provo DEVELOPMENT SERVICES

ITEM # 1   **Ben Davis requests Project Plan approval for a 22-unit townhome development, located at 264 N 100 W in the General Downtown (DT1) Zone. Downtown neighborhood. PLPPA20180433**

Applicant: Ben Davis

Staff Coordinator: Dustin Wright

Property Owner: JP 200 NORTH LLC
Parcel ID#: 04:084:0004
Acreage: 0.9
Number of Properties: 4

Number of Lots: 4

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. The next available meeting date is November 6, 2019 5:00p.m.

2. **Deny** the requested Project Plan. This action <u>would not be consistent</u> with the recommendations of the Staff Report. The Hearing Officer should <u>state new findings.</u>

Current Legal Use:
The properties are in the DT1 zone on vacant property.

Relevant History:
The applicant is also combining the parcels into one parcel as part of a separate application.

Neighborhood Issues:
No issues have been made known to staff.

Summary of Key Issues:
- The new proposed use will bring 22 residential units to the Downtown neighborhood.
- Four new structures will be created that are three to four stories in height.
- Parking will be rear loading in each building.

Staff Recommendation:
Approve the requested project plan with the following conditions:
1. Approval from CRC is needed;
2. Plat is recorded to combine parcels.

OVERVIEW

The applicant is requesting to build 22 new residential units on land that is approximately 0.9 acres at a density of 25 units per acre. The units will be divided out into four new structures that are three to four stories in height. One structure will have frontage on 100 W. and another structure will have frontage on 300 N. The other two structures will be located on the interior of the block but will face each other. All the units will have parking located in the in the back accessed from shared private drives that will be less visible from the street.

FINDINGS OF FACT

- The properties are all located in the DT1 zone
- The DT1 zone allows for residential (14.21A.030).
- Lot standards of the zone in 14.21A.060 require 10,000 square feet.
- The property is 0.9 acres
- Yard requirements in 14.21A.060 are minimums and maximums.
- Does not exceed the building height of 100 feet and meets the minimum height of 2 stories in 14.21A.070
- Units comply with the 500 square foot minimum and the 800 square foot average unit sizes in 14.21A.090
- 18 units are 2-beds and four units are 3-beds. Both have the same parking requirement of 2.25. 14.37.060
- The DT1 zone allows for a 25% reduction in parking. 14.21A.150

ANALYSIS

The proposed project is a permitted use in the DT1 zone and would provide more housing options within the Downtown neighborhood. The applicant has also submitted a separate application to combine the parcels of land for this project and would meet the lot standards. The four structures will be between 3 and 4 stories in height with roof accessibly for some of the units. This height is permitted in the DT1 zone.

Two parking stalls are provided for each unit which meets the parking requirements with the twenty-five percent reduction allowed under the DT1 zone.

The units are larger than the minimum have an average of over 1,800 square feet which is well above the minimum.

CRC review is still ongoing and the remaining items will need to be addressed for approval. This would be appropriate to have as a condition of approval for this item.

