



**Planning Commission Staff Report  
Concept Plan  
Hearing Date: November 14, 2018**

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**ITEM #3** Gordon Livingston requests Concept Plan approval for a 44-unit townhome development on 2.94 acres, located at approximately 1080 E 1320 S in a proposed Low Density Residential Zone. Spring Creek neighborhood. Aaron Ardmore (801) 852-6404 PLCP20180103

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<p><b>Applicant:</b> Gordon Livingston</p> <p><b>Staff Coordinator:</b> Aaron Ardmore</p> <p><b>Property Owner:</b> Ryan Livingston</p> <p><b>Parcel ID#:</b> 22:051:0074</p> <p><b>Current Zone:</b> R1.10</p> <p><b>Proposed Zone:</b> LDR</p> <p><b>General Plan Des.:</b> Mixed Use</p> <p><b>Acreage:</b> 2.94  <b>Number of Properties:</b> 1  <b>Number of Lots:</b> 44</p> <p><b>Development Agreement Proffered:</b> No</p> <p><b>Council Action Required:</b> No</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <p>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is November 28, 5:00 p.m.</i></p> <p>2. <b>Deny</b> the proposed concept plan. <i>This would be <u>a change</u> from the Staff recommendation; the Planning Commission should <u>state new findings</u>.</i></p>	<p><b>Current Legal Use:</b> The property is vacant.</p> <p><b>Relevant History:</b> The applicants obtained the property in the last year with the intent to build a townhome project. The proposal has been through the Coordinator Review Committee and has been given approval by the majority of departments, with the exception of Engineering working out the exact road alignment.</p> <p><b>Neighborhood Issues:</b> Staff has not received any feedback on neighborhood issues at the time of this report.</p> <p><b>Summary of Key Issues:</b></p> <ul style="list-style-type: none"> <li>• Access to the proposed development depends on the completion of 1080 East and 1320 South.</li> <li>• The neighborhood plan for this parcel identifies it as a future LDR area.</li> <li>• The plan shows 44 townhome units with a central recreational space.</li> </ul> <p><b>Staff Recommendation:</b> Staff recommends that the Planning Commission approve the concept plan.</p>
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## **OVERVIEW**

Ryan and Gordon Livingston request the approval of a concept plan related to a zone change for the property near 1080 East and 1320 South. The zone would need to be amended from the R1.10 (Single-Family Residential) to the LDR (Low Density Residential) zone to allow this development to occur.

The proposal has met all zoning requirements of the LDR zone and has satisfied the majority of city department issues. The remaining concern is that the roads to access the site are not completed at this time. This will have to be done before the final project plan is approved, and will be tied to that application.

## **FINDINGS OF FACT**

1. The current zone is R1.10.
2. The proposed zone is LDR.
3. The concept plan has 44 residential units.
4. The concept plan shows 100 parking spaces which meets the requirements on City Code.
5. The concept plan is consistent with the General Plan designation for the property.

## **STAFF ANALYSIS**

Staff has worked with the applicant to refine the concept plan, which has allowed for a large central open space and alley-loaded units. This proposal would meet all the relevant regulations for a LDR zone and would be a benefit for the Spring Creek neighborhood.

## **CONCLUSIONS**

The proposed concept plan will provide a good development and help meet the goals of the General Plan and Southeast Neighborhoods Plan.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve the concept plan.

## **ATTACHMENTS**

1. Concept Plan

ATTACHMENT 1 – CONCEPT PLAN

