



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

ITEM 4 Premier Realty Investments LLC requests Project Plan Approval for a 63-unit townhome development located at approximately 1060 South 1100 East in the Low Density Residential Zone. **Spring Creek Neighborhood.** 16-0020PPA, Brian Maxfield, 801-852-6429

<p>Applicant: Premier Realty Investments, LLC</p> <p>Staff Coordinator: Brian Maxfield</p> <p>Property Owner: Western Community Crossroads</p> <p>Parcel ID#: 22:036:0068</p> <p>Current Zone: LDR</p> <p>General Plan Des: Mixed Use</p> <p>Acreage: 4.25 acres</p> <p>Number of Properties: 1</p> <p>Number of Lots: 1</p> <p>Council Action Required: No</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is January 11, 2016, 5:30 p.m.</i></p> <p>2. Deny the requested Project Plan. <i>This action would not be consistent with the recommendation of the Staff Report.</i></p>	<p><u>Current Legal Use:</u> Residential – Townhomes at 15 units per acre</p> <p><u>Relevant History:</u></p> <ul style="list-style-type: none">• 14 October 2015 – Planning Commission recommendation for denial of project plan and rezoning for a 75-unit MDR development.• 01 December 2015 – Municipal Council approval of rezoning to MDR with development agreement proposed to reflect presented development concept plan.• 05 January 2016 – Municipal Council action to rescind December approval.• 07 June 2016 - Approval of a staff initiated rezoning to LDR, without a project plan, but with an associated Development Agreement. <p><u>Neighborhood Issues:</u> No issues have been received regarding the current proposal. Most issues raised at the previous hearings pertained to the MDR density allowances and the anticipated traffic impacts.</p> <p><u>Summary of Key Issues:</u> Compliance with Ordinance and Development Agreement</p> <p><u>Staff Recommendation:</u> Approve the proposed Project Plan with the condition that the plan meets all City Ordinance, Development Agreement, and CRC requirements.</p>
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OVERVIEW

This item is the consideration and approval of the Project Plan for the 63 Unit, Spring Creek Townhome Development. The 4.25 acre site of the project is zoned LDR “Low-Density Residential” which allows Townhomes at a density of up to 15 units per acre.

As may be recalled, the Planning Commission had recommended against the rezoning of this property to the MDR in October of 2015, as well as denying the associated site plan. Findings regarding the recommendation for denial of the rezoning were:

1. That the neighborhood plan is still in process;
2. That the neighborhood plan does not anticipate MDR zoning for this area;
3. That the MDR zone allows for too much density and incompatible product types;
4. That 1060 South is a substandard street and that the more density there is on the subject property, the bigger impact it will have on 1060 South; and
5. That an access to the north would alleviate the need for 1060 South as an access point.

In June of this year, the Municipal Council approved the rezoning of the property to the LDR zone. This followed the Council’s January action to rescind the Council’s December 2015 approval of the rezoning to MDR. However, and although a development agreement was tied to the June rezoning, the rezoning only considered the submitted plan as a concept plan in conjunction with the approved development agreement. Actual approval of the Project Plan is still delegated to the Planning Commission.

FINDINGS OF FACT

- The property is zoned LDR “Low-Density Residential” which allows a town-home development at a density of up to 15 units per acre.
- The 4.25 acre site would allow a total of 63 units, with 63 units being proposed.
- Required parking is 142 parking stalls (63 units x 2.25 stalls), with 162 parking stalls provided (2.57 stalls per unit).
- The attached Exhibit “C” of the Development Agreement provides specific requirements for the project which are in addition to those of the LDR zone.

STAFF ANALYSIS

Staff has reviewed the proposed project plan for compliance with the LDR Zone, the Spring Creek Development Agreement, and other City Ordinance requirements. The only design difference in the project from the concept plan approved as Exhibit "B" with the Development Agreement is in the parking. The project plan indicates an additional 20 spaces which have been placed along the outside western and northern perimeter of the circular access of the project. Staff believes this additional parking will help address many of the parking concerns expressed at previous public hearings regarding this project.

Project elevations are included as attachments to this report. Additionally, a materials board has been submitted and will be presented at the Planning Commission meeting. The architectural materials generally consist of reddish brick, beige (buckskin) stucco, white fiber cement siding, and charcoal/black architectural shingles. Soffit/Fascia and windows will be white.

CONCLUSIONS

Outstanding CRC items regard minor details regarding the public utilities, final review and approval of the landscaping plan, final details regarding the dumpsters and the masonry and open fencing requirements. Staff believes none of these details affect the proposed layout of the project or otherwise would prevent final approval from being granted by the Planning Commission conditioned upon meeting all City Ordinance, Development Agreement, and CRC requirements.

STAFF RECOMMENDATION

Approve the proposed Project Plan with the condition that the plan meets all City Ordinance, Development Agreement, and CRC requirements.



