



Planning Commission Hearing Staff Report

Hearing Date: May 13, 2020

ITEM #2 Todd Sinks requests Project Plan Approval for 325 apartment units, located at 178 E 1860 S in the Campus Mixed Use zone. East Bay Neighborhood. Aaron Ardmore (801) 852-6404, aardmore@provo.org PLPPA20190183

Applicant: Todd Sinks, TG Development LLC

Staff Coordinator: Aaron Ardmore

Parcel ID#: 22:050:0062

***Council Action Required:** No

Units/Acre: *Phase 1: 97 u/ac*
Phase 2: 118 u/ac (est.)
TOTAL: 109 u/ac (est.)

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is May 27, 2020 at 6 p.m.*
2. **Deny** the requested project plan. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*

Relevant History: In May 2019 the applicant applied for a zone change and concept plan on the subject property. The approved concept plan showed 793 apartments. However, through the planning process, the applicant decided to phase the apartments one building at a time and has now proposed 325 apartment units in the east building as phase one. At the April 22nd Planning Commission hearing, there were new numbers brought forward that the Commission wanted to see updated into the plans and the item was continued.

Neighborhood Issues: Staff has not been made aware of any neighborhood issues at the time of this report. The East Bay neighborhood is a commercial district that does not yet have any residences. The previous hearing heard concerns from the public regarding parking numbers.

Summary of Key Issues:

- The applicant has received approval from the Coordinator Review Committee and Design Review Committee on this proposal.
- This request is for a phase one apartment building, with 325 apartments and 513 parking stalls (for a rate of 1.57 stalls/unit).
- The applicant is asking for a parking reduction for this phase, per Section 14.37.050, Provo City Code.

Staff Recommendation: Staff recommends that the Planning Commission approve the proposed project plan of 325 apartments at 178 E 1860 S.

OVERVIEW

Todd Sinks of TG Development LLC is requesting project plan approval for a first phase of an overall development plan, located at 178 East 1860 South. This plan depends on a new road to be developed at this location, leading south to a future medical campus. The proposed first phase contains 325 apartment units and 513 parking stalls, giving a ratio of 1.57 parking stalls per unit.

Provo City Code Section 14.37.060 would require a ratio of 1.72 parking stalls per unit based on a standard of 1.5 stalls for the 228 studio and one-bed units, and 2.25 stalls for the 97 two-bed units. In essence, the applicant is asking for a reduction of 48 parking stalls from the code requirement. The applicant has submitted the following for a Transportation Demand Management (TDM) program for his parking reduction request:

TDM Program:

14.37.050(ii) – Robust bicycle facilities: 1,253 square feet of indoor bicycle repair and storage area.

14.37.050(iii) – Proximity to employment centers: Within walking/biking distance of East Bay Commercial District.

14.37.050(iii) – Proximity to Campus: Within walking/biking distance of future Noorda Medical School.

14.37.050(iii) – Proximity to mass transit: Adjacent to Novell UVX stop.

In addition to this program, the applicant has spoken of using the phase two ground and/or the medical campus for overflow parking, if it becomes an issue. Also, even though the City can not count on-street parking towards a project, there will an additional 18-22 on-street spaces against the front of the project, and more on the opposite side o the street.

The other details of the project have been found to meet the standards of the CMU zone. The unit breakdown (ATTACHMENT 2) shows a mix of studio, one-bedroom, and two-bedroom apartments on six levels. A parking structure on levels one and two is enveloped by residential units and amenity spaces on the west side (ATTACHMENT 3). Amenities include a first level bike storage and repair area, a second level pool and bbq area, and two third level courtyards.

If additional issues need to be addressed with parking, they could go into the TDM agreement that gets signed with the developer and the City and recorded on the property.

FINDINGS OF FACT

1. The property is in the CMU zone.
2. The General Plan designation for the property is Mixed Use.
3. The project proposes 325 apartment units.
4. The project proposes 513 parking stalls.

