



**Planning Commission Hearing
Staff Report
Hearing Date: June 26, 2019**

ITEM 1 Brady Deucher requests a Project Plan approval for 64 condominium units on approximately 2.15 acres located at 1320 S State Street in a proposed PRO Zone. Spring Creek Neighborhood. Robert Mills (801) 852-6407 PLPPA2019014

<p>Applicant: Brady Deucher</p> <p>Staff Coordinator: Robert Mills</p> <p>Property Owner: DPI DURRVANA LC Parcel ID#: 22:051:0061 Acreage: 2.12 acres Number of Properties: 1 Number of Lots: 1 Current General Plan Designation: Mixed Use (M) Current Zoning: R1.10 Residential (R1.10) Proposed Zoning: 14.50 (30) PRO Zone *Council Action Required: Not for Project Plan approval.</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 July 10, 2019.</i></p> <p>3. Deny the requested Project Plan. <i>This action <u>would not be consistent with the recommendations of the Staff Report. The Planning Commission should <u>state new findings.</u></u></i></p>	<p>Current Legal Use: Vacant parcel.</p> <p>Relevant History: The site is an infill property located between the new Provo School District bus barn site and the proposed Autumn View Townhome project in southeast Provo. The site has remained vacant for a number of years. The Provo Municipal Council approved the rezoning of the property to a PRO Zone on June 18, 2019.</p> <p>Neighborhood Issues: A neighborhood meeting was held on April 4, 2019 at the Provo Rec Center wherein this project was discussed. Staff attended the meeting and observed that those in attendance seemed to be in support; however, no official report of the neighborhood meeting was received.</p> <p>The proposed project was presented to the Planning Commission at the May 22, 2019 meeting. The Planning Commission continued the item so that additional information could be gathered regarding parking and whether a zone change to a PRO Zone would be more appropriate for the site. The proposed project was also heard at the June 12, 2019 Planning Commission meeting and was continued to allow additional time to finalize building and landscape plans.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• The site is an infill property that has been identified for Medium Density Residential zoning in the Southeast Neighborhood Plan.• The proposed project will add 64, two-bedroom condominium units.• The condominium buildings are proposed as four-story walk-ups with four units per floor. <p>Staff Recommendation: Staff recommends approval of the requested Project Plan approval with the following conditions:</p> <ol style="list-style-type: none">1. That all CRC comments are adequately resolved prior to building permit approval for the proposed development.
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OVERVIEW

The subject property is an infill parcel located between the existing Provo School District bus barn site to the south, State Street to the east, a Provo City Power substation to the west, and the previously approved Autumn View townhome project to the north. The site has been vacant for a number of years and is located in an area intended for medium density development according to the Southeast Provo neighborhood plan.

The project will consist of 64, two-bedroom condominium units divided among four, four-story buildings with four units per floor. The applicant is proposing to provide 130 parking stalls.

The zone allows one (1) dwelling unit per 500 square feet of lot area. The lot area of the site would allow approximately 184 units; however, the applicant has proffered a Development Agreement that limits the number of units allowed to 64. Additionally, the proposed zone requires a parking ratio of 0.7 parking stalls per bedroom. In this case, the parking requirement for the proposed project would be 90 stalls under the zone; however, the development agreement also stipulates that the project will consist of 130 parking stalls, which is 2.03 stalls per unit.

The building fronting State Street will be oriented to have the entrances face State Street and the other buildings will be oriented north to south on the site.

The applicant has constructed this same product in two locations in Orem and both locations have met the requirements to have the mortgages backed by the Federal Housing Authority (FHA).

The applicant has proposed requirements in a Development Agreement that would require the entire project to maintain at least 60 percent (60%) of the units remain owner occupied. This requirement would be monitored and enforced by the property management company used by the Homeowners' Association. It would be reinforced by FHA financing requirements and by deed restrictions.

