



**Planning Commission Hearing
Staff Report
Hearing Date: September 23,
2020**

ITEM #6 D. R. Horton, Inc. requests Concept Plan approval for a townhome development, located at 1920 S 500 W in a proposed Low Density Residential (LDR) zone. Lakewood Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20190188

<p>Applicant: D. R. Horton</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: Osprey Town Center LLC</p> <p>Parcel ID#: 21:051:0064</p> <p>Current Zone: A1.20</p> <p>Proposed Zone: LDR</p> <p>General Plan Des.: Residential (LDR)</p> <p>Acreage: 17.74</p> <p>Number of Properties: 1</p> <p>Number of Lots: 195</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 October 14th, at 5:00 p.m.</i></p> <p>2. Deny the requested Concept Plan. <i>This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.</i></p>	<p>Current Legal Use: The property is currently vacant agricultural land.</p> <p>Relevant History: The applicant developed the Osprey subdivision to the north of this property and has been working towards an acceptable plan on the subject property since last year.</p> <p>Neighborhood Issues: The neighborhood met on this plan on September 10th, and the following concerns were expressed: Only two egress points, one to the north Parking overflow into Osprey subdivision Increased traffic through neighborhood High water table increase on elevation level Removal of old growth trees</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> • The concept plan meets LDR zone regulations. • A zone change and Development Agreement must be approved to allow development to occur. • City Staff has worked with the applicant to define right-of-way improvements and phasing for sewer. • The General Plan supports townhome development in this area. <p>Staff Recommendation: Staff recommends that the proposed Concept Plan be approved, subject to the approval of a zone change to LDR and recording of the Development Agreement.</p>
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BACKGROUND

D.R. Horton is requesting concept plan approval for a townhome development of 195 units near 1920 South and 500 West. They have been working through different versions of the concept plan since 2019 and have been waiting for sewer capacity issues to be resolved.

The current concept plan is phased to meet Section 15.03.105, Temporary Limitations on Certain Sewer Connections, in the Provo City Code. The plan proposes an initial build-out of thirty-eight (38) units, as well as the public street connecting 730 West to 500 West. In total there will be 195 townhomes, of three different designs, brought in over five phases of forty or less at a time. Parking for the total development will provide 807 spaces, with each townhome have its' own two-car garage. Open Spaces on the site will include volleyball, a tot lot, pickleball, and additional park space on the northeast and along Lakeview Parkway; accounting for 3.61 acres in its' entirety.

This concept plan is related to a zone change and Development Agreement that would need to be adopted and approved by the City Council and Mayor. The development agreement attached to the request for the LDR zone provides details regarding installation and maintenance of the Lakeview Parkway and 500 West frontage and utilities, but also gives relief to the applicant on the required setback off of the eastern boundary of the property and open space calculations.

STAFF ANALYSIS

The proposed plan is a result of staff working through zoning and infrastructure issues for the past year over several redraws for the site. This plan has met design standards of Section 14.34.287 with units addressing the streets, the mix of materials and colors, and pedestrian connections. As shown in the attached proposed elevations, the applicant has provided a mix of cement fiber patterns and siding as the major materials, leaving stucco at or below the maximum 20% allowed on the face of the buildings. This variety meets standards for the allowed major and minor materials as written in subsection 14.34.287(9).

Staff has also reviewed the proposed plan against the LDR zone, and has found the density standards, parking supply, and open space amenities meet the proposed zone. With 195 units and 807 parking spaces, the overall project will be parked at a rate of 4.1 spaces/unit. This parking supply exceeds what the City would require, and staff would support a reduction of the additional stalls near the pickleball court. However, 195 two- and three-bedroom units would demand three (3) spaces per unit, so the excess

parking can help to mitigate concerns regarding visitor and overflow parking moving into adjacent neighborhoods.

The open space required in the LDR zone is twenty percent (20%) of the gross lot area. The 17.74 acre site would then require a minimum of 3.54 acres of open space. The concept plan shows 3.61 acres of open space including the south frontage, the western volleyball court, the central tot lot and pickleball court, and the park space in the northeast. These spaces are massed and should be heavily used by the residents of the project.

