

ITEM # 2 George Bills of Gardner and Associates, requests concept plan approval for 204 dwelling units on 8.5 acres located at approximately 1724 S. State Street, in a proposed Medium Density Residential (MDR) Zone. Spring Creek Neighborhood. Brandon Larsen (801) 852-6408, jblarsen@provo.org PLCP20190357

<p>Applicant: Gardner and Associates Staff Coordinator: Brandon Larsen Property Owner: Zions M-13 Development, LLC; et al. Parcel ID#: 22:046:0169, et al. Acreage: 8.46 acres Number of Properties: 14 Related Application: PLRZ20190356 (zone map amendment)</p> <p><u>ALTERNATIVE ACTIONS</u></p> <ol style="list-style-type: none"> Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is January 13, 2021, 6:00 P.M.</i> Denial of the proposed concept plan. <i>This action <u>would not be consistent with the recommendations of the Staff Report.</u> The Planning Commission should <u>state new findings.</u></i> 	<p>Current Legal Use: The subject property comprises multiple parcels. Much of the property is vacant; however, there are multiple dwellings and other residential accessory structures on the northwest corner of the property. There are also many structures on the northeast portion of the land, including a dispatch office for dump truck operations for a landscape company.</p> <p>Relevant History: Two (2) dwellings have existed on the northwest corner of the subject property since the 1920s. An office building (1960) and an industrial building (1950) are located on the northeast corner of the property. The property was originally platted as Bay view, Plat "H," which included dozens of small lots.</p> <p>Neighborhood Issues: A neighborhood meeting was held on October 3, 2020. The neighborhood had questions about drainage and traffic for proposed development. On Open City Hall (Provo City website), a few issues that were referenced in relation to the proposal are number of high-density units in Provo and lack of single-family homes, traffic impacts, and design standards.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> This item was continued from the November 11, 2020 Planning Commission Meeting Concept plan proposes 204 dwelling units (30 townhomes; 30 studio apartments; 64, 2-bedroom apartments; 80, 1-bedroom apartments) The proposal includes sufficient parking to meet the applicable requirements <p>Staff Recommendation: Staff recommends that the Planning Commission approve the proposed concept plan.</p>
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UPDATE

The applicant's proposal has not been amended, but they have submitted a Commercial Concept Plan for the land to the south of the proposed development. The applicant or the applicant's client (Don Mullin) does not own the conceptual commercial land. The Commercial Concept Plan shows a connection between the Remington Commons/Treeside Charter School (TSC) area to the north and the conceptual commercial land to the south. The concept plan shows a location for a gas station, a couple of fast-food restaurant pads, and a small strip of stores.

The Southeast Neighborhoods Plan (SE Plan) appears to call for approximately seven (7) acres of Neighborhood Shopping Center (SC1) zoning, which appears to correspond with the land included in the concept plan.

A question of whether the applicant owns the subject property was raised at the November 11, 2020 Planning Commission meeting. The applicant, or his client, does not currently own the property, but is willing to provide for review the contracts prepared for the purchase of the property.

Traffic was a major discussion at the November 11th Planning Commission meeting. There was a misconception that the applicant had not submitted an updated Traffic Study, prior to the previous Planning Commission meeting. In fact, the Staff Report for this item made it clear that a study had been submitted. Any comments the Public Works Department had concerning this proposal were resolved just prior to the last Planning Commission meeting. Again, this proposal is conceptual in nature, and additional details related to traffic must be worked out at the project plan application stage. At the November 11th Planning Commission meeting, David Day, Provo City Public Works, suggested that perhaps a warrant study should be pursued with UDOT to get current data relative to the need for a signal at 1640 South Street. Since November 11th, Staff has received no additional comments from Public Works regarding traffic in relation to the proposal.

BACKGROUND

The applicant is proposing a 204-unit residential development in the Spring Creek Neighborhood at 1724 S State. The subject property is currently comprised of 14 parcels that total 8.46 acres. This proposed development is a mix of apartments and townhomes: 30 townhomes; 30 studio apartments; 64, 2-bedroom apartments; 80, 1-bedroom apartments.

The proposed three (3) bedroom townhomes would be housed in seven (7) buildings. These buildings would have four (4) floors. The townhome units would be on the first three (3) floors. Studio apartments would lie on the fourth (4th) floor. The exterior materials would be predominately cement board products and stone.

