

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

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.

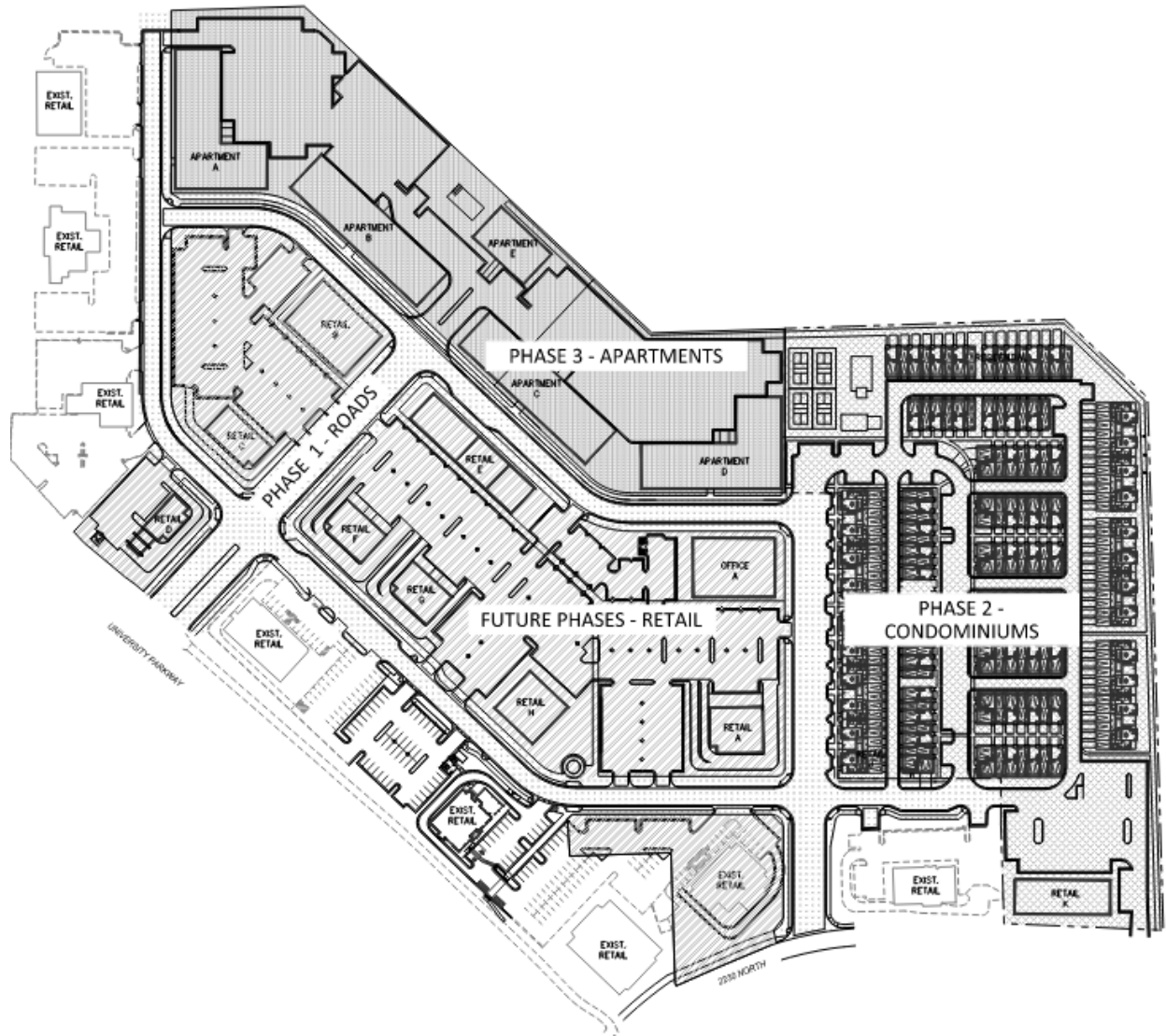
CONCLUSIONS

