



**Planning Commission
Staff Report
Project Plan Approval
Hearing Date: December 14, 2016**

ITEM 3 Scott Stone requests Project Plan Approval for a 38-unit condominium building located at 538 North Freedom Boulevard in the General Downtown (DT1) Zone. **North Park Neighborhood.** 16-0027PPA, Aaron Ardmore, 801-852-6404

<p>Applicant: Scott Stone Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: Scott & Melinda Stone Parcel ID#: 44:213:0001 Current Zone: DT1 Proposed Zone: DT1 General Plan Des.: Downtown Acreage: 0.46 Number of Properties: 1 Number of Lots: 1</p> <p>Council Action Required: No</p> <p><u>ALTERNATIVE ACTIONS</u> 1. Approve the requested Project Plan. <i>Staff has provided <u>recommended conditions of approval</u> in the event that the Planning Commission approves the PPA</i> 2. Deny the requested Project Plan. <i>This action <u>would not be consistent</u> with the recommendations of the Staff Report.</i></p>	<p>Current Legal Use: The property is currently operating as a commercial car wash.</p> <p>Relevant History: The property owner purchased this property in 2014 and subsequently recorded a new plat in anticipation of this project in 2015. A proposed project was applied for and approved over the last year, but was not built due to budget constraints. This new proposal was submitted in November as a replacement for the prior approved project.</p> <p>Neighborhood Issues: No concerns have been submitted to the City at the time of this report.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• The proposal is anticipated to meet the General Plan, Downtown Plan, and current Zoning for the property.• The building being proposed is a three-story building with a basement and parking behind.• Staff is still reviewing this proposal, and changes are currently being made by the applicant. <p>Staff Recommendation: Continue to a future date to obtain additional information and to further consider information presented. <i>The next available meeting date is January 11, 2016, 5:30 p.m.</i></p>
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OVERVIEW

The applicant and property owner, Scott Stone, is requesting approval for a new 38-unit apartment building to be developed at 538 North Freedom Boulevard. The property is currently used for a car wash, which would be demolished to make way for the proposed development.

The project proposes a three-story building, with an additional basement level of residential units and amenity space. In total, the building would provide 38 one-bedroom units and two separate community lounge spaces. The ground-level space adjacent to Freedom Boulevard would include three walk-up units and a community terrace area. The parking is behind the building and amounts to 26 parking spaces.

This plan is currently under review and evolving as the developer receives feedback. It is anticipated that the plan will be able to meet all zoning and other city regulations. The Design Review Committee has yet to review this item, but will be seen by them prior to the next Planning Commission meeting.

FINDINGS OF FACT

1. Table one summarizes existing and land use and zoning characteristics.

TABLE 1 – Existing and Surrounding Land Uses and Zoning				
Existing Use:	Car Wash			
Surrounding Uses:	North	South	East	West
	Auto Shop	Strip Commercial	4 Story Apartment Building	Provo Recreation Center

<p>Aerial Photo:</p>				
<p>Site Zoning:</p>	<p>General Downtown (DT1)</p>			
<p>Surrounding Zones:</p>	<p>North</p>	<p>South</p>	<p>East</p>	<p>West</p>
	<p>CG</p>	<p>DT1</p>	<p>DT1</p>	<p>PF</p>

STAFF ANALYSIS

Although the proposed project is meeting the General Plan and Downtown Plan for the area, staff would like more time to review the new changes in the plan and provide an opportunity for the CRC and DRC to give approval before a decision is made by the

Planning Commission. Staff is in support of this development and would anticipate a recommendation of approval at the next Planning Commission hearing.

CONCLUSIONS

While review is ongoing for this proposal staff believes it would be wise to continue this item for a decision in the January 11th hearing.