There would be five (5) buildings of one (1)- bedroom apartments and four (4) buildings of two (2)-bedroom apartments. Each of these buildings would have four (4) floors. Each building

would have 16 units. The exterior materials would be predominately cement board products and stone.

The applicant has proposed 378 parking stalls for the development; this number meets the parking requirements. There would also be additional parking opportunities in front of the two-car garage for each townhome; however, these spaces cannot be counted toward the required number, as per Provo City Code.

The subject property has access on State Street and 1640 South. The subject development is divided by two (2) driveways or private roads that access TCS. These driveways would be used to provide connectivity through the development. The applicant is proposing a small road dedication on the northwest corner of the development. Staff notes that an updated traffic study (*Traffic Assessment, Remington Commons Development [formerly Morley Site], 1700 South State Street, Provo*; dated November 2, 2020; Prepared by Scott Hendricks, P.E., RB&G Engineering) was submitted that recommends the following for State Street and 1640 South:

State Street:

Because of the high speed, arterial nature of State Street, no stop control or signal is recommended on State Street. The increased traffic on State Street will have a very minor effect on traffic operations. No other constraints or improvements should be necessary as part of the construction of this project, because deceleration / right turn, that would otherwise be recommended, already exists.

1640 South:

It is anticipated only a small number of vehicles will choose to access the proposed development from 1640 South as currently configured, so no changes to the existing intersection of 1640 South / State Street or the proposed interior street widths are recommended at this time. If future development or improvements to 1640 South and its intersection with State Street induce traffic volumes consistent with the assumptions of the warrant evaluation above, a signalized intersection would likely be warranted.

There are a few design standards issues and development plan issues that staff noted in its review of the concept plan that would be addressed at the project plan stage. If this concept plan and proposed zone map amendment are approved, the applicant would still need to obtain approval for a project plan.

STAFF ANALYSIS

The applicant has gone through numerous iterations to refine their concept plan. They have worked through parking issues, design and exterior materials concerns, massing of amenities questions, and housing types recommendations (staff recommended they consider including townhomes in their plan). Staff notes the recommended zone for the subject property is MDR, as per the *Southeast Neighborhoods Plan*. The density of the development is in-line with the requirements of the MDR Zone. Staff believes additional dwelling sites in the South State area

helps to further establish a need for additional commercial development and services in the area.

Staff notes the subject property has a Mixed-Use land use designation. A portion of the *Mixed-Use Development Areas* paragraph of Section 1.2.8 of the General Plan reads, as follows:

“Occasionally areas within the General Plan call out mixed-use (commercial and residential) development areas that currently have limited access to alternative transit options such as bus and bike facilities. Reductions in parking and automobile facilities in these areas should be augmented by development of alternative transit options along with a traffic demand management plan.”

Bike parking facilities will be required at the project plan stage. Staff suggests the Planning Commission consider encouraging the developer to incorporate or facilitate additional alternative transportation options into, or in connection with, a future project plan. For example, the addition of a bus stop adjacent to the development—on the westside of State Street—would be a great alternative transit option.

Findings of Fact.

1. The property currently lies in the following zones: CM, RA, R1.6, R1.10, and A1.5
2. The *Southeast Neighborhoods Plan* recommends the property be zoned MDR
3. The requested zone change is MDR
4. The project consists of the following mix of dwelling units: 30 townhomes; 30 studio apartments; 64, 2-bedroom apartments; 80, 1-bedroom apartments
5. The concept plan shows 378 parking stalls for the development
6. All proposed stalls are on the subject property; no Treeside Charter School stalls are proposed to be used by the development
7. The proposed number of parking stalls meets the requirements of the Provo City Code
8. A more than sufficient amount of residential amenities is proposed

Conclusion. Staff believe this development is a benefit to the Spring Creek Neighborhood because (1) of the potential for additional housing stock and (2) it helps to increase the need for additional commercial development and services in this part of the City.