The applicant has also previously proposed restrictions in the Development Agreement that would limit the occupancy of the units to two (2) adults and any children, rather than the three (3) unrelated adults that the zoning would normally permit. This restriction was left out of the current proposed Development Agreement, but staff feels that was an inadvertent omission.

The buildings will be identical in size, shape, and style; and emulate a residential appearance. The buildings will have similar color schemes that will incorporate neutrals, grays, and black. There are four different color packages for the four individual buildings. The roof, cultured stone façade, stucco, lighting fixtures, and appurtenances, will all match and be the same color and material. The variation will come from the painted materials on the buildings as shown in the attachments.

The floor plans for the units are also all very similar with a living room, bathroom, kitchen, and two bedrooms; consisting of approximately 900 total square feet. The landscape plan shows several trees, planting areas, two gazebo structures, picnic areas and open space. These plans are also included in the attachments.

FINDINGS OF FACT

1. The subject property is a mostly regular-shaped lot currently designated as M on the General Plan Land Use Map and is also zoned R1.10.
2. Surrounding General Plan Map designations include Mixed Use.
3. There is no history of the site being developed and the site is not associated with any other adjoining land uses or properties.
4. The property is designated for medium density development on the future land use map for the Southeast Neighborhood Plan.
5. The proposed condominium development will comply with the requirements of the PRO Zone.
6. The applicant will voluntarily limit occupancy to one family or two singles.
7. Two off-street parking stalls will be provided for each unit, with two additional parking stalls provided in the development.
8. The applicant has included a requirement in the Development Agreement that requires the project maintain FHA certification in perpetuity.

Analysis

The proposed 64-unit condominium project seems to be a suitable use for the infill property. The property is in an area that has been identified by the City Council and the neighborhood as a place for medium density multi-family housing. The proposed project is consistent with that intent.

As noted above, the PRO Zone would allow one (1) dwelling unit per 500 square feet of lot area, which would equal approximately 184 dwelling units. Additionally, the parking ratio for the proposed PRO Zone is 0.7 parking stalls per bedroom; which would only require 90 parking stalls for the proposed condo project. Staff believes that such a density and parking ratio would be contextually inappropriate for the neighborhood given its proximity from other services. However, the applicant has proffered a Development Agreement in conjunction with the zone change request that would limit the number of dwelling units on the site to a maximum of 64 and would also require that the project provide a minimum of 130 standard parking stalls, which is a ratio of 2.03 stalls per unit.

The proposed provisions of the Development Agreement justify the application of the PRO Zone to the subject site because the number of units is more consistent with the medium density intention of the area and each unit will have a minimum of two (2) parking spaces.

It is important to note that in the previous application and development agreement proffered, the applicant agreed to limit the occupancy of the dwellings to no more than one family or two non-related adults. This restriction appears to have been inadvertently omitted from this iteration; however, staff feels this should be incorporated in the final Development Agreement to justify the proposed parking ratio.

Staff has reviewed the project and believes it will enhance the Spring Creek Neighborhood and will be consistent with the intent of the recommendations of the Southeast Provo Neighborhood Plan. The applicant has gone to great lengths to create a housing product that can be backed by the FHA and make it easier for buyers in this particular market to purchase real estate and the proposed requirement to maintain

60% of the units as owner-occupied ensures that future buyers will be able to also have their mortgages backed by the FHA.

RECOMMENDATION

Based on the Findings of Fact and Analysis, staff recommends the Planning Commission approve the requested Project Plan with the following conditions:

1. That the Project Plan is contingent on approval of the Zone Change by the Municipal Council and the subsequent approval of an amendment to the 14.50 (30) PRO Zone; and,
2. That all CRC comments are adequately resolved prior to building permit approval for the proposed development.

