



**Planning Commission
Staff Report
Project Plan Approval
Hearing Date:
October 9, 2019**

ITEM# 1 Kenny Hrabar requests Project Plan approval for expansion of the Jamestown Assisted Living facility, located at 3352 North 100 East in the Professional Office (PO) Zone. Riverside Neighborhood. Brandon Larsen (801) 852-6408 PLPPA20180009

Applicant: Kenny Hrabar
Staff Coordinator: Brandon Larsen
Property Owner: Mary June Adams Hamblin
Parcel ID#: 36:682:0004 & 36:682:0008
Current Zone: Professional Office (PO)
General Plan Designation: Commercial
Acreage: approx. 4.52 (196,986 sq. ft.)
Number of Properties: 1
Number of Lots: 2
Total Building Expansion SF: approx. 12898 SF
Council Action Required: No.
Related Applications: PLFSUB20180008 (plat)
Alternative Actions:
1. Continue to a future date to obtain additional information or to further consider information presented. *The next available meeting date is October 23, 2019, 6:00 p.m.*
2. Deny the requested Project Plan approval. *This action would be inconsistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Current Legal Use: Assisted Living Facility in the PO Zone.
Relevant History: A conditional use permit was issued for an assisted living facility for the subject property in approximately 1995. The existing facility received project plan approval on February 12, 1997 for 117 rooms. A subsequent approval(s) brought that number to at least 138, with approximately 150 beds. Multiple purpose space was added to the facility in approximately 2003.
Neighborhood Issues: Notice of this application was sent to the neighborhood chair in February of 2018. The review process for this application has been lengthy and notice of a public hearing to consider this expansion appears to have caught some in the Riverside Neighborhood off-guard. Development Services has received a request to delay the Planning Commission public hearing for this item for a short time, so a neighborhood meeting can be held to obtain feedback from the neighborhood.
Summary of Key Issues:

- The proposed Project Plan use is conditionally permitted in the PO Zone
- Proposal would add an additional 30 units (42 beds) to the facility
- An associated plat application—to combine the development area—has been approved
- A few minor Coordinator’s Review Committee (CRC) requirements are outstanding (related to a trail dedication, parking, landscaping, and utilities)

Staff Recommendation: Staff recommends the proposal be approved subject to the following conditions.

1. That all items in the CRC report are met and satisfied.

OVERVIEW

Kenny Hrabar requests Project Plan Approval for a 30-unit expansion of the Jamestown Assisted Living facility located at 3352 North 100 East in the PO (Professional Office) Zone. The additional units would be in a new building (11,617 sq ft) immediately south of the existing facility.

In addition to the 30 assisted living units, the proposal includes a dining facility expansion, a roadway dedication, the dedication and construction of a portion of Lover's Lane, new landscaping improvements, as well as additional parking. The proposal appears to include a more than sufficient number of parking spaces for the proposed expansion (it appears 14 spaces are required, but the proposal includes an additional 23 spaces).

The project has been reviewed by the Coordinator's Review Committee (CRC). A few, minor CRC requirements are outstanding. Staff recommends that approval of this application be conditioned upon the resolution of these outstanding requirements.

FINDING OF FACTS

1. The subject property is zoned Profession Office (PO).
2. The subject property includes 4.52 acres.
3. The Project Plan will be situated on a one-lot subdivision pending the recordation of an approved Final Subdivision application (Courtyard at Jamestown, Plat "J."
4. The Project Plan is consistent with the requirements of the PO zone, as long as the CRC conditions and other requirements are satisfied.

STAFF ANALYSIS

The Project Plan meets the requirements of the PO Zone so long as the CRC requirements are satisfied.

The project contains 30 assisted-living units with a total of 42 beds.

The maximum height of the proposed structure is approximately 45 feet. This maximum height appears to be in harmony with the existing structure(s).

