

Planning Commission Hearing Staff Report Hearing Date: April 28, 2021

ITEM #2 Shawn Poor, on behalf of Brighton Development, requests Project Plan approval for 173 condo units located at approximately 2300 N University Pkwy in the ITOD zone. Carterville Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20200434

 Applicant: Brighton Development Utah (Shawn Poor) Staff Coordinator: Aaron Ardmore Property Owner: PLUM TREE PROPERTY LLC Parcel ID#: 46:992:0004 Acreage: 4.05 Number of Properties: 1 Number of Properties: 1 Number of Lots: 173 <u>ALTERNATIVE ACTIONS</u> 1. <u>Continue</u> to a future date to obtain additional information presented. The next available meeting date is May 12, at 6:00 P.M. 2. <u>Deny</u> the requested project plan. This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should <u>state</u> new findings. 3. <u>Staff Recommendation</u>: Staff recommends that the Planning Commission should <u>state</u> new findings. 3. Staff Recommendation: Staff recommends that the Planning Commission proval. 			
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OVERVIEW

Shawn Poor, with Brighton Development, is requesting project plan approval for a condominium development as part of a phased development plan at 2300 N University Parkway, known better as "The Mix" in Provo.

The condominium phase of the project will be on the northeast corner of The Mix at River's Edge along 2230 North and University Parkway. The project will provide two condominium product types, open space, amenity area and parking. The two product types are (1) a townhome-style three-story, three-bedroom unit with a two-car garage and (2) a stacked two- OR three-bedroom unit with a one-car garage.

The amenity space includes a clubhouse, pool, and four sports courts in the northwest corner of the condo development; surface parking is dispersed through the middle of the site and behind some of the garages.

The building elevations are shown as primarily whites and tans; mixing siding, Hardie board and batten, stucco, painted brick, and architectural metals. The landscaping plan includes a variety of 114 trees and hundreds of shrubs and grasses mixed throughout the site to buffer the buildings from roads and sidewalks.

Remaining Coordinator Review Committee (CRC) comments include addressing fire systems as building permits are applied for, obtaining "fee-in-lieu" for affordable housing agreements from a 2020 Development Agreement, showing bicycle parking to meet code, addressing water and sewer needs, and submitting a power cad file for review. These comments are included as an attachment to this report and are the subject of the recommended condition of approval.

FINDINGS OF FACT

- 1. The property is in the ITOD zone.
- 2. The property is in the Mixed-Use General Plan map designation.
- 3. The project shows 173 condo units.
- 4. The project shows 419 total parking stalls.
- 5. The project *requires* 318 total parking stalls.
- 6. The project shows 41,631 square feet of amenity space.
- 7. The project *requires* 28,077 square feet of amenity space.

STAFF ANALYSIS

When looking at this first phase independently it is a well-connected and compact residential design that meets the purposes of the ITOD zone. Staff also sees future connections through the condos to the future apartments and commercial phases of the

mix project. A common amenity area for this type of residential use is provided and can hopefully be shared by the future apartment phase.

Though the condo site is overparked, it does not appear that way, and may not act that way if residents use their garages for storage. The rest of the Mix sites future phases is not under review at this time, so the public comments on the amount of surface parking would not be appropriate to address in this report but will be addressed in the future.

CONCLUSIONS

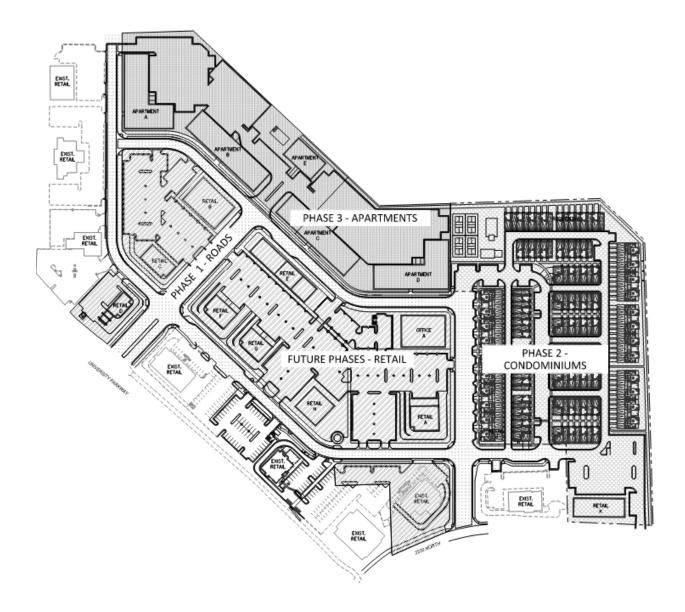
Overall, staff is comfortable with the remaining comments from CRC and the ability for the applicant to address these moving towards building permit applications. Staff recommends that the Planning Commission approves the proposed project plan for 173 condo units with the condition that all remaining CRC comments be resolved prior to building permit approval.