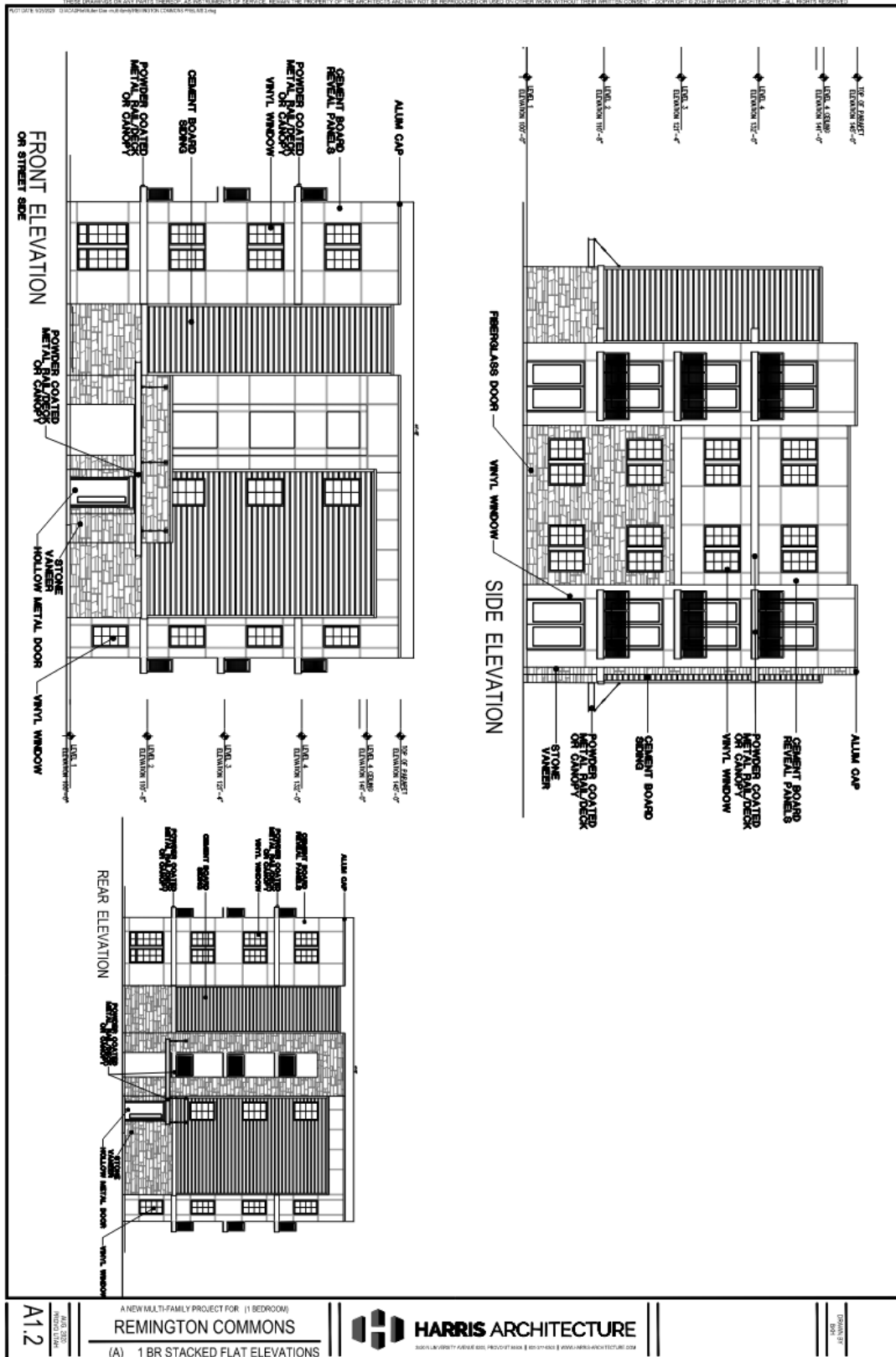
ATTACHMENTS

1. Vicinity Map
2. Concept Plan
3. Elevations: Townhomes
4. Elevations: 1-Bedroom Apartments
5. Elevations: 2-Bedroom Apartments
6. Conceptual Commercial Plan w/ Southern Connection