The subject proposal includes 23 additional parking spaces. Section 14.37.060 of the City Code requires that an assisted living facility have one (1) parking space per three (3) beds in the facility. The proposed expansion includes 42 beds. According to the above requirement 14 spaces are required for the proposed expansion. It appears that a more than sufficient amount of parking spaces would be provided. The parking plan needs to be

revised to meet the applicable requirements of the City Code (this is one of the aforementioned CRC requirements). Revisions may result in fewer parking spaces.

According to the proposal, a portion of Lover's Lane would be constructed and dedicated to the City; the City would also receive a small roadway dedication. Landscape and outdoor improvements are proposed, including a new pond, pavilion, fire pit, patio area, and the planting of trees and shrubs. This proposal also includes a 1,281 SF dining room expansion (the dining room area is located near the center of the facility).

This plan appears to support Goal 3.4.4.4 of the Provo City General Plan, which reads as follows: *"Make quality housing and services that are accessible to all segments of the population."*

CONCLUSION

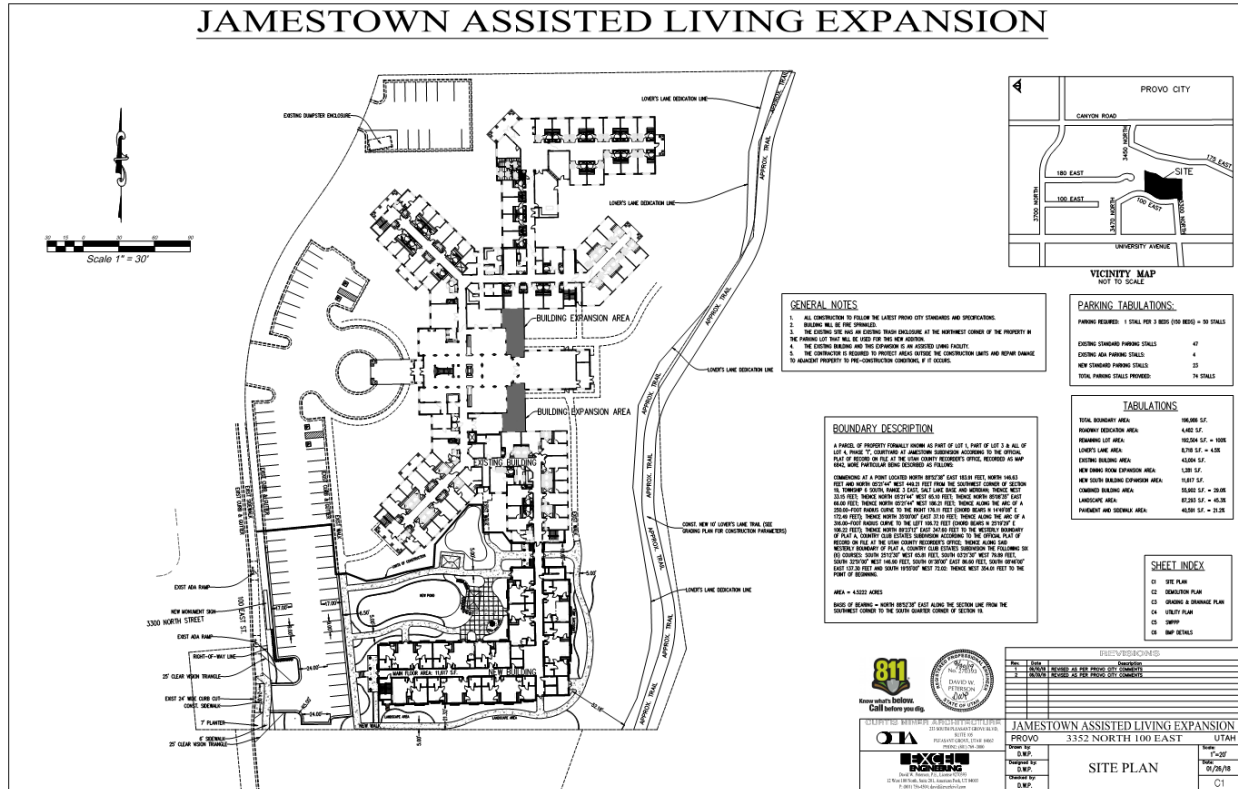
The Project Plans meets the requirements of the PO Zone, so long as the CRC comments are satisfied.