ATTACHMENTS

- 1. Overall Concept Plan for The Mix
- 2. Condo Site Plan
- 3. Landscape Plans
- 4. Floor Plans
- 5. Elevations
- 6. CRC Comments

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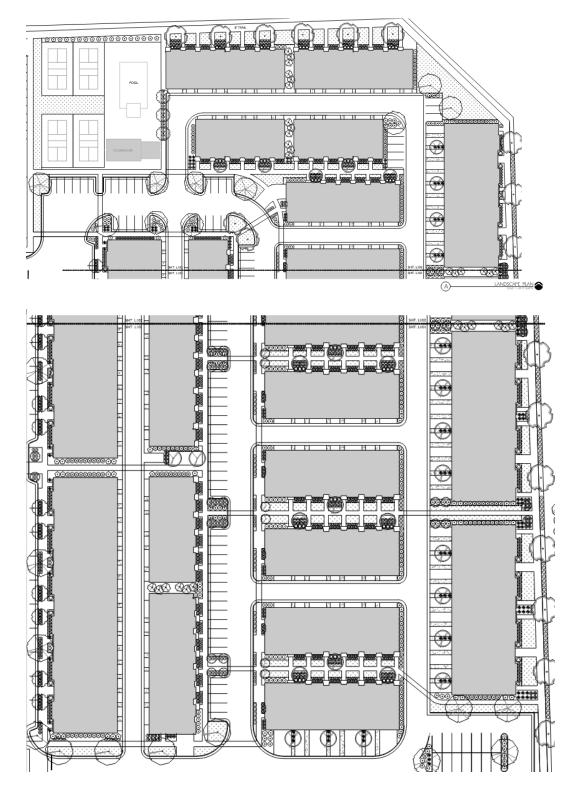
ATTACHMENT 1 – OVERALL CONCEPT PLAN FOR THE MIX



