

**ITEM # 3**     Sidney Allsop requests Concept Plan approval for 15 townhome units located at 690 E 500 S in a proposed Medium Density Residential (MDR) zone. Maesar Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLCP20210087

## **BACKGROUND**

A conceptual 15-unit townhome complex is proposed at 690 E 500 S in the MDR Zone. The subject property is 0.82 acres. The MDR Zone has a maximum lot coverage requirement of 50-percent, and the proposed development has a lot coverage of approximately 40-percent. Housing density for this proposal is approximately 18 units to the gross acre. The MDR Zone has a maximum gross density of 30 units to the acre. Amenity space is not required for a project of this size.

A small driveway system will be used to access the proposed units. The conceptual development would front onto 500 South and 700 East.

Each unit would have three-bedrooms. A sufficient amount of parking is proposed (2.25 spaces per a unit). Units on public streets would front onto the streets, thus creating a more inviting streetscape. All of the units on the westside of the development—except for the northwestern unit, which must front onto 500 South—front onto the interior private drive. The design standards for the MDR Zone do not allow buildings to front an interior property boundary.

## **STAFF ANALYSIS**

The CRC reviewed this conceptual development and has approved it. The Public Works Department had a number of utility and road related comments that would need to be addressed at the project plan stage.

This proposed attached, single-family development is in harmony with the Future Land Use designation of the Maeser Neighborhood Plan for the subject property. Staff believes this proposal would help to revitalize this portion of the Maeser Neighborhood. There appears to be no neighborhood opposition against the proposal.

### **Findings of Fact.**

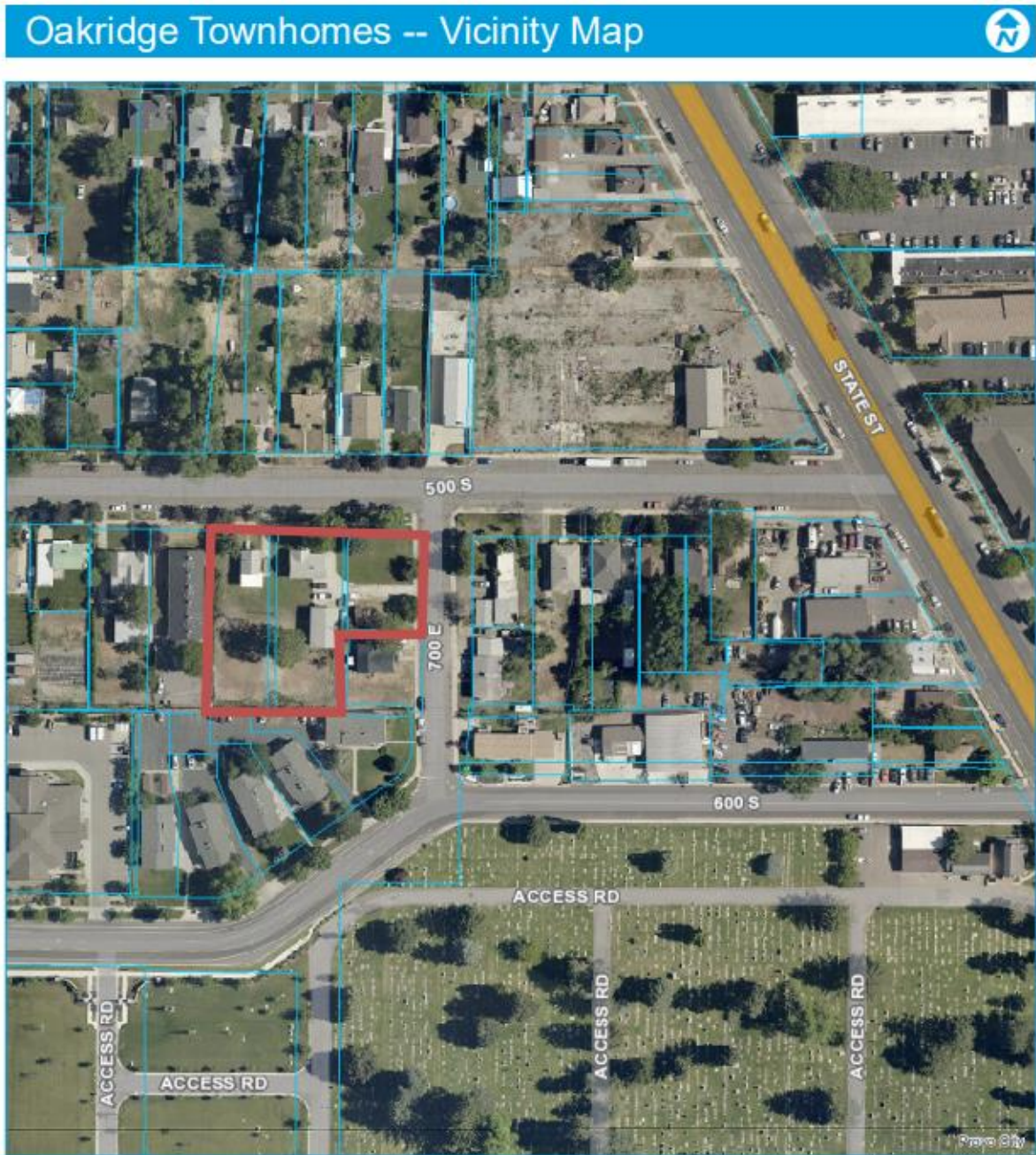
1. This is a conceptual development.
2. The property currently lies in the following zone: RC (Residential Conservation).
3. The requested zone change is MDR (Medium Density Residential).
4. The project consists of a 15-unit attached, single-family (townhome) complex with an interior driveway system to access the units.
5. The gross density of the project is less than 19 units per gross acre.
6. The lot coverage for the project is approximately 40-percent.
7. The project would provide parking for 35 vehicles and 34 spaces are required.
8. The land use designations of the General Plan map and the Maeser Neighborhood Plan support this proposal.