STAFF RECOMMENDATION

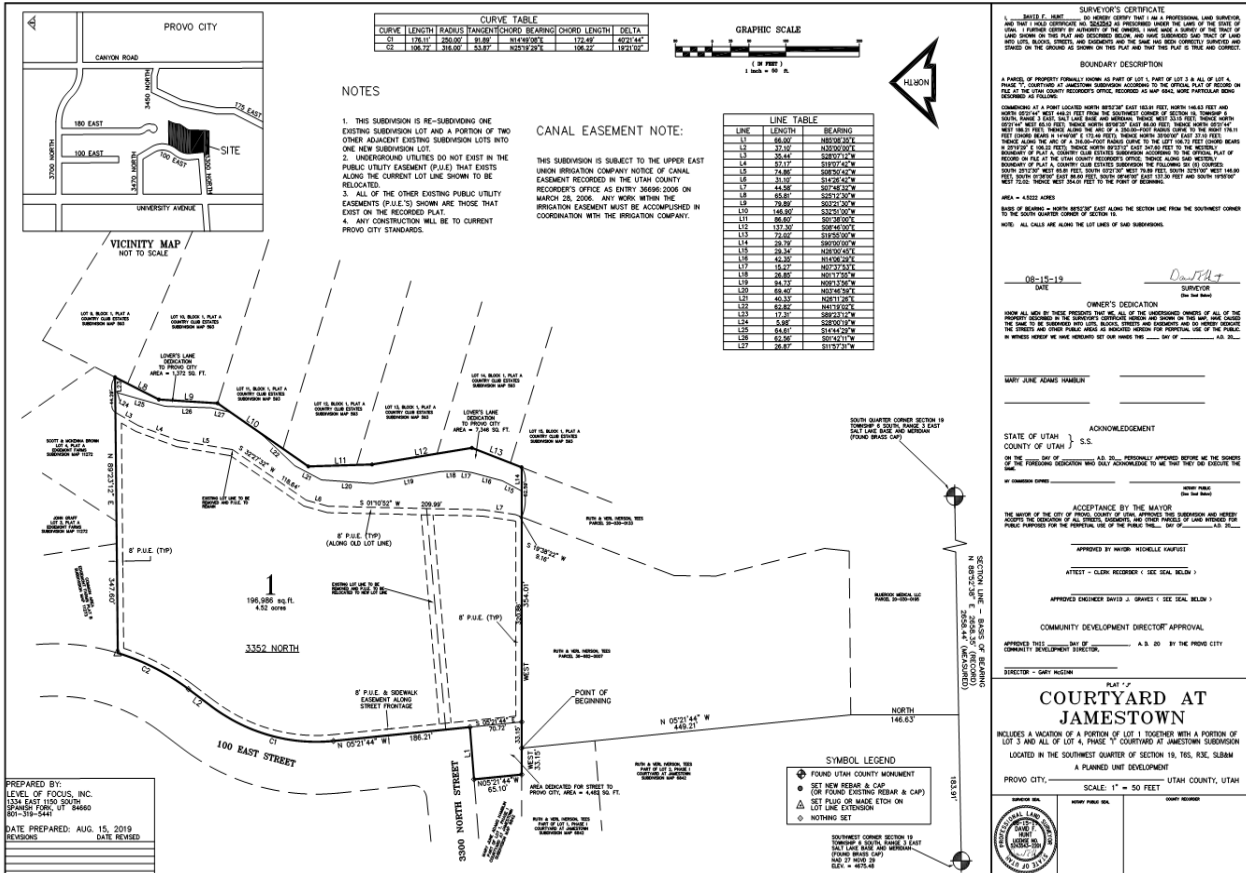
Staff recommends that the Planning Commission approve the Project Plan for the 30-unit assisted living facility expansion located at 3352 N 100 E in the PO Zone subject to the following conditions:

