traditional single-family developments, as permitted by ordinance. In such cases, these design standards shall apply.

IV. **Development Standards.** Projects shall be developed under the following standards and guidelines.

A. **Submittals**. All applications for single-family attached and multi-family residential development shall contain the following, the details of which are outlined in this chapter:

1. Site Plan
2. Architectural Plan
3. Landscaping Plan
4. Parking Plan

B. **Site Plan.** Site plans shall contain the following information:

1. Summary data indicating the area of the site in the following classification: total area of the entire project site, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas.
2. Show north arrow, scale, building location, property lines, setbacks, abutting rights-of-way, parking layout, ADA parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines and appurtenances.
3. Show all existing fire hydrants within 300 feet.
4. Show connectivity with adjacent parking lots and interior private roadways.
5. Provide lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign.
6. Provide cross-sections of the site showing spatial relationships between all vertical elements (building, trees, berms, light standards, etc.) as they relate to activities and use of streetscape, pedestrian, and parking areas.
7. Provide storm water pollution prevention plan if the site disturbs an acre or more, or is part of a larger development.
8. Provide cost estimates for site development, including but not limited to: landscaping, publicly-owned infrastructure, parking/loading areas, pedestrian areas.

C. **Architectural Plan**

1. Provide rendered elevations for all buildings, both publicly owned and privately held, other than single-family residences, which the applicant proposes to construct on the property. Include color renderings of design concept or intent, site elements, and building facades.

2. Provide proposed floor plans for all buildings on the site.

D. **Architectural Design Standards**. All buildings within a development subject to this chapter shall be designed and built to the following design standards, unless specifically exempted. The City recognizes that architectural trends change from time to time. If the developer feels that the City has not adequately considered a design element or product, the developer may present alternative materials and the City may consider approving those materials.

1. **Exterior Materials and Colors**.

a. All exterior materials shall be suitable for the climate and exposure in which the development is located and shall, to the greatest degree possible, be maintenance free. Providence City reserves the right to reject any proposed building material it feels is not in harmony with this requirement.

b. Architectural colors shall be in harmony with any surrounding residential properties, as well as the general setting of the development. Earth tones are encouraged for both building and roof colors. Pastels and bright colors may be used, provided they are used as accent colors and not the primary color of the building(s).

2. **Elevations**. The exterior elevation of each residence shall meet or exceed the following standards:

a. **Front Elevation**. A minimum of thirty percent (30%) of the front façade shall be comprised of brick, rock, stone (real or synthetic) or other masonry materials. Fiber cement products such as hardy board or similar materials may be approved in place of brick or stone. The remaining seventy percent (70%) of the front façade may be finished with stucco, brick, or a combination thereof. The use of aluminum and/or vinyl siding is prohibited.

i. Each front elevation shall also include a minimum of two (2) windows per above-grade floor. The windows shall be of a sufficient size that the total area of the windows is ten percent (10%) of the total area of the side. Trim and/or shutters is required on all windows.

b. **Side Elevation**. With the exception of interior attached townhome units, each side elevation shall include a minimum of two (2) windows per above-grade floor. The windows shall be of a sufficient size that the total area of the windows is ten percent (10%) of the total area of the side. Trim and/or shutters is required on all windows.

3. **Roofs**. All roofs shall have a minimum 6:12 pitch (vertical to horizontal). Lesser pitches may only be used to provide accents to the primary roof.

4. **Garages**.

a. **Attached Townhome**. Each attached single-family townhome is required to have a minimum one-car garage which shall be attached to the main structure and shall be of the same or complimentary architectural materials as the primary residence. Garages shall not protrude beyond the front plane of the home.

b. **Duplex/Apartment**. Duplex and apartments may have garages but are not required to have garages, provided covered parking for each dwelling unit.

E. **Landscaping/Irrigation Plan**

1. Show landscaping and irrigation plans for the entire site, specifically, those areas which will be held in common ownership. The landscaping plans shall include any and all requirements outlined in this chapter.