ATTACHMENT 2 – CONDO SITE PLAN



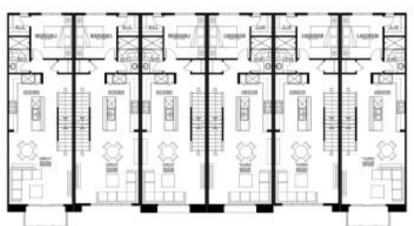
ATTACHMENT 3 – LANDSCAPE PLANS



ATTACHMENT 4 – FLOOR PLANS



THIRD FLOOR

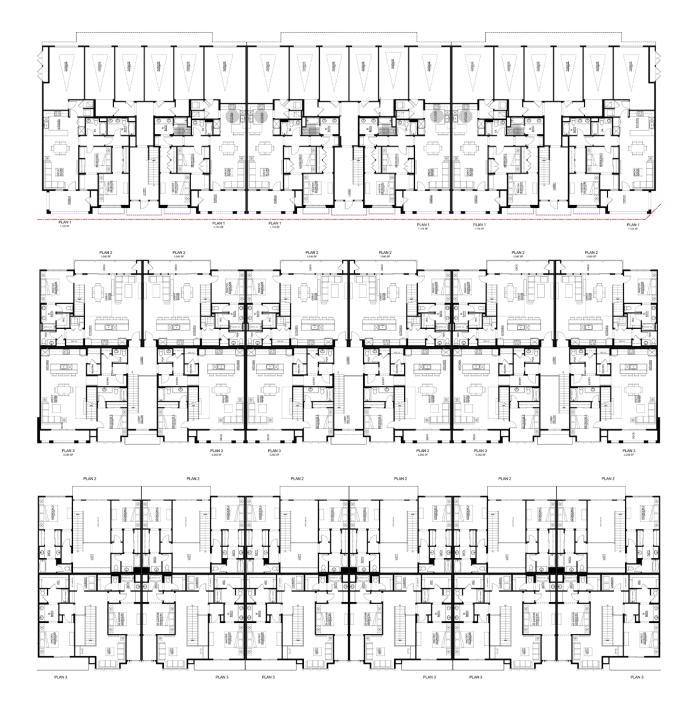




SECOND FLOOR

FIRST FLOOR

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ATTACHMENT 5 - ELEVATIONS



_STUCCO

FRONT ELEVATION

PRODUCT 1 BUILDING TYPE A



ATTACHMENT 6 – CRC REVIEW

Coordinator Review Committee Report

For reference, redlined plans may be found online at provo.org/portal under the "My Items" tab.			
Submitted:	December 31, 2020		
Report Date:	March 24, 2021		
Project Name:	The Mix at Rivers Edge Residential Parcels		
Address:	2300 N University Pkwy, BLDG A		
Project #:	PLPPA20200434		
Application Type:	Project Plan Approval		
Application Expiration:	This application will expire January 05, 2022. For exceptions to this rule see Section 15.01.040 Provo City Code.		

Please submit a "Complete Set" of revised plans on <u>www.provo.org/portal</u> along with a "Review Response" sheet that replies to each comment on this CRC Report.

Project Review			
Review:	Building Inspection Review	Review Date:	03/10/2021
Department:	Community Development		
Reviewer	James Anderson		
Email:	janderson@provo.utah.gov		
Phone:	8018526411		
Approval Status:	No Revisions Required		
Comments:			
Review:	Fire Review	Review Date:	03/16/2021
Department:	Fire		
Reviewer	Lynn Schofield		
Email:	lynns@provo.utah.gov		
Phone:	8018526339		
Approval Status:	No Revisions Required 3.16.2021 As previously noted, automatic		
	systems will be required in the residential restaurants will require hoods with fire su given once each building's plans are sub- on this project.	ppression systems. More	specificity will
Review:	Parks and Recreation Review	Review Date:	03/23/2021
Department:	Parks and Recreation		
Reviewer	John Bunderson		
Email:	JBunderson@provo.org		
Phone:	8018526643		
Approval Status:	8018526643 No Revisions Required		
Approval Status:	No Revisions Required		
Approval Status: Comments: Review:	No Revisions Required Planning Review	Review Date:	03/22/2021
Approval Status: Comments: Review: Department:	No Revisions Required Planning Review Community Development	Review Date:	03/22/2021
Approval Status: Comments: Review: Department: Reviewer	No Revisions Required Planning Review Community Development Aaron Ardmore	Review Date:	03/22/2021
Approval Status: Comments: Review: Department: Reviewer Email:	No Revisions Required Planning Review Community Development Aaron Ardmore aardmore@provo.utah.gov	Review Date:	03/22/2021
Approval Status: Comments: Review: Department: Reviewer Email: Phone:	No Revisions Required Planning Review Community Development Aaron Ardmore aardmore@provo.utah.gov 8018526404	Review Date:	03/22/2021
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Corrections:	Miscellaneous Bicycle parking must be provided at 1 per 2,000 SF per Section 14.23.120(4), please show on site plan per Section 14.37.105, Provo City Code.	
Review: Department: Reviewer Email: Phone:	Public Works Review Review Date: 03/23/2021 Public Works 03/23/2021 Jared Penrod 03/23/2021 jpenrod@provo.utah.gov 03/23/2021 8018526739 03/23/2021	_
Approval Status:	Revisions Required	
Comments:		
Corrections:	Miscellaneous Identify fire flows and peak average day demand of water usage for each building. This will be used to determine if waterline sizing is correct. Please contact Manoel Abreu for further information. 801-852-6774 mabreu@provo.org	
Corrections:	Miscellaneous Provide profiles for all sewer lines throughout the development. Including those that lie within the residential area.	3
Corrections:	Miscellaneous Please show where water meters will be located within the residential development. Include appropriate standard details in the plan set. P-521	
Corrections:	Miscellaneous Please include an outline of the SWPPP to be submitted at the time of building permit. Please include all BMPs that will be used on site. A Utah State permit (NOI) will also be required at the time of building permit.	
Review:	Power Review Date: 03/23/2021	-
Department:	Power	
Reviewer	Kevin Taylor	
Email: Phone:	KTaylor@provo.utah.gov 8018526803	_
Approval Status:	No Revisions Required	_
Comments:		_
Review: Department: Reviewer Email: Phone:	Urban Forester Review Date: 03/24/2021 Power Chaz Addis caddis@provo.utah.gov 8018526920	
Approval Status:	No Revisions Required	
Comments:		
<u>Conditions</u> 1 Due: Department: Energy	Kevin Taylor 1/20/2021: We will need an AutoCAD .DWG file sent to us so we can put the project into our mapping system so we can design the power system to our standards.	1