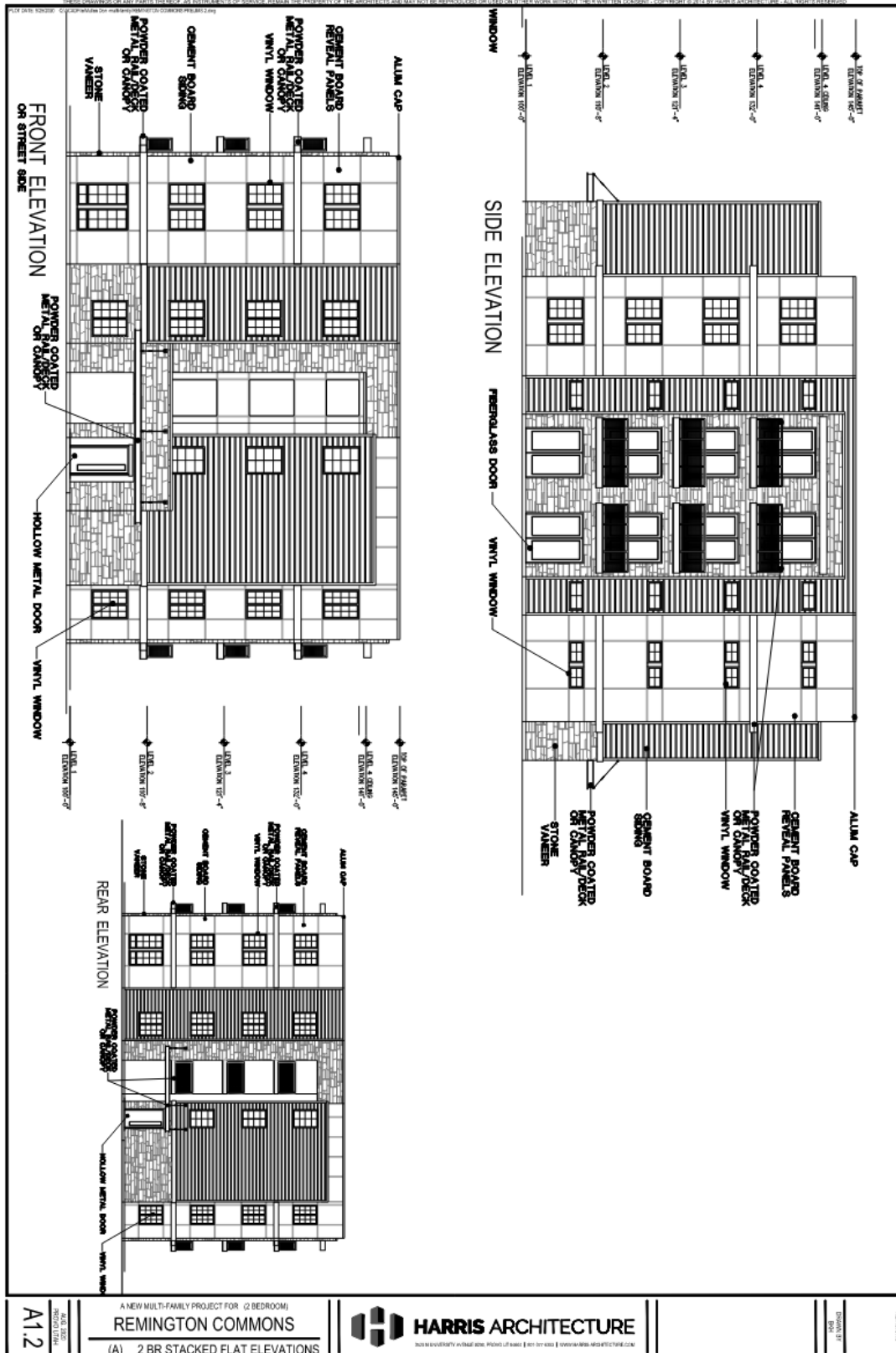
ATTACHMENT 1 – Vicinity Map



ATTACHMENT 4 – Elevations: 1-Bedroom Apartments



ATTACHMENT 5 – Elevations: 2-Bedroom Apartments



A12

A NEW MULTI-FAMILY PROJECT FOR 12 BEDROOMS
REMINGTON COMMONS

(A) 2 BR STACKED FLAT ELEVATIONS



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ATTACHMENT 6 – Conceptual Commercial Plan w/ Southern Connection