**Conclusion.** Staff believes this development would help revitalize this portion of the Maeser Neighborhood and provide additional single-family homes for the City. Staff is not aware of opposition for this proposal.

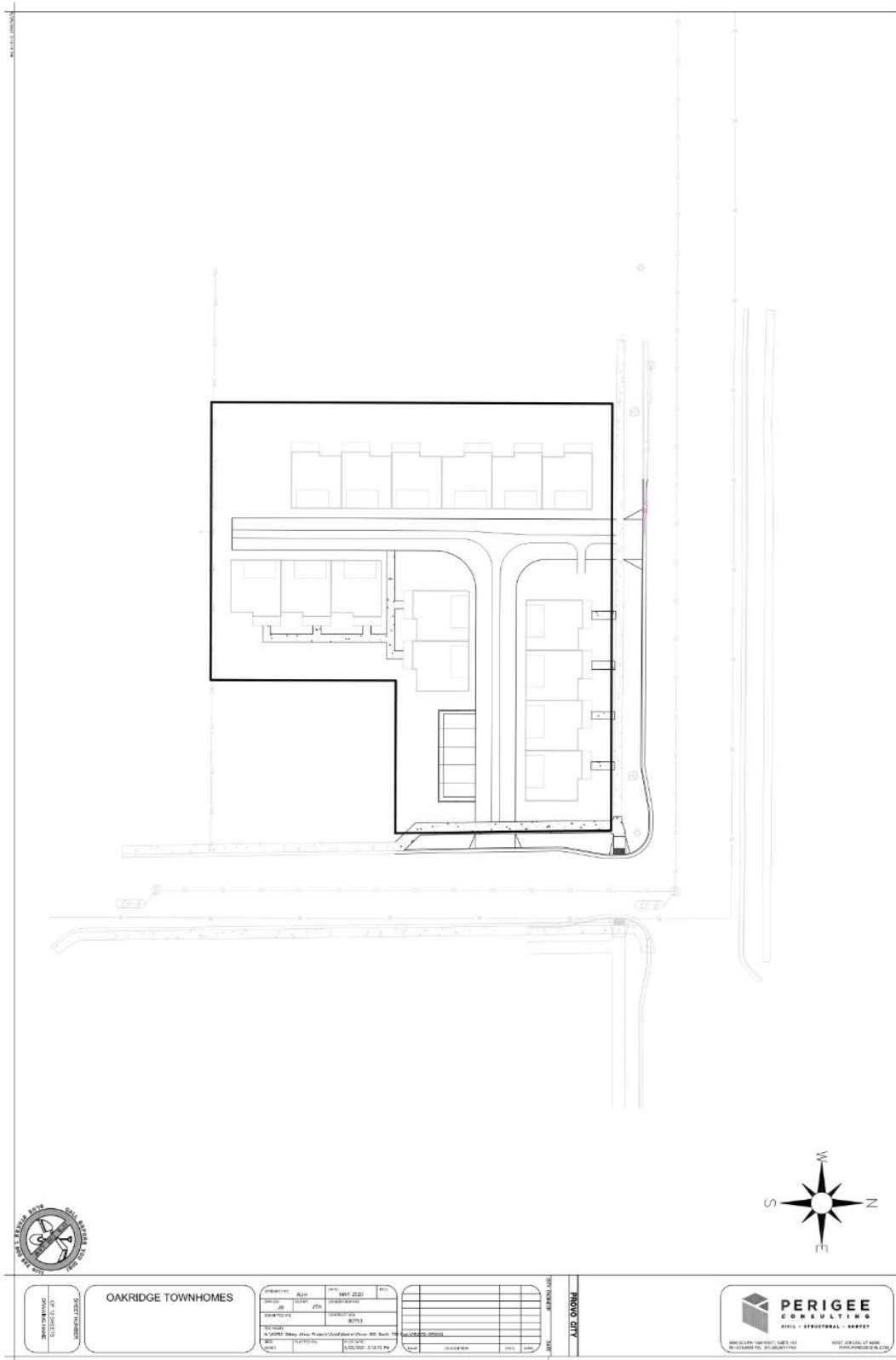
**ATTACHMENTS**

1. Vicinity Map
2. Concept Plan
3. Elevations: Front Loaded Units
4. Elevations: Rear Loaded Units
5. Floor Plans

ATTACHMENT 1 – Vicinity Map



ATTACHMENT 2 – Concept Plan



ATTACHMENT 3 – Front Loaded Units

# OAKRIDGE TOWNHOMES CONCEPTUAL ELEVATIONS

## FRONT LOADED CONCEPT

**Project Name:** OAKRIDGE TOWN HOMES PROVO UT

**Parcel ID:**

**OWNER:**

**Scale:** 3/8" = 1'-0"

**North Arrow:** (Symbol)

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**Parcel ID:**