ANALYSIS

The General Plan defines mixed use as “commercial and residential areas” that should have “alternative transit options” that help reduce the need for excessive automobile trips. The location of the proposed apartments is directly tied to the upcoming Noorda Medical School just to the south. The location of the apartments also sits on an existing UVX stop, which gives resident’s access to other major parts of Provo City. Staff feel that the location and justification of this project is sound.

The proposed wrapping of the parking structure meets CMU design standards and make the project more appealing on the ground level and for passers-by. The mix of amenity space, going above what the code mandates, provides a livability to the proposed project. While not all that will live here will attend the medical school; staff sees the ease of pedestrian access to campus as another benefit of the proposal.

CONCLUSIONS

Staff has reviewed this proposal and feels that the timing and location of the apartment building will be a benefit to the City and to the East Bay neighborhood. On top of meeting the zoning standards, the applicant has made an effort to create an enjoyable place to live within a mainly commercial district of Provo.

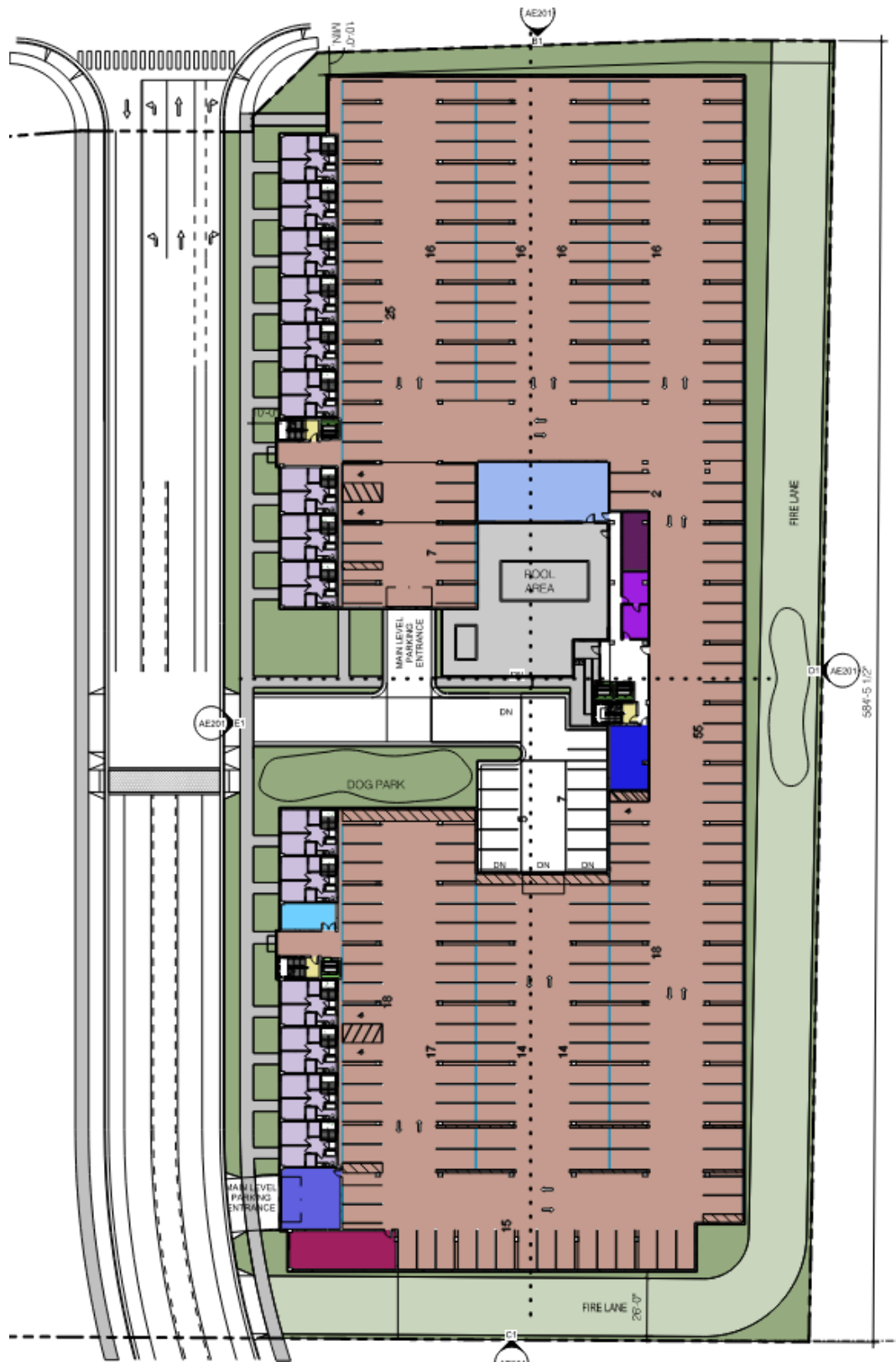
STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed project plan of 325 apartments at 178 E 1860 S.