CONCLUSIONS

Staff finds that the proposed development will comply with the zoning requirements for the DT1 zone and will need final CRC approval and a new plat to be recorded.
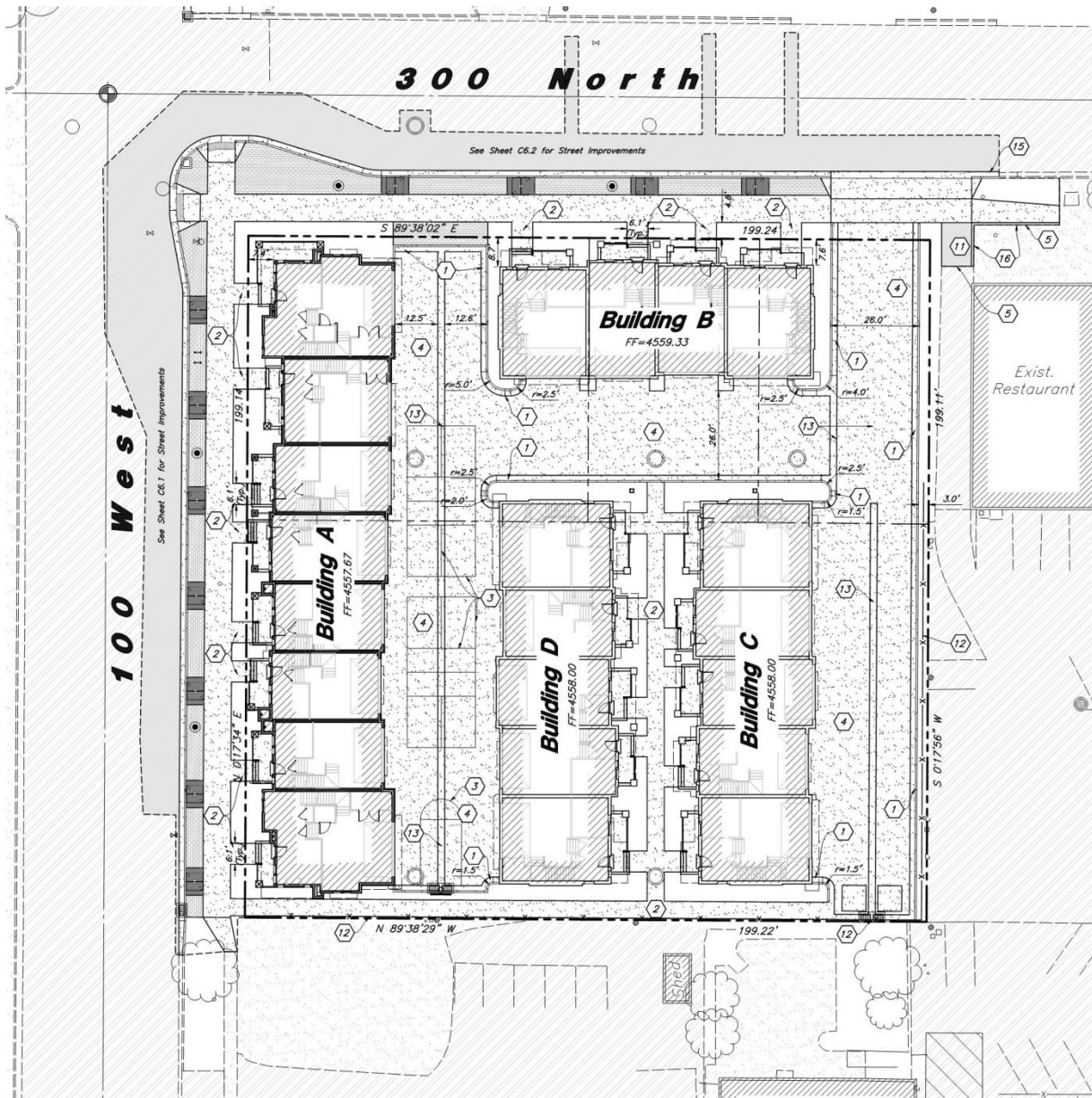
RECOMMENDATION

Approve the requested project plan with the following conditions:

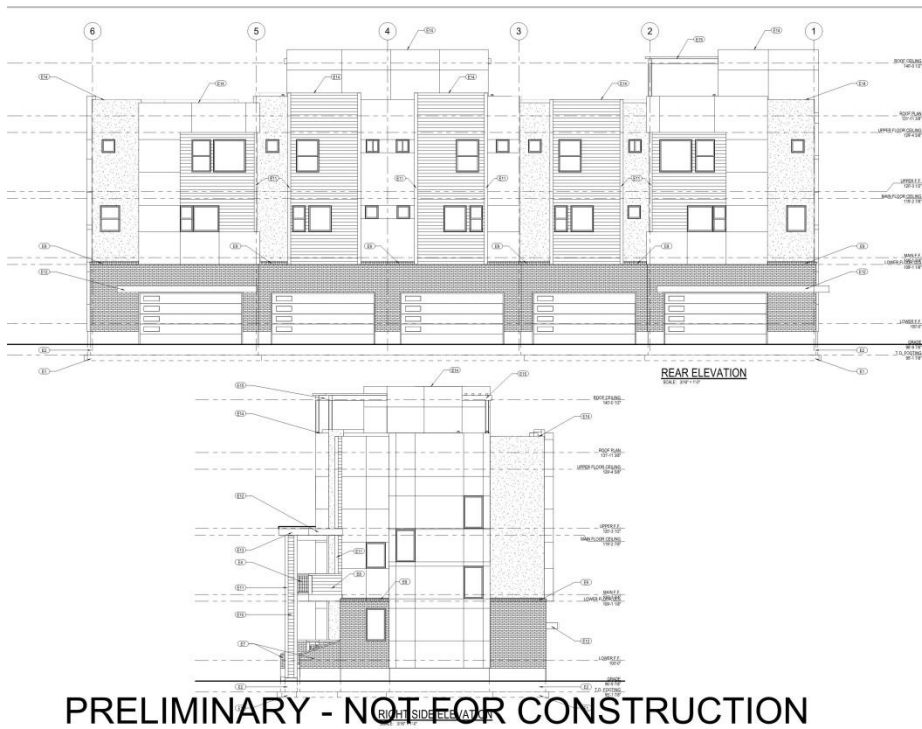1. Approval from CRC is needed;
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ATTACHMENTS

1. Site Plan
2. Elevations
3. Landscape Plan

Attachment 1 – Site Plan

Attachment 2 – Elevations

FRONT ELEVATION

LEFT SIDE ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

REAR ELEVATION

RIGHT SIDE ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

Attachment 3 – Landscape Plan