The project on a whole will come in at just over eleven units to the acres, which is less than the maximum of fifteen but still a dense project for the site. The mix of unit types on public and private streets should help to bring variety through the site and provide a desirable location for a family demographic. Staff is in support of this concept plan proposed and the related zone change with the development agreement.

FINDINGS OF FACT

1. The General Plan designation is Residential.
2. The Southwest Area Future Land Use Map designation is LDR.
3. The current zone is A1.20.
4. The proposed zone is LDR.
5. The maximum density for LDR is 15 units/acre.
6. The proposed density is 11 units/acre.
7. The required parking is 634 spaces.
8. The proposed parking is 807 spaces.
9. The open space requirement is 3.54 acres (20%).
10. The open space provided is 3.61 acres (20.4%).

STAFF RECOMMENDATION

Staff recommends that the proposed Concept Plan be approved, subject to the approval of a zone change to LDR and recording of the Development Agreement.

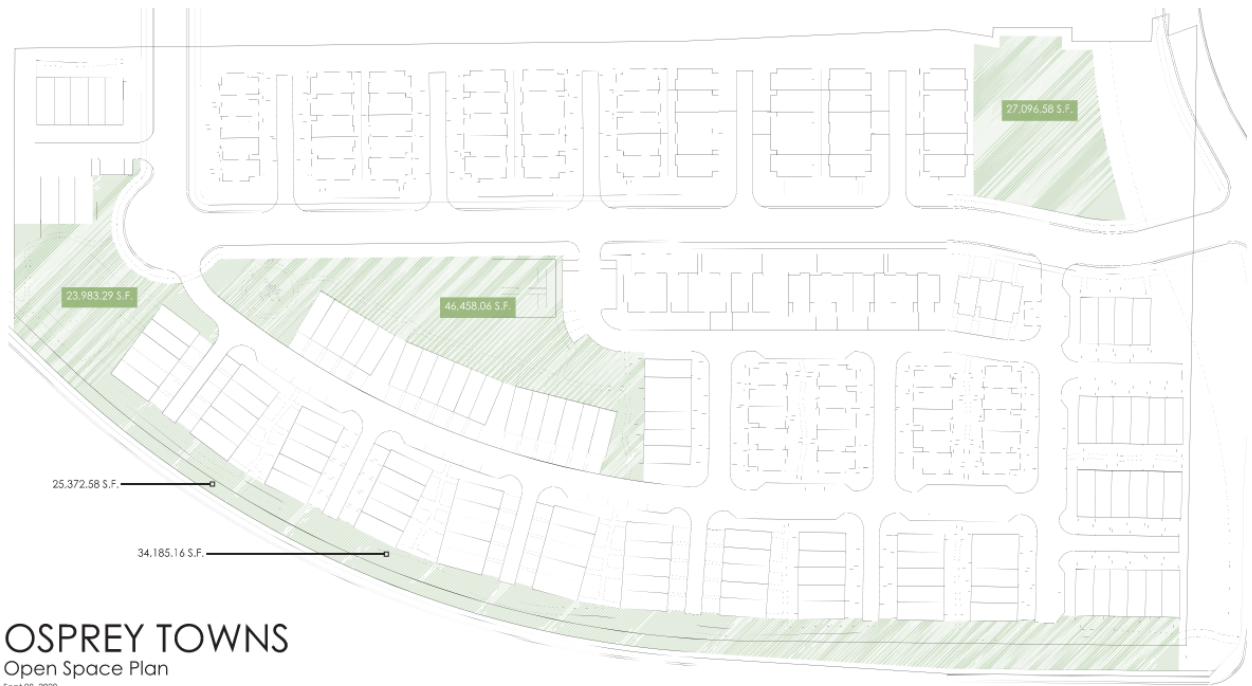
ATTACHMENTS

1. Proposed Site Plan
2. Proposed Open Space allotment
3. Proposed Phasing Plan
4. Proposed Elevations

ATTACHMENT 1 – PROPOSED SITE PLAN



ATTACHMENT 2 – PROPOSED OPEN SPACE ALLOTMENT



OSPREY TOWNS
Open Space Plan
Sept 08, 2020



Open Space 3.61 ac (20.1%)

ATTACHMENT 3 – PROPOSED PHASING PLAN



ATTACHMENT 4 – PROPOSED ELEVATIONS