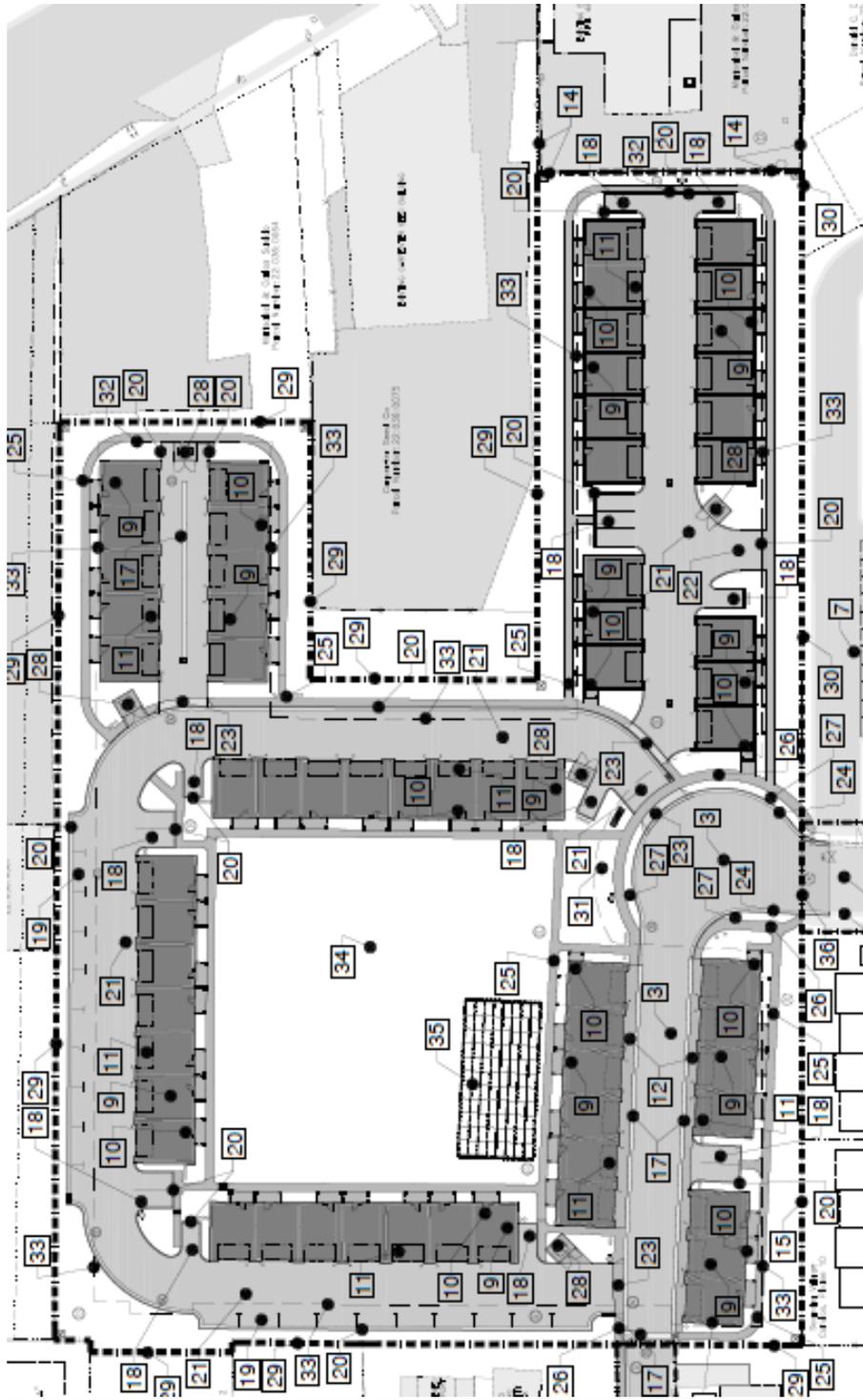
Exhibit C

Special Conditions

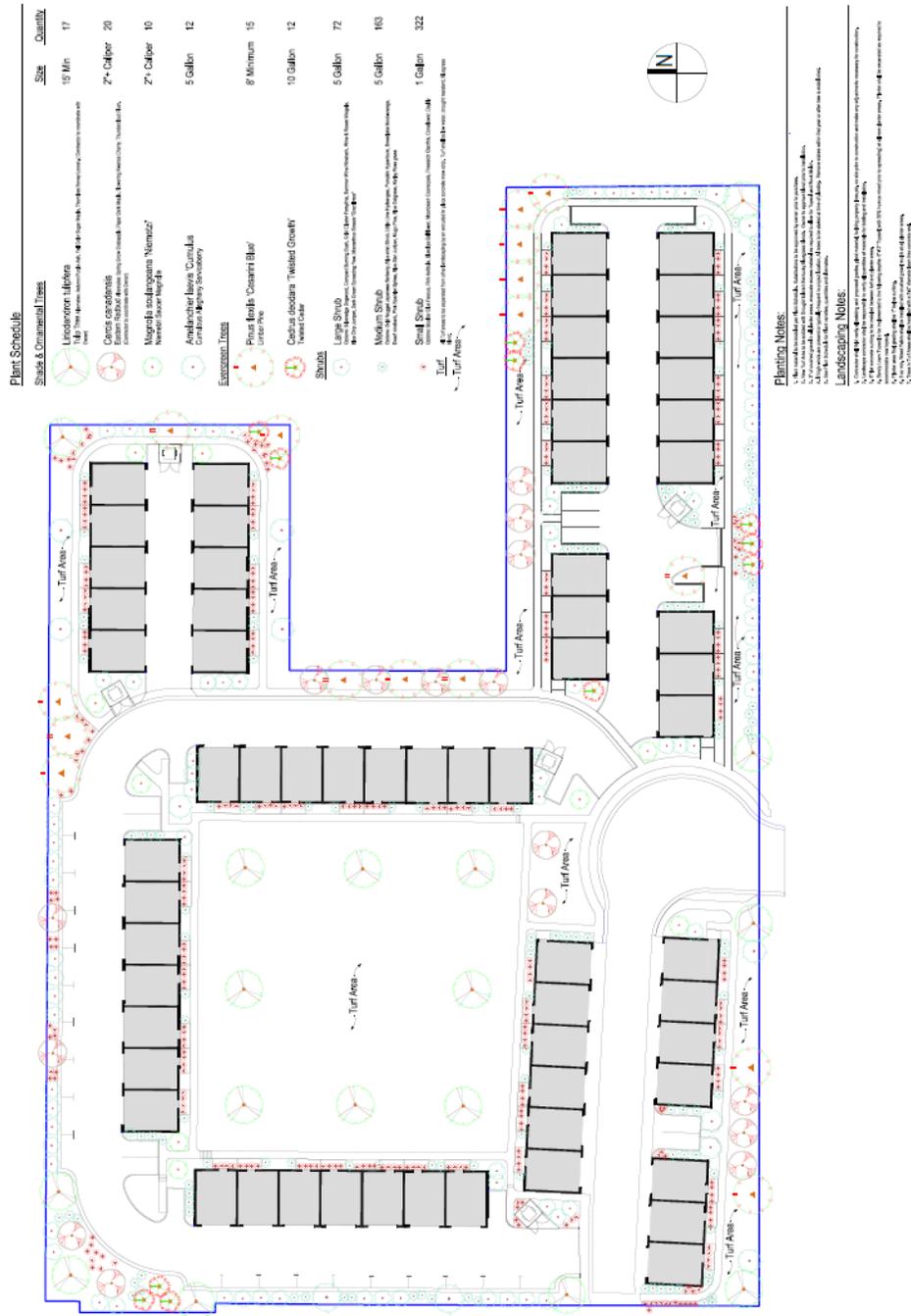
**Spring Creek Condominiums Subdivision
1040 South 1000 East
Provo, Utah**

The following special conditions shall apply to development of the Property which is the subject of this Agreement.

- A. Developer shall comply with the following conditions:
 - 1. 1060 South Street shall be continued as open access through the proposed Spring Creek development to 1000 East Street;
 - 2. The four townhome units closest to the cul-de-sac that have the side elevations facing the cul-de-sac shall be designed to appear and function as front elevations including the front door;
 - 3. The window on the basement level shall be removed from building plans or the development shall provide sufficient parking for 63 four-bedroom units;
 - 4. The fencing along the southeast property line shall be open and three to four feet in height while fencing along all other property lines will be 6' masonry; and
 - 5. The Developer shall comply with all requirements of the CRC technical review.
