



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
7/1/2025

Item Type:
Public Hearing

Subject: Consider an Ordinance amending Planned Development District 39 and detailed site plan to allow installation of an inground spa and feature wall. The property is located at 4513 Normandy Avenue. Planning and Zoning case: PZ 25-005

Prepared By: Jessica Rees, AICP, City Planner; Patrick Baugh

Background:

4513 Normandy Avenue is located within Planned Development District Number 39 that was created in 2010. The basic land use regulations of this District allow higher density of detached single-family dwellings. The property owner would like to add a spa and feature wall in the courtyard that was not on the detailed site plan for the Planned Development District. The proposed improvements are permitted uses within the Planned Development District but in order to add the improvements, the detailed site plan must be amended.

The district regulations allow this site and neighboring structures to be developed as a zero-lot-line detached single family dwellings. This particular house was designed with a side court yard recessed into the main structure. The proposed spa is situated within this courtyard or alcove and maintains the required side-yard setback. Plans are attached to this report.

Located in the southwest area of the city, the site's Planned Development District is bounded by various residential Zoning Districts:

- Single Family (SF-3) to the north,
- Duplex (D2) to the east,
- Single Family (SF-4) to the south and
- City Limits bound the western portion of the district.

Fiscal Impact:

- ☒ Not Applicable
- ☐ Budget Amendment Required
- ☐ Proposed Revenue
- ☐ Proposed Expenditure

Funding Source:

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



	Theme	Action Item(s)
<input type="checkbox"/>	Affirming Sense of Place	
<input type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input type="checkbox"/>	Preparing for the Future	
<input checked="" type="checkbox"/>	Not Applicable	

Recommendation:

Staff recommends that City Council consider approval of an ordinance amending Planned Development Number 39 with Detailed Site Plan to allow installation of an in-ground spa at 4513 Normandy Avenue. A Public Hearing regarding this item is on this same agenda

Committee Review (optional): The Planning and Zoning Commission conducted a Public Hearing during their regular meeting on June 10, 2025. Deliberation resulted in a recommendation for City Council to similarly conduct a Public Hearing and consider approval of an Ordinance amending Planned Development District Number 39 and Detailed Site Plan.

Attachments:

Application
Plans and Supporting Documents
Draft Ordinance
Summary of Responses