ATTACHMENTS

1. Site Plan
2. Building Totals
3. Floor Plans
4. Elevations

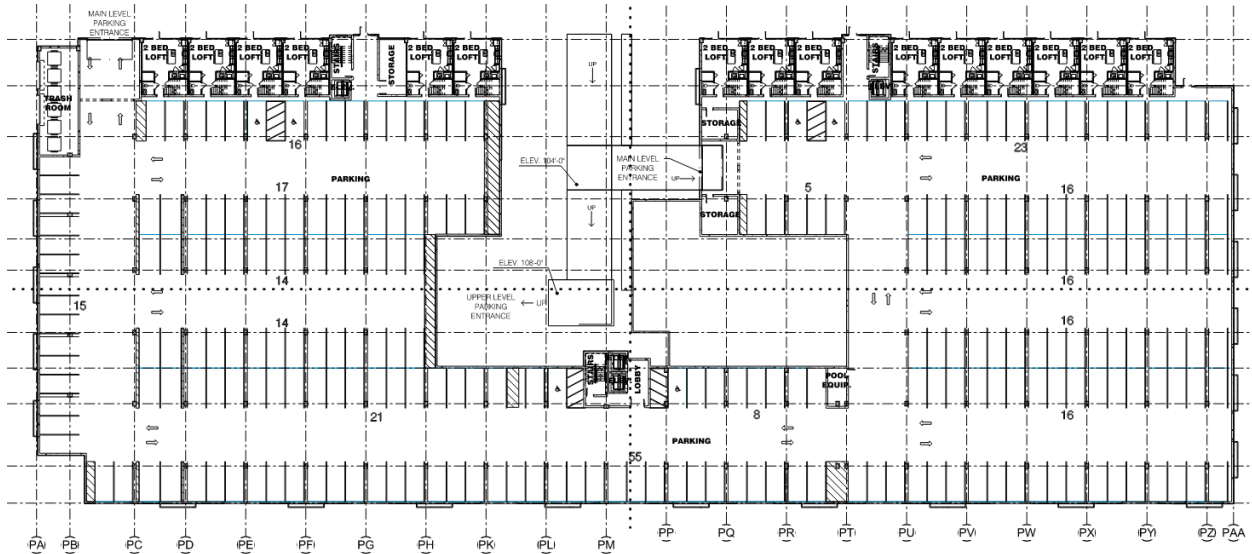
ATTACHMENT 1 – SITE PLAN



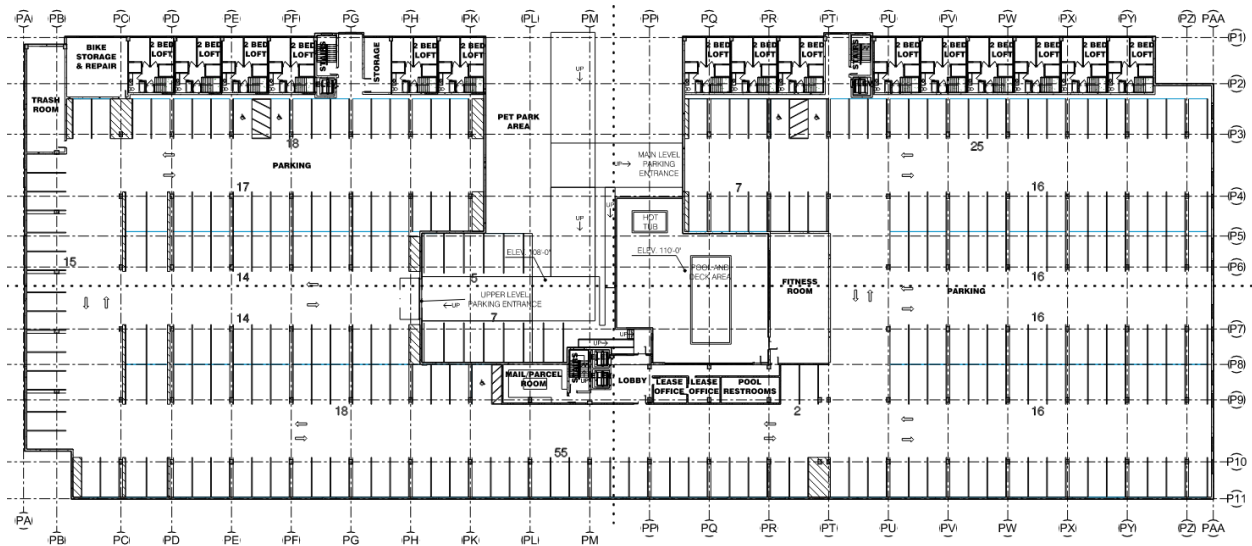
ATTACHMENT 2 – Building Totals

 FIVE DEGREES DESIGN EAST BAY BUILDING 'A'										
BUILDING A	GROSS SF.	NET SF.	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	TOTALS	PERCENTAGES
BUILDING AREA			93,025	94,723	88,377	69,796	69,790	69,673	485,384	
PARKING STALLS			252	249					501	
STUDIO - A	467	413			7	7	7	3	24	7.38%
1-BEDROOM - A	664	595			46	44	44	43	177	54.46%
1-BEDROOM - B	728	664			2	3	3	3	11	3.38%
1-BEDROOM - C	822	746			2	2	2	2	8	2.46%
1-BEDROOM + DEN	1019	935			2	2	2	2	8	2.46%
2-BED + LOFT	1047	993	15						15	4.62%
2-BEDROOM - A	945	860			17	17	17	17	68	20.92%
2-BEDROOM - B	854	776				2	2	2	6	1.85%
2-BEDROOM - C	1,098	1,012			2	2	2	2	8	2.46%
			15	0	78	79	79	74	325	100.00%
			12 Exterior Stalls		513 Stalls Total		513 stalls/325 units = 1.58 stalls per unit			
										UNIT MIX Studios 7.38% 1-Bedrooms 62.77% 2-Bedrooms 29.85% Total 100.00%
										UNIT TOTALS Studios 24 1-Bedrooms 204 2-Bedrooms 97 Total 325