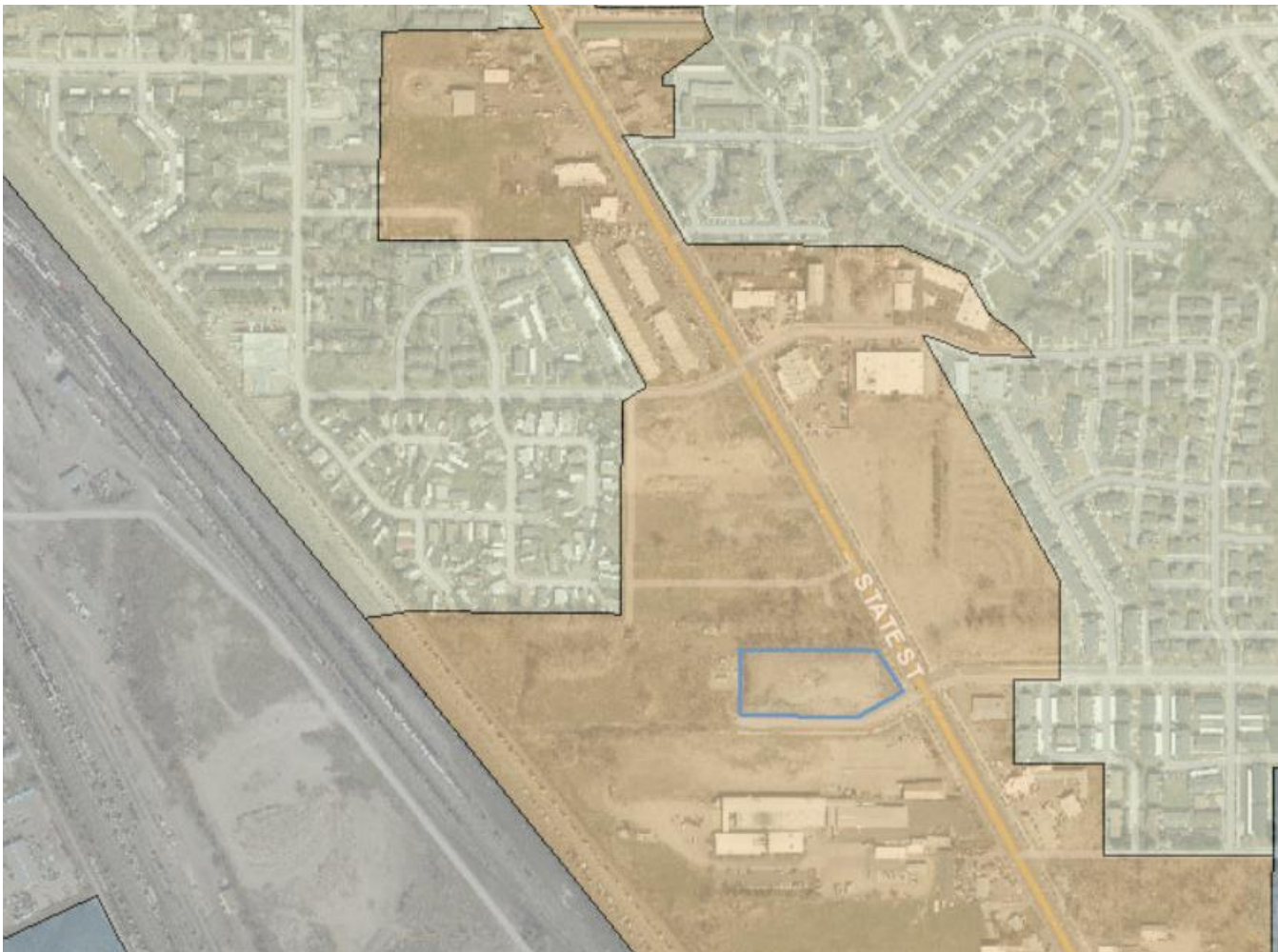
ATTACHMENTS

1. Location Map
2. Current General Plan Map
3. Southeast Neighborhood Plan Future Land Use Map
4. Current Zoning Map
5. Site Plan
6. Proposed Building Elevations
7. Materials Boards
8. Floor Plans
9. Landscape Plan

