

ITEM # 1 Scott Bowles requests Concept Plan approval for multi-family housing in a proposed ITOD zone, located at 1200 S Towne Center Blvd. East Bay Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLCP20210076

BACKGROUND

A conceptual, approximately 600-unit multi-family development is proposed on the north end of the Provo Towne Centre (Mall) property. This application is a companion to a zone map amendment application to rezone the northern mall property to the ITOD Zone. The subject property is approximately 21 acres. The majority of the approximately 600 proposed units are stacked units (studio, and one-, two-, and three-bedroom). Roughly 40 of the units would be townhomes. The applicant will need to revise his proposal to exclude townhomes or seek an ordinance text amendment, as townhomes are not currently allowed in the ITOD Zone.

A large amount of parking spaces is proposed. If this application and the rezone application are approved staff will encourage the developer to limit parking spaces by way of the parking reduction provisions of Title 14 of the City Code, including those specifically available in the ITOD Zone.

The existing traffic system in the area is adequate for accessing the subject land. Facilitating a connected traffic network is of great value to the East Bay Neighborhood and the City. Staff wants to encourage the developer to make street connectivity and flow an important consideration in development design. The General Plan lists five (5) policies for the East Bay Neighborhood. A portion of Policy No. 5 reads, as follows: *“Design to facilitate traffic circulation between the mall and ... University Avenue businesses should be required during the development process.”*

Public Works commented during CRC review that some of the proposed buildings have been placed over important utility infrastructure. Staff believes these issues can be addressed at the project plan stage.

Elevations provided by the applicant are those for another project. The applicant has stressed that the submitted, conceptual plans and drawings are indeed conceptual and that plans will be further ironed-out in the future. The applicant did not provide elevations or floor plans for the proposed townhomes.

STAFF ANALYSIS

Staff believes this proposal would help to bolster the Mall by providing customers for its stores and future residents of the proposed development would be benefitted by services and goods offered at the Mall.

Proximity to the Mall, as well as the UVX stop and the FrontRunner Station, make this an excellent location for the proposed development. There are some obstacles to navigate around, such as no current allowance for townhomes in the requested ITOD Zone, and the location of buildings in relation to utility lines. However, staff believes any issues staff has encountered through its review of the proposal can be addressed.

Findings of Fact.

1. This is a conceptual development.
2. The property currently lies in the following zone: SC3 (Regional Shopping Center).
3. The requested zone change is ITOD (Interim Transit Oriented Development).
4. The project consists of approximately 600-units (approximately 40 townhomes and 560 Studio, and one-, two-, and three-bedroom units).
5. The gross density of the project is approximately 54 units per acre.
6. The land use designation of the General Plan map is Commercial. If the subject property is rezoned, it may be wise to eventually change the General Plan land use designation to Mixed Use. Staff believes that can be done with the General Plan update that is in process.

Conclusion. Staff believes this development would help support the economic viability of the Mall and provide a needed boost to the East Bay Neighborhood. Staff is hopeful that this proposal will be a very beneficial development for the economic health of the East Bay commercial area. Staff is not aware of opposition for this proposal.