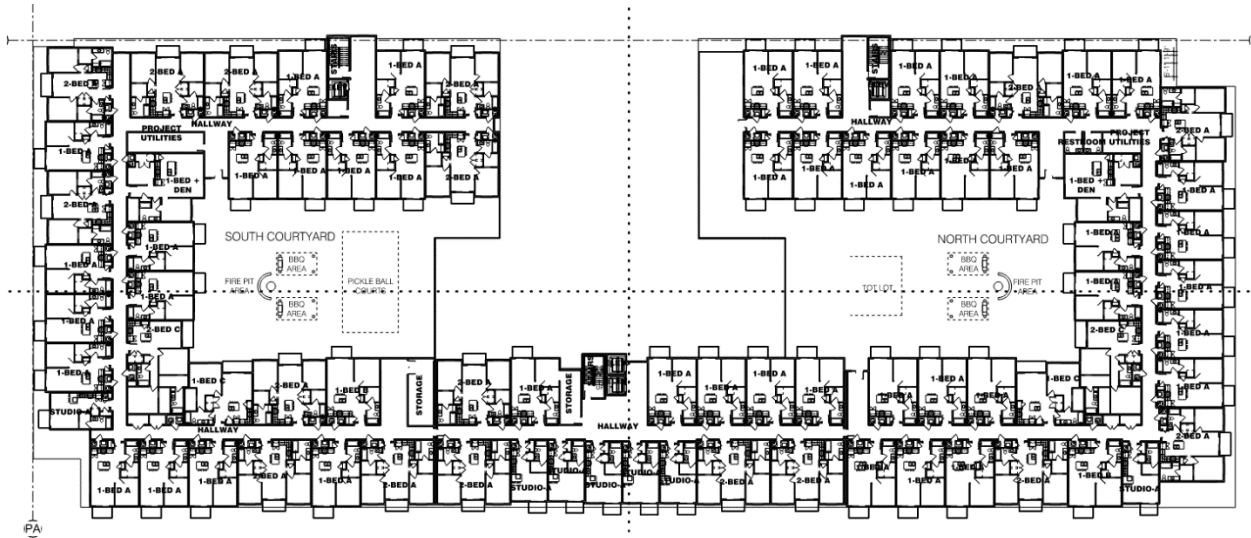
ATTACHMENT 3 – Floor Plans



01 LEVEL 01 FLOOR PLAN



01 LEVEL 02 FLOOR PLAN



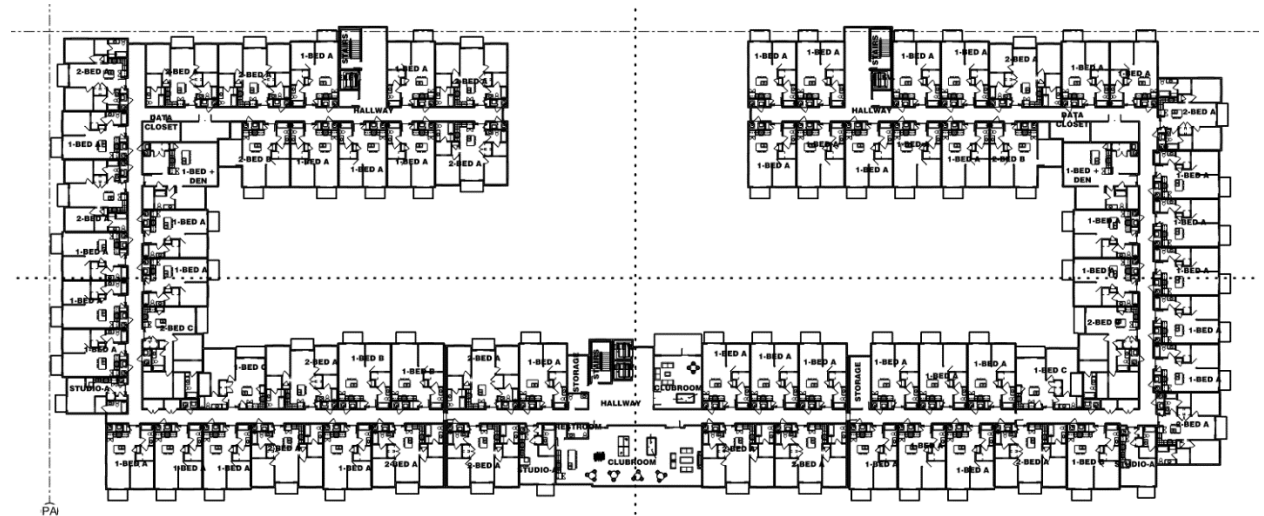
CL LEVEL 03 FLOOR PLAN



CL LEVEL 04 FLOOR PLAN



CL LEVEL 05 FLOOR PLAN



CL LEVEL 06 FLOOR PLAN

ATTACHMENT 4 – Elevations



B1 NORTH ELEVATION
 SCALE: 1" = 20'-0"



C1 SOUTH ELEVATION
 SCALE: 1" = 20'-0"



D1 EAST ELEVATION
 SCALE: 1" = 20'-0"



E1 WEST ELEVATION
 SCALE: 1" = 20'-0"