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

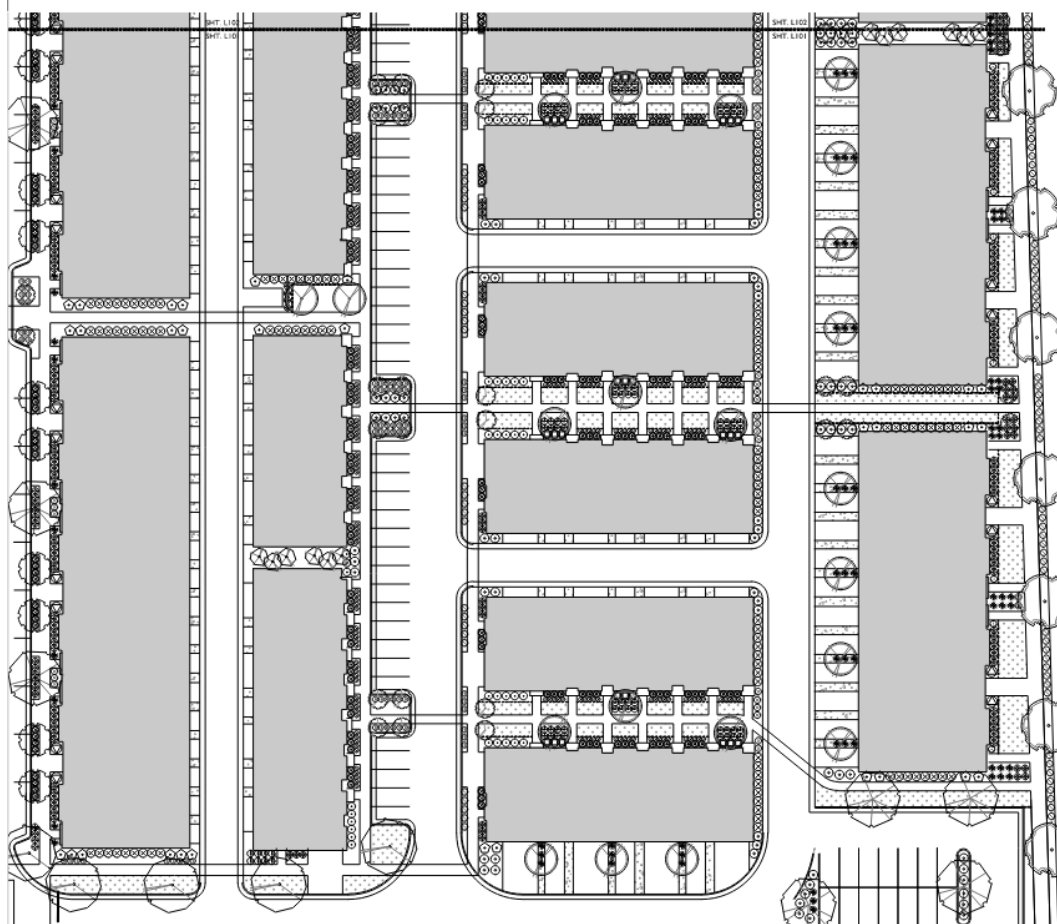
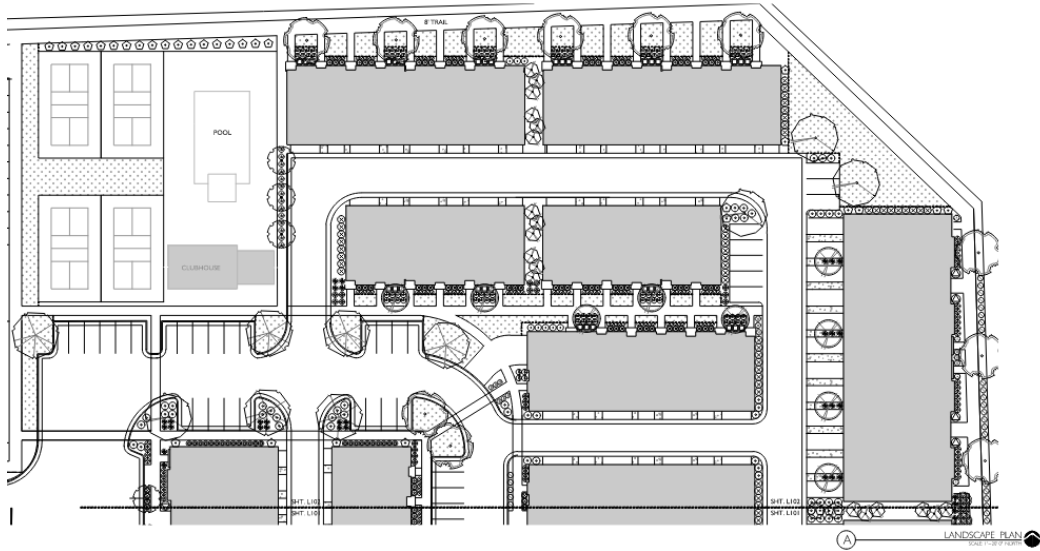
ATTACHMENT 1 – OVERALL CONCEPT PLAN FOR THE MIX