2. The applicant must submit a landscape plan documentation package, which shall be prepared by a licensed landscape architect. The documentation package shall be submitted to and approved by the city prior to the issue of any permit. A copy of the approved documentation package shall be provided to the property owner or site manager. The plan documentation package shall consist of the following items:

   a. **Project Data Sheet**. The project data sheet shall contain the following:

      i. Project name and address;
      ii. Applicant or applicant's agent's name, address, phone and fax number;
      iii. Landscape designer's name, address, phone and fax number; and
      iv. Landscape contractor's name, address, phone and fax number, if known.

   b. **Landscaping Plan**. A detailed landscaping plan shall be drawn at a scale that clearly identifies the following:

      i. Location of all plant materials, a legend with botanical and common names, and size of plant materials;
      ii. Property lines and street names;
      iii. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
      iv. Existing trees and plant materials to be removed or retained;
      v. Designation of landscape zones; and
      vi. Details and specification for tree staking (trees less than a two-inch caliper must be double staked until the trees mature to two-inch caliper), soil preparation, and other planting work.

   c. **Irrigation Plan**. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:

      i. Layout of the irrigation system and a legend summarizing the type and size of all components of the system;
      ii. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;

iii. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and
iv. Installation details for irrigation components.

d. **Grading Plan**. A grading plan shall be drawn at the same scale as the planting plan and shall contain the following information:

i. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
ii. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements;
iii. Grade shall slope away from the structure as required by the International Building Code.

e. **Plan Review and Construction Inspection.**

i. As part of the site plan review process, a copy of the plan documentation package shall be submitted to the City for review and approval.
ii. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the planning department to verify compliance with the approved landscape plans.
iii. The city reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this section are not satisfied.

F. **Landscaping Standards.** All required landscaping shall be installed prior to Providence City's acceptance of any infrastructure or issuance of any building permits for on the property, unless seasonal conditions make installation unfeasible, in which case the applicant shall provide cash security or its approved alternative for all landscaping, which landscaping shall be installed by the following May 31st.

1. **Applicability.** This section applies to all front and rear yard landscaping for multi-family townhome and apartment projects, as well as any common area landscaping which is referenced herein.

2. **Minimum Landscaped Area**. The applicant shall landscape all common area landscaping and, in the case of single-family attached and duplex housing, all areas which may be privately owned. Landscaped areas shall not be less than five feet (5') wide.

3. **Materials**. Areas requiring landscaping shall be planted with substantial live plant material including: plants, shrubs, trees, sod, etc., for the purpose of buffering, screening, and improving the visual quality of the site.

a. **Types of Vegetation**. At least twenty-five percent (25%) of the landscaping must be evergreen. Up to twenty-five percent (25%) of the landscape area can include specialty paving, street furniture, and outdoor seating areas. Trees that are planted in the park strip shall meet the specifications described in the standard construction specifications of Providence City.

b. **Plant Selection**. Plants selected for landscape areas shall consist of plants that are suited to the climate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible. Drought tolerant plants are encouraged. Areas with slopes greater than twenty percent (20%) shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

c. **Mulch**. After completion of all planting, all irrigated non-turf areas shall be covered with a minimum four-inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch.

d. **Size of Trees**. The following standards apply to trees used in the required landscaping of the development.

i. **Deciduous Trees.** Deciduous trees shall have a minimum caliper size of two inches (2").
ii. **Ornamental Trees.** Ornamental trees shall have a minimum caliper size of one and one-half inches (1.5").
iii. **Evergreen Trees**. Evergreen trees shall have a minimum height of six feet (6').

e. **Xeriscaping**. The developer is encouraged to use xeriscaping for a portion of the required landscaping. Xeriscaping may not account for more than twenty-five percent (25%) of the total required landscaping.

4. **Vegetation Protection**. The property owner must protect existing significant vegetation during any development activity. Development plans must show all significant vegetation within twenty feet of a proposed development.

5. **Removal**. No landscaping may be removed without replacement of equal quality. This shall include the installation of healthy plant materials as well as a tree for tree replacement as governed by this ordinance. Utilities and others that disturb landscaped areas shall restore disturbed landscaping to previous condition.

G. **Parking Plan.** Show parking/loading computations for proposed use. Developments shall provide adequate parking, both for residents and their guests, based on the following standards:

1. **Garage Parking**. Attached housing, shall provide a minimum of one (1) garage parking space for each unit, which shall be owned by the person or persons who own the housing unit.