Attachment 1 – Location Map



Attachment 2 – Current General Plan Map



Attachment 3 – Future Land Use Map

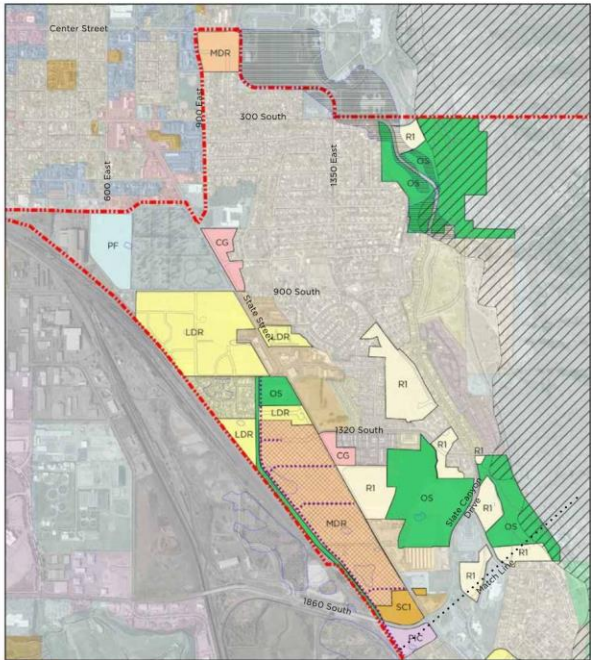


Figure 3.10a - Plan Recommended Future Land Use



Figure 3.10b - Plan Recommended Future Land Use



Projections

*New R1 Area:	50 ac
Potential R1 Units:	162
*New LDR Area:	25 ac
Potential LDR Units:	308
*New MDR Area:	60 ac
Potential MDR Units:	1,350
*New Commercial Area:	6 ac