 - B. The Project shall:
 - 1. Conform to the LDR zone,
 - 2. Conform generally to the Concept Plan in Exhibit B,
 - 3. Be limited to a maximum of 63 total units,
 - 4. Be limited to side-by-side (not stacked) units only,
 - 5. Include a two-car garage with each unit,
 - 6. Use all masonry exterior materials (brick, stone, stucco, fiber-cement cladding),
 - 7. Orient the main entry of the units that are immediately adjacent to the public street towards the public street (but not be required to do the same for the units not on the public street),
 - 8. Connect 1000 East Street to 1060 South Street with a public access easement as required by public works,
 - 9. Limit the maximum building height to no more than thirty feet (30'),
 - 10. Include sidewalk along one side of 1060 South.
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Site Plan showing perimeter parking spaces



Proposed Landscaping Plan

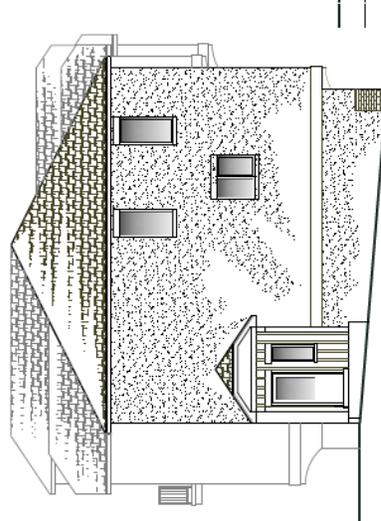




Front Elevation



Rear Elevation



Street Frontage Elevation