ATTACHMENT 2 – CONDO SITE PLAN



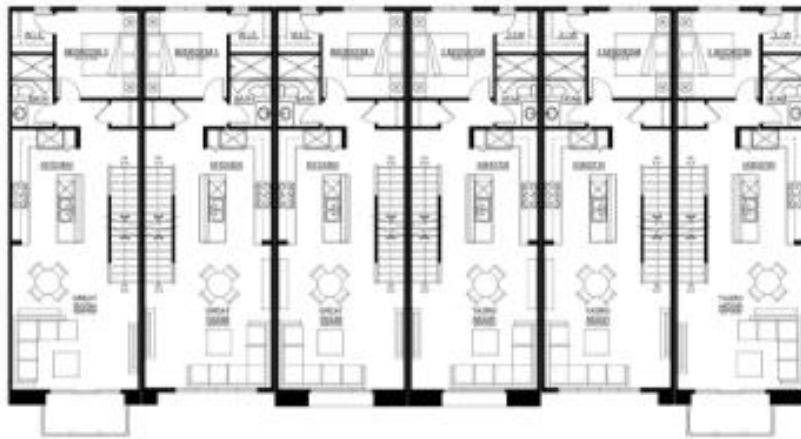
ATTACHMENT 3 – LANDSCAPE PLANS



ATTACHMENT 4 – FLOOR PLANS



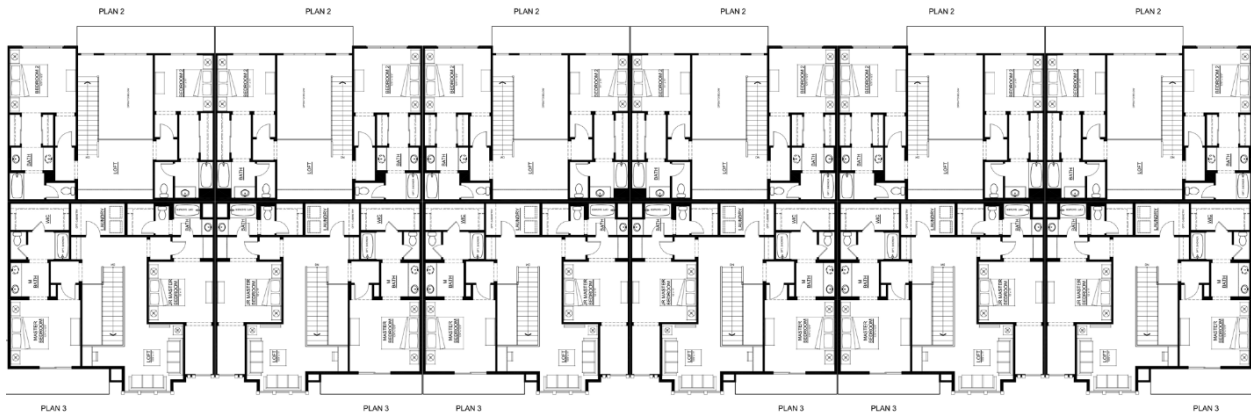
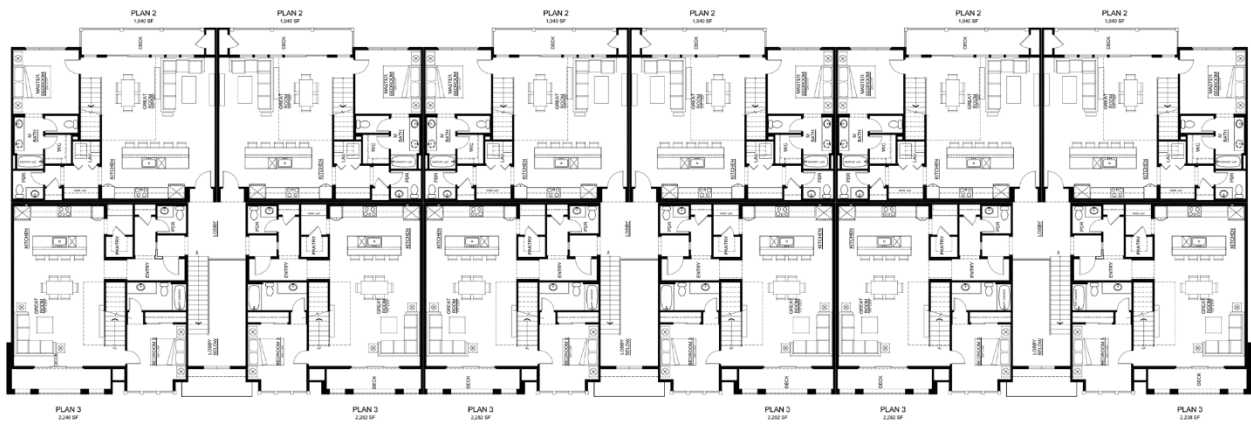
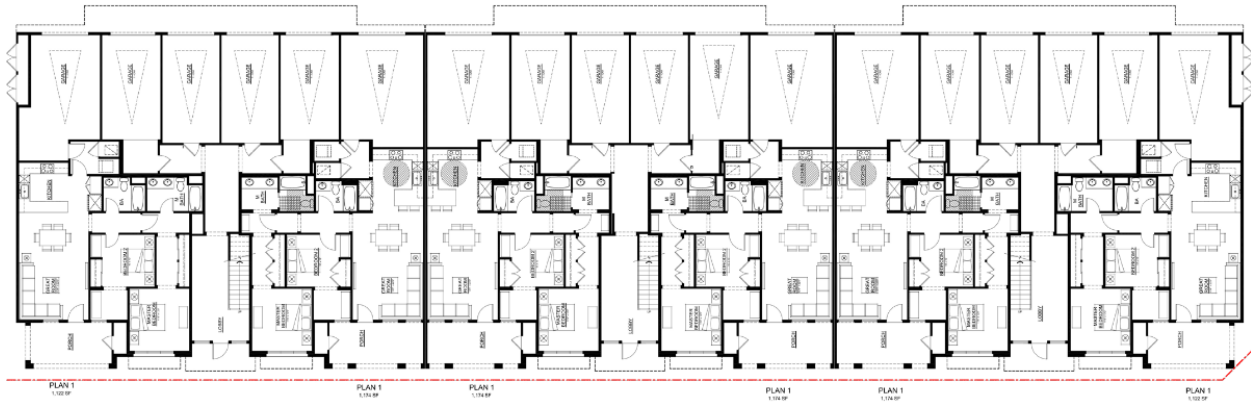
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



ATTACHMENT 5 – ELEVATIONS



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 www.provo.org/portal 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

Comments: 3.16.2021 As previously noted, automatic fire sprinkler systems and fire alarm systems will be required in the residential occupancies. Occupancies identified as restaurants will require hoods with fire suppression systems. More specificity will be given once each building's plans are submitted. We look forward to working with you on this project.

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: No Revisions Required

Comments:

Review:	Planning Review	Review Date:	03/22/2021
Department:	Community Development		
Reviewer	Aaron Ardmore		
Email:	aardmore@provo.utah.gov		
Phone:	8018526404		

Approval Status: Revisions Required

Comments:

Corrections: Miscellaneous
Please provide documentation showing that 10% of units over 300 are to be 60% AMI per the Development Agreement recorded June 2020 OR a letter indicating a fee in lieu plan.

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: Public Works Review **Review Date:** 03/23/2021
Department: Public Works
Reviewer: Jared Penrod
Email: jpenrod@provo.utah.gov
Phone: 8018526739

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.

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 **Review Date:** 03/23/2021
Department: Power
Reviewer: Kevin Taylor
Email: KTaylor@provo.utah.gov
Phone: 8018526803

Approval Status: No Revisions Required

Comments:

Review: Urban Forester **Review Date:** 03/24/2021
Department: Power
Reviewer: Chaz Addis
Email: caddis@provo.utah.gov
Phone: 8018526920

Approval Status: No Revisions Required

Comments:

Conditions

1	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.
Due:	
Department:	
Energy	