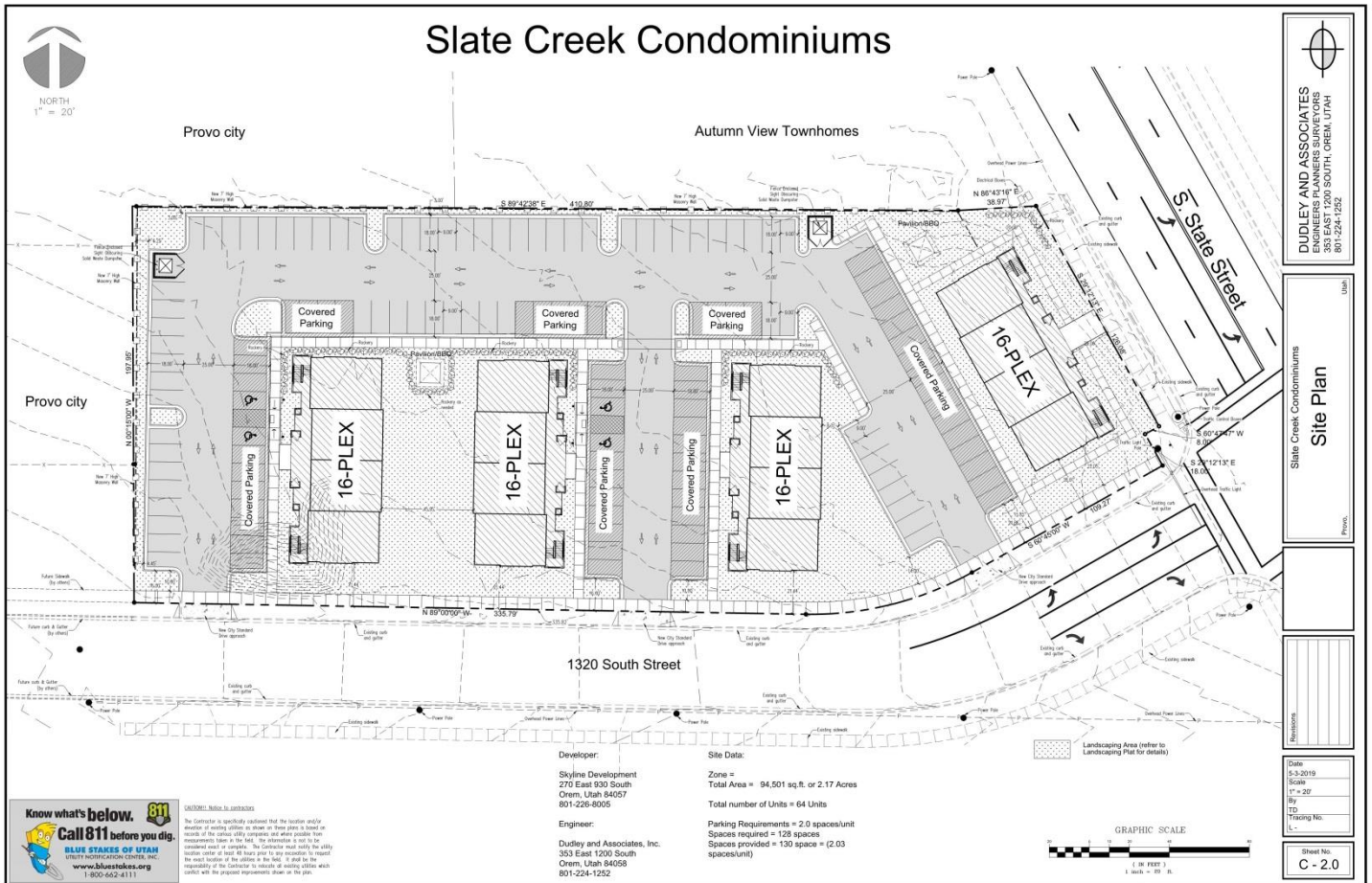
*Note: "New" refers to land that is either vacant or expected to be redeveloped. Areas where recommended zoning is reflective of existing conditions that are anticipated to remain indefinitely are not included in the provided projections.

*Areas shown for potential R1 development at the Buckleby Draw site will require significant geological studies to determine actual feasibility of development in this area. Areas shown on this map are conceptual only and cannot be verified without additional study.

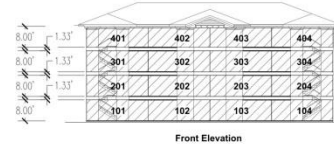
Attachment 4: Zoning Map



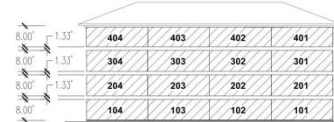
Attachment 5: Site Plan



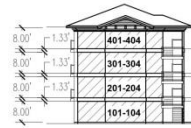
Attachment 6: Proposed Building Elevations



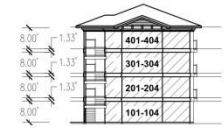
Front Elevation



Rear Elevation



Left Elevation




Right Elevation



**1st Supplemental Plat
 Slate Creek Condominiums**

SHEET 3 OF 3 SHEET(S)

PREPARED BY  DUDLEY AND ASSOCIATES INC.	ENTRY No. _____ STATE OF OHIO COUNTY OF _____
	RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BY _____ COUNTY RECORDER