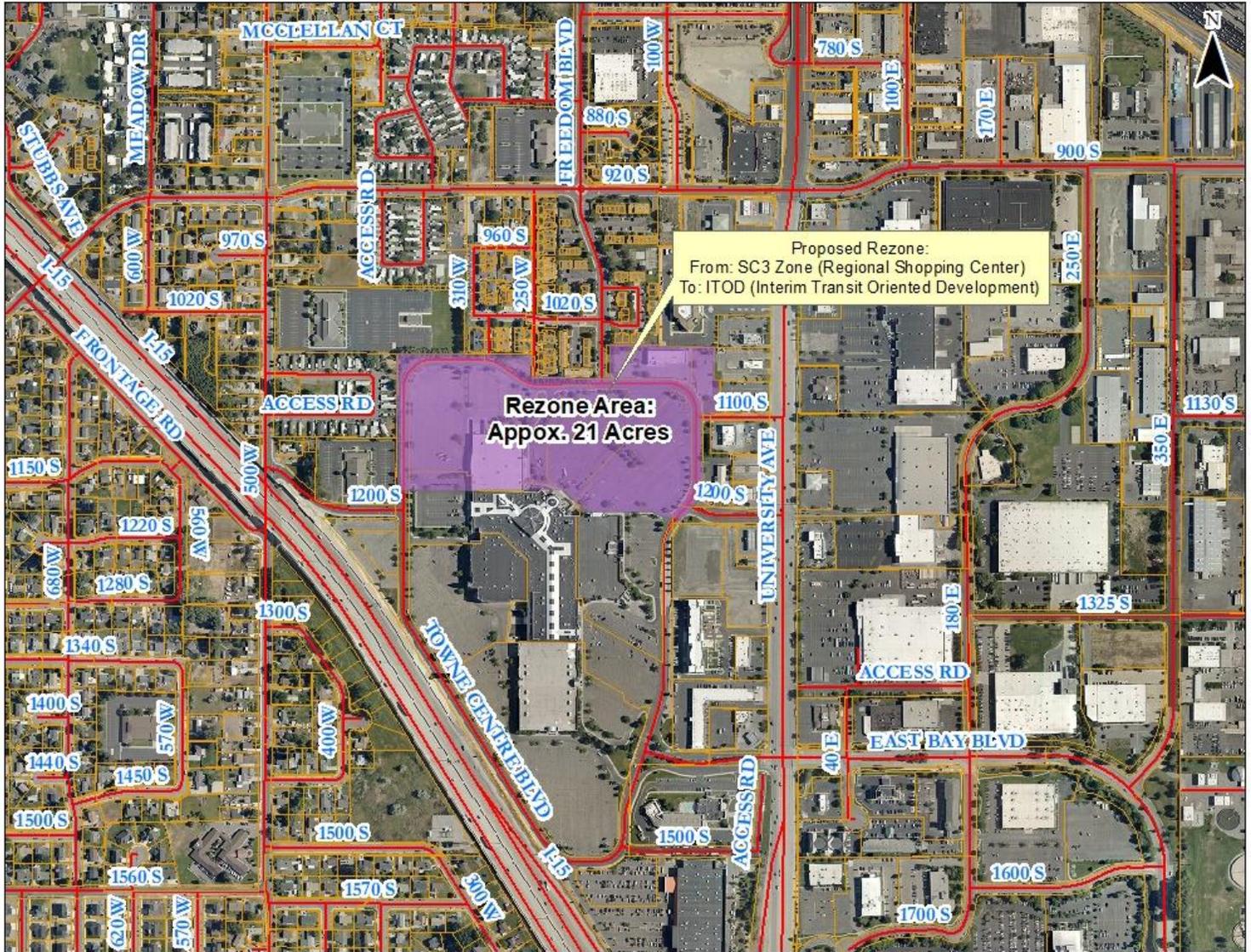
ATTACHMENTS

1. Conditions of Approval
2. Vicinity Map
3. Concept Plan
4. Elevations
5. Floor Plans

ATTACHMENT 1 – Conditions of Approval

1. That approval of the concept plan be conditioned upon the approval of the associated zone map amendment (SC3 to ITOD) for the subject property.
2. That the applicant amends his site plan to exclude townhomes or obtain approval for an ordinance text amendment to allow townhomes or single-family attached dwellings in the ITOD Zone.

ATTACHMENT 2 – Vicinity Map



ATTACHMENT 3 – Concept Plan



Note: For illustrative purposes only. Final design subject to change.

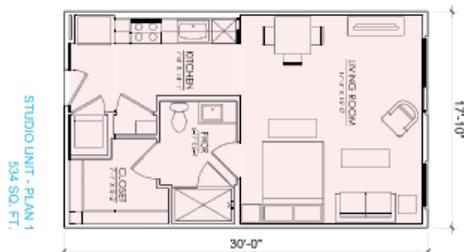
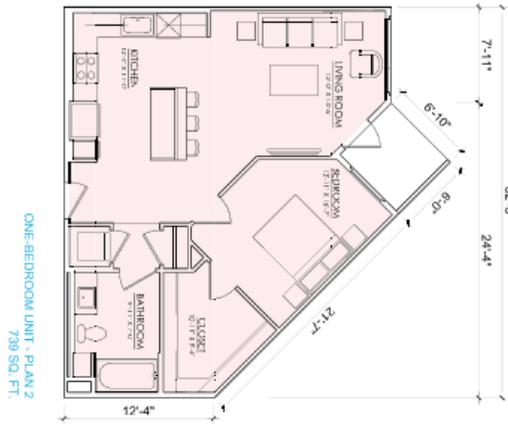
SITE A - BUILDING SUMMARY						
Plan	Residential Ratio	Quantity	NSF	SF Deck	Total	%
Plan 0-1 Studio	1.5	534	0	22	14%	22
Plan 1-1 1-Bed	1.5	711	70	44	29%	88
Plan 1-2 1-Bed	1.5	739	39	6	4%	12
Plan 2-1 2-Bed	1.5	1,095	79	59	39%	187
Plan 2-2 2-Bed	1.5	1,176	63	14	9%	44
Plan 3-1 3-Bed	1.5	1,312	79	13	9%	26
Avg		909		153	100%	378
Residential Ratio		Quantity	Total			
Studio	1.5	33				
1-Bed	1.5	50				
2-Bed	1.5	73				
3-Bed	1.5	18				
			291	Total Spaces Required		
				310		Total Spaces Provided
Parking Garage (4.5 Levels)						
SITE B - BUILDING SUMMARY						
Plan	Residential Ratio	Quantity	NSF	SF Deck	Total	%
Plan 0-1 