2. **Off-Street Parking**. Housing within the development shall provide the following off-street parking spaces. The required off-street parking outlined herein is independent and exclusive of any garage parking which may otherwise be required of the housing.

    a. Single Family Attached/Townhome- 1 per unit + 1 guest spot per 4 units.
    b. Duplex- 2 per unit
    c. Apartments- 1 per unit + 1 guest spot per 4 units.

    d. Required visitor parking shall be spaced throughout the development, but in no case shall there be less than 4 and no more than 16 visitor-specific parking spaces together in one area.

3. **Parking Space Dimensions.** Dimensions for all required parking, both on and off-street, as well as any required handicapped parking, are outlined in the Providence City Engineering Design Standards.

H. **Garages and Accessory Buildings**.
1. Garages may be attached or detached from the primary structures, but the use of attached, recessed garages is strongly encouraged.
2. Front-loading garages may not protrude beyond the front-plane of the main building façade.
3. In single-family attached (townhome/duplex) residences, garage square footage shall be equal to or less than 50% of the total footprint of the structure.
4. Detached garages for apartments shall not exceed 50% of the total square footage of the apartment.
5. Accessory buildings shall not be permitted in any commonly held area.

I. **Porches, Decks and Overhangs**. In order to provide architectural variety to the development, the use of covered porches, decks and overhangs is encouraged. Such porches, decks and overhangs shall be integrated into the design of the structure in order to avoid the appearance of "add-on" elements.

J. **Mailboxes.** Developer shall be required to coordinate placement of clustered mailboxes with the United States Postal Service.

K. **Miscellaneous Site Development Standards.**

1. **Walkways and Paths**. Each development shall include common area pedestrian-friendly walkways and paths. Where possible, such walkways and paths shall connect to a larger trail system. The general location and design of such walkways and paths shall be presented as part of the preliminary site plan. The construction type, size and exact location shall be part of the final development of each phase. All walkways and paths shall be provided with adequate safety lighting.

2. **Fixtures and Appurtenances**. The type and location of any fixtures or appurtenances (lighting, benches, bike racks, etc.) shall be submitted as part of the final development of each phase and shall be reviewed/approved by the Providence City Council.

3. **Streets, Roadways and Crosswalks**. All public infrastructure improvements shall be constructed according to the Providence City design standards and specifications.

4. **Lighting**. In order to maintain the residential character in order to shield the lighting from shining on to another residence or lot, all lighting within a LCR (pathway lighting, house lighting, landscape lighting) shall be Dark Sky compliant.

5. **Signage**. All signage within an LCR shall be in accordance with the Providence City code regulating signage.

V. **Project Approval Process**

A. **Procedure**: In addition to the actions and considerations listed in this section, developers shall be required to follow the approval procedures outlined in Providence City code.

B. **Development Considerations**: In approving with conditions, denying or approving an LCR proposal, the Planning Commission and City Council shall consider whether or not the proposed project meets the standards and conditions outlined in this Chapter.

C. **Planning Commission Action**: The planning commission, subject to the requirements of this chapter, may recommend approval or denial or approval with conditions, of the proposed project to the city council.

D. **City Council Action**: The City Council, after holding a public hearing thereon, may approve or deny the application. In approving an application, the City Council may attach such conditions, including a limitation of time during which the permit remains valid, as it may deem necessary to secure the purposes of this chapter.

E. **Revisions**: In the event an approved preliminary or final site plan requires revision by the developer, the site plan and its revision shall be approved by the Providence City Council upon recommendation of the Planning Commission. In the event revision is for a final site plan, all new property owners in the development shall be notified in writing by the planning commission that a revision has been submitted and will be considered by the planning commission.

F. **Building Permit Issuance**: The building inspector shall not issue any permit for the proposed building or use within the project unless such building or use is in accordance with the approved development plan and any conditions imposed. Approved development plans shall be filed with the City.

G. **Time Limit**: Unless there is substantial action leading toward completion of an HD project or an approved phase thereof within one year from the date of approval, as determined by the city council, such approval shall expire unless after reconsideration of the progress of the project an extension is approved. Only one extension shall be granted and shall be limited to one additional year.