1. That all items in the CRC report are met and satisfied.

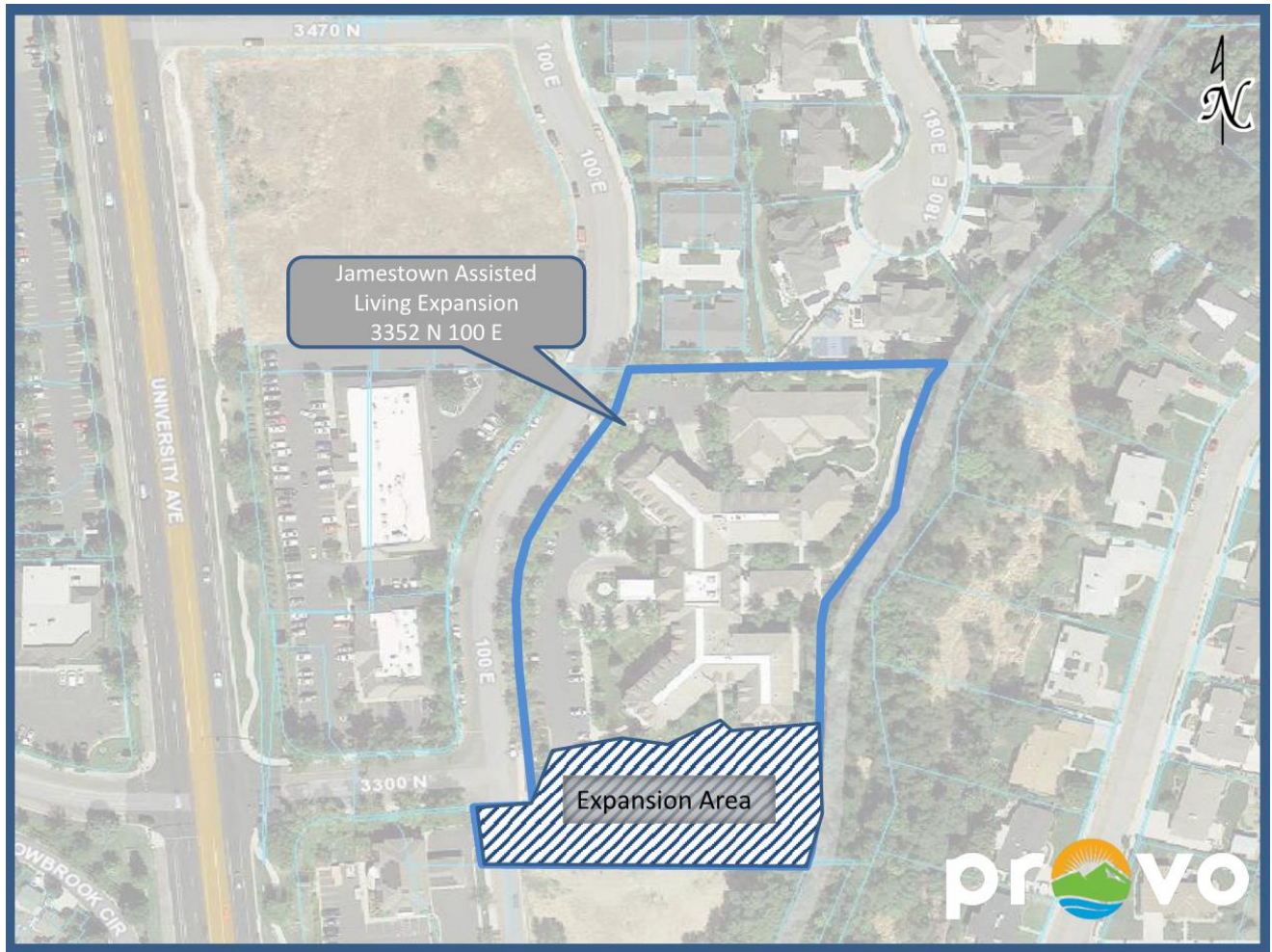
Attachment 1 – Site Plan



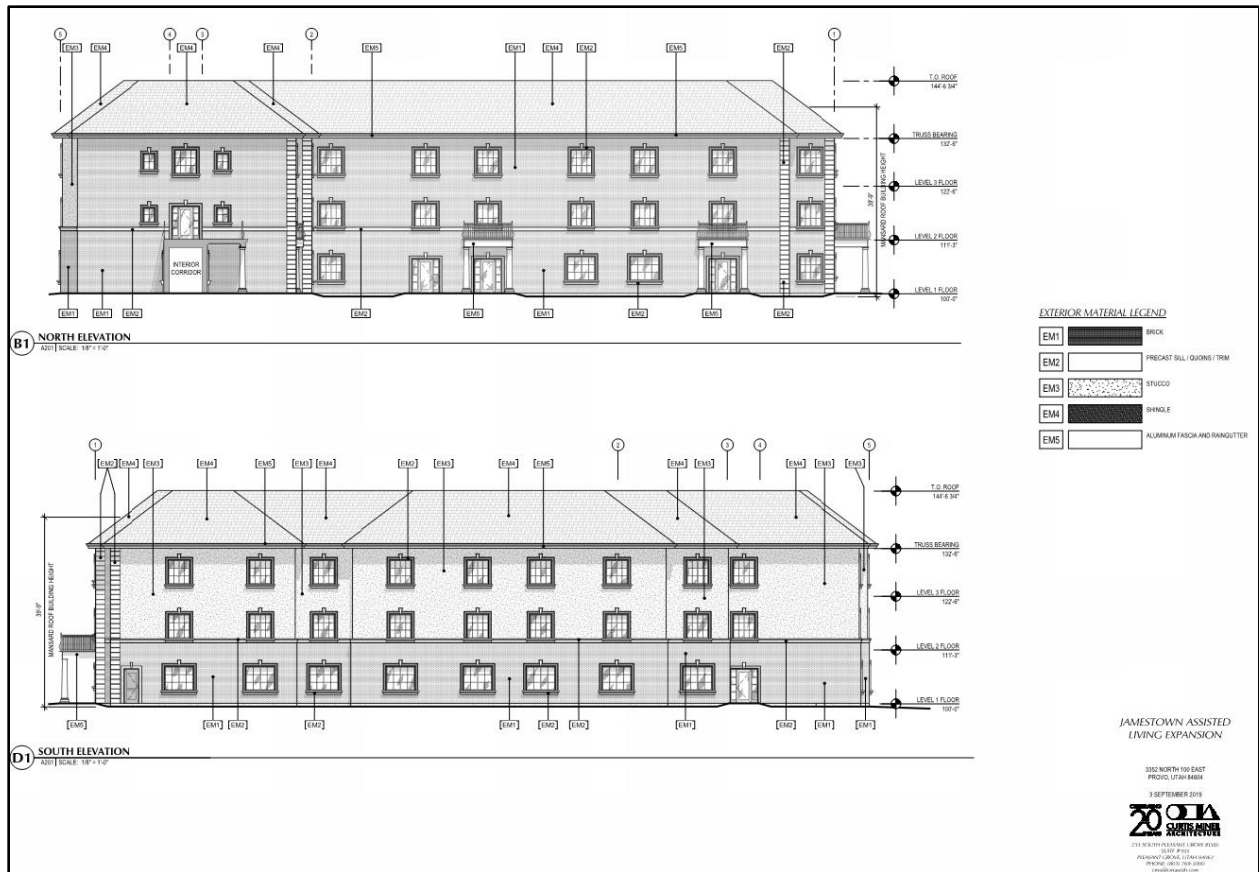
Attachment 2 – Plat Map



Attachment 3 – Vicinity Map



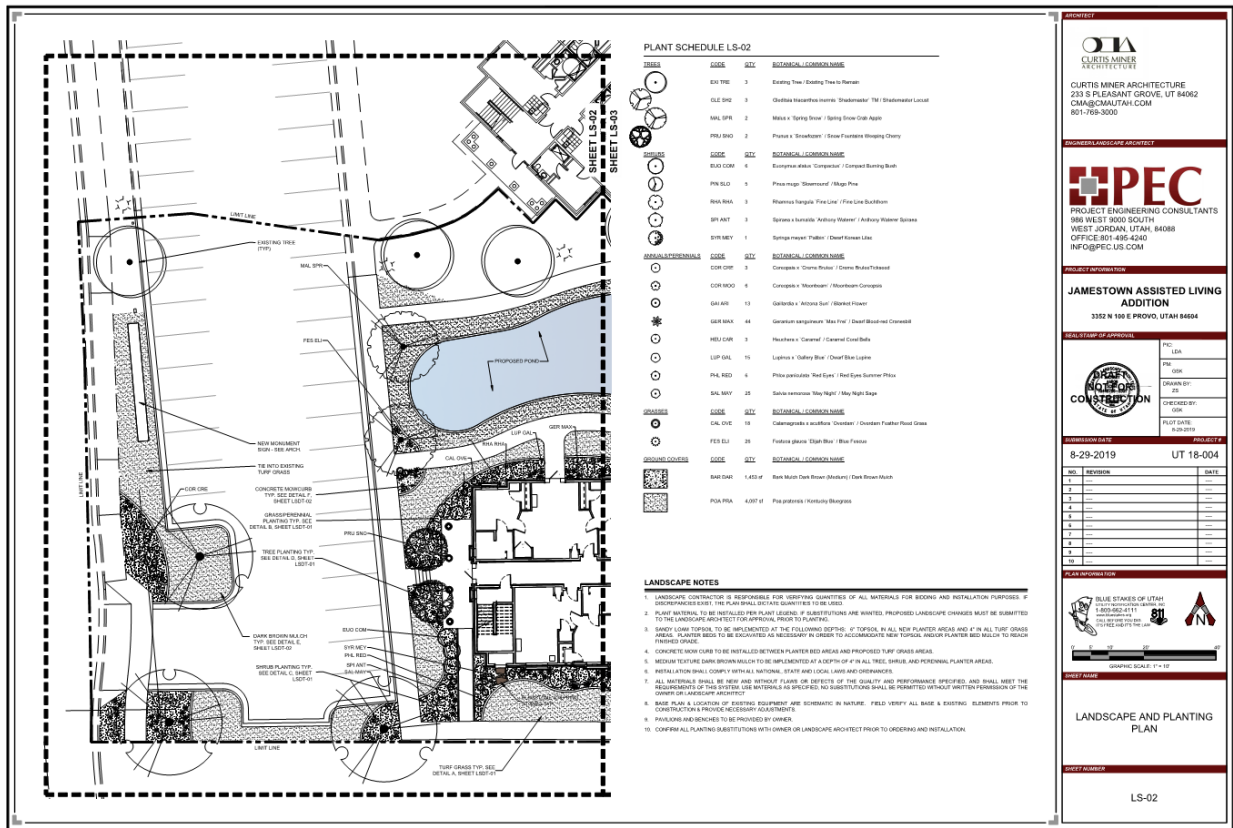
Attachment 4 – Building Elevations



Attachment 4 – Building Elevations, Continued . . .



Attachment 5 – Landscape Plan



OWNER

LANDSCAPE ARCHITECT

PROJECT ENGINEERING CONSULTANTS
 886 WEST 5000 SOUTH
 WEST JORDAN, UTAH, 84088
 OFFICE: 801-486-4240
 INFO@PEC.US.COM

JAMESTOWN ASSISTED LIVING ADDITION
 3352 N 100 E PROVO, UTAH 84604

PROJECT INFORMATION

PROJECT NO: 19-004
 DATE: 8-29-2019
 UT 18-004

REVISIONS

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE

GRAPHIC SCALE: 1" = 4'

LANDSCAPE AND PLANTING PLAN

LS-02

Attachment 5 – Landscape Plan, Continued . . .

