

ITEM #2 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

BACKGROUND

D.R. Horton is requesting concept plan approval along with a zone change from A1.20 to LDR for a townhome development of 206 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 the first phase forty (40) units, as well as the public street connecting 730 West to 500 West. In total there will be 206 townhomes, of three different designs, brought in over six phases of forty or fewer units at a time. Proposed open spaces on the site include a volleyball area, a tot lot, pickleball, with additional park space on the northeast and along Lakeview Parkway.

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 now 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).

With 206 units and 889 parking spaces, the overall project will be parked at a rate of 4.31 spaces/unit. This parking supply exceeds what the City would require. Two and three-bedroom units would demand 2.25 spaces per unit, so the excess parking could 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 3.93 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. However, that total also includes several pieces of land that fall within the required building setbacks as illustrated in attachment #3 of this staff report and cannot be counted towards the open space requirement. Section 14.14A.090 states that these spaces "must be massed" and that "landscaping within the required setbacks shall not be calculated towards meeting this provision." Additionally, staff previously agreed to

count as open space land along the Lakeview Parkway and along 500 West that is in city ownership because the developer agreed to improve, landscape and maintain these areas. The development agreement submitted does not include improvement and maintenance of these areas so they should not be counted in the open space calculations.

The project on a whole will come in at just over 11 units to the acres, which is less than the maximum of 15 permitted in the zone but still a dense project for the site. Although the proposal is for less density than what is permitted in the zone, the project design appears crowded and dense. The mix of unit types on public and private streets should help to bring variety through the site, but the concentration of buildings does not “maintain the residential character compatible with one-family housing” as stated in the purpose and objectives of the LDR zone.

Between the previous hearing on September 23rd, when this item was continued due to time constraints and this meeting, the applicant has failed to address staff concerns with the right-of-way, open space requirements and overall design. In fact, the applicant only compounded those concerns by adding more units to the property, bringing it further out of compliance with the LDR zone. Staff has in turn adjusted the recommendation to the Planning Commission.

The code language as it relates to open space reads as follows:

In any new project of twenty (20) or more residential units, an area equivalent to twenty percent (20%) of the gross lot area shall be developed in residential amenities, such as a common clubhouse, gym, pool, roof-top garden, or other amenity. Amenities that are enclosed may count towards meeting this provision. Landscaping within the required setbacks shall not be calculated towards meeting this provision (14.14A.090(6)).

In any new project consisting of twenty (20) or more residential units, the open space must be massed or accumulated to be functional as a recreational amenity or gathering space (14.14A.090(7)).

The open space requirements contained in 14.14A.090(6) and (7) were intended to differentiate between usable, functional open space and project landscaping. It was hoped that this language would encourage developers to design projects around functional open space rather than proposing that leftover land that could not be used for units or parking be counted as open space. By making open space a feature of the design, rather than an afterthought, developments would be more pleasing and more functional which would encourage home ownership and pride of ownership over time. It seems to staff that the language of the code should be clarified to make the desired outcome more clear and less debatable.

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 464 spaces.
8. The proposed parking is 884 spaces.
9. The open space requirement is 3.54 acres (20%).
10. The "open space" provided is 3.93 acres (21.9%) but does not meet code.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission deny the Concept Plan.

ATTACHMENTS

1. Proposed Site Plan
2. Proposed Phasing Plan
3. Red-lined Open Space Plan
4. Proposed Elevations

ATTACHMENT 1 – PROPOSED SITE PLAN



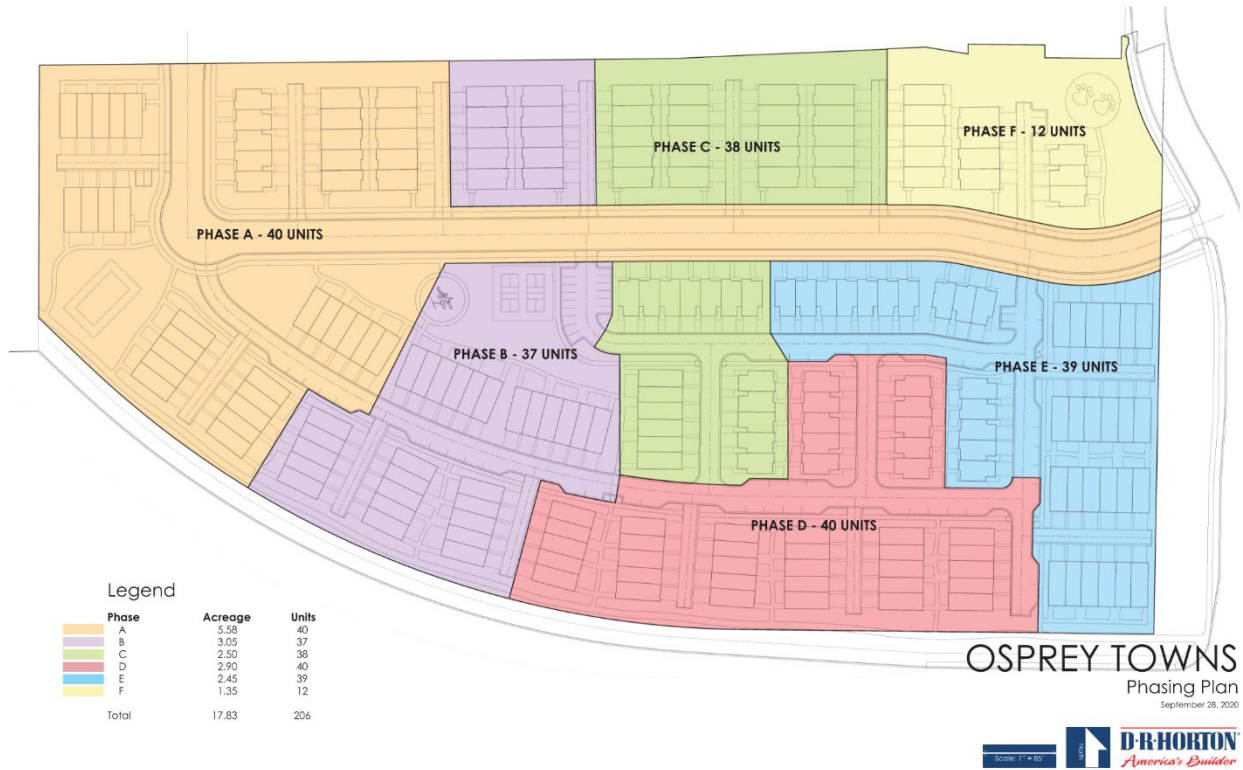
Statistical Summary

Total Area	17.92 ac
Open Space	3.93 ac (21.9%)
Product	Units
Millbrook	49
Dumont/Datton	112
Westfield	45
Total Units	206 (11.49 du/ac)
Parking	Stalls
Garage Stalls	350
Driveway Stalls	412
Additional Off-Street Parking	68
Total	830

OSPREY TOWNS
 Concept Plan
 Sept 28, 2020



ATTACHMENT 2 – PROPOSED PHASING PLAN



ATTACHMENT 3 – RED-LINED OPEN SPACE PLAN



ATTACHMENT 4 – PROPOSED ELEVATIONS