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

Building B - Package 02
Slate Creek Condos
1111 North 1000 West
Provo, Utah



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

Building C - Package 03
Slate Creek Condos
1111 North 1000 West
Provo, Utah



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

Building #1 - Package #1
State Creek Condos
1000 State Creek Road
Mesa, TN 37648



Front Elevation



Left Side Elevation



Rear Elevation





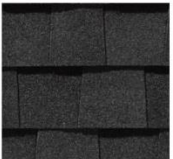




Right Side Elevation





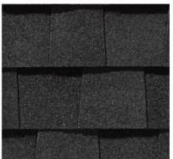


Building #1 - Package #1
State Creek Condos
1000 State Creek Road
Mesa, TN 37648

Attachment 7: Material Boards

PACKAGE #1 R E M E D Y
— furniture & design center —

 Shutters & Door Color - Farrow and Ball Off Black	 Stucco - Sherwin Williams Drift of Mist	 Lap Siding - Farrow and Ball Plummet	 Board & Batt - Farrow and Ball Downpipe
 Roof - Black	 Cultured Stone - Echo Ridge	 Windows - Almond	Post & Rails - Black Lights - Black Metal/Window Boxes - Black

PACKAGE #2 R E M E D Y
— furniture & design center —

 Shutters & Door Color - Farrow and Ball Downpipe	 Stucco - Sherwin Williams Drift of Mist	 Lap Siding - Farrow and Ball Off Black	 Board & Batt - Farrow and Ball Plummet
 Roof - Black	 Cultured Stone - Echo Ridge	 Windows - Almond	Post & Rails - Black Lights - Black Metal/Window Boxes - Black

PACKAGE #3

REMEDY
—furniture & design center—



Shutters & Door Color
- Farrow and Ball
Railings



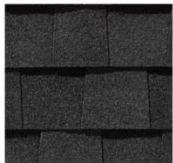
Stucco - Sherwin
Williams Drift of Mist



Lap Siding - Sherwin
Williams Dorian Gray



Board & Batt -
Sherwin Williams
Passive Grey



Roof - Black



Cultured Stone -
Echo Ridge



Windows -
Almond

Post & Rails - Black
Lights - Black
Metal/Window Boxes - Black

PACKAGE #4

REMEDY
—furniture & design center—



**Shutters & Door
Color** - Sherwin
Williams Passive
Grey



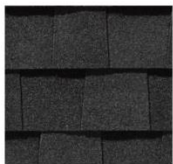
Stucco - Sherwin
Williams Drift of
Mist



Lap Siding - Farrow
and Ball Railings



Board & Batt - Sherwin
Williams Dorian Gray



Roof - Black



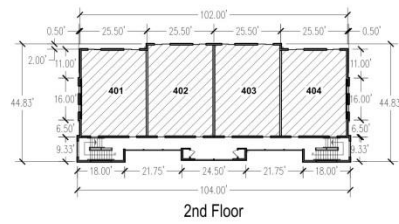
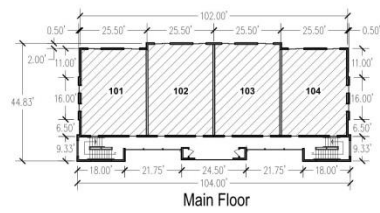
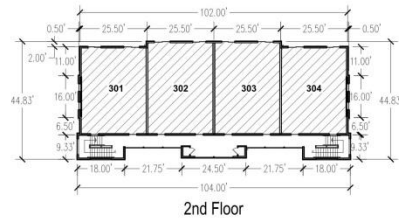
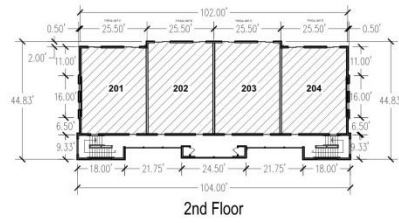
Cultured Stone -
Echo Ridge



Windows -
Almonds


Post & Rails - Black
Lights - Black
Metal/Window Boxes - Black

Attachment 8: Proposed Building Floor Plans



**1st Supplemental Plat
 Slate Creek Condominiums**

SHEET 2 OF 3 SHEET(S)

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	RECORDED AND FILED AT THE OFFICE OF DATE _____ TIME _____ FILE _____ COUNTY RECORDER



Center Unit Floor Plan



End Unit Floor Plan

Attachment 9: Landscape Plan