**OWNER:**

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ATTACHMENT 4 – Rear Loaded Units

# OAKRIDE TOWNHOMES CONCEPTUAL ELEVATIONS

## REAR LOADED CONCEPT



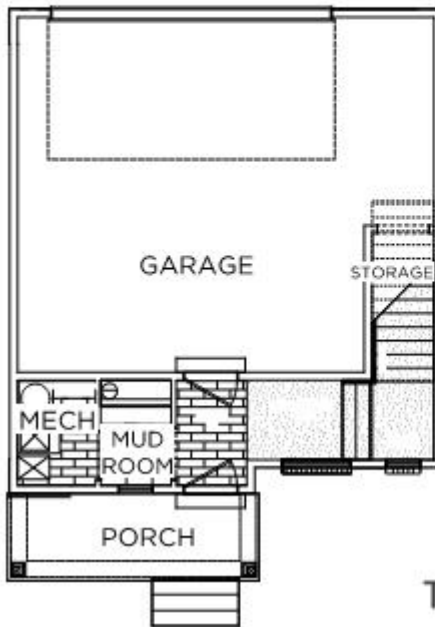

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	Project Details: <b>OAKRIDGE TOWN HOMES PROVO UT</b> Parcel ID: OWNER:	Prepared By: Design: <b>York Engineering</b> 10000 N. 10000 E. Suite 200 Provo, UT 84606 Phone: 801.734.1111 Fax: 801.734.1112 Email: info@yorkeng.com
SCALE: 1/8" = 1'-0" ARCHITECTURAL 1/4" = 1'-0" MECHANICAL	SHEET: <b>S2.1</b>	PAGE 20 OF 24

ATTACHMENT 5 – Floor Plans

**MAIN LEVEL**

195 SQ. FT.



**SECOND LEVEL**

721 SQ. FT.



**THIRD LEVEL**

771 SQ. FT.