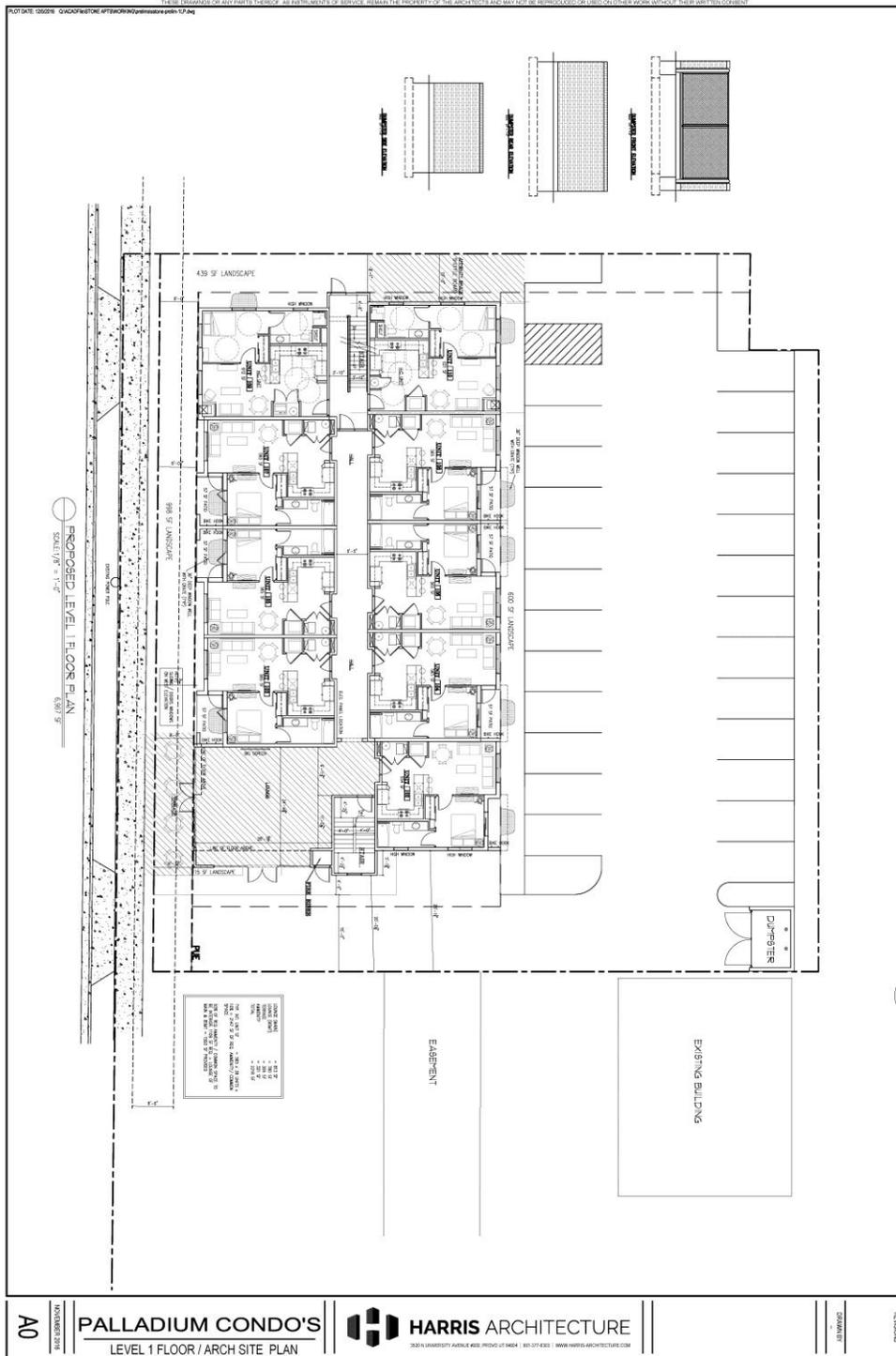
STAFF RECOMMENDATION

Continue to a future date to obtain additional information and to further consider information presented. *The next available meeting date is January 11, 2016, 5:30 p.m.*

ATTACHMENTS

1. Proposed Site Plan
2. Proposed Floor Plans
3. Proposed Floor Elevations

Attachment #1 – Proposed Site Plan



Attachment #3 – Proposed Elevations



PALADIUM APARTMENTS
PROVO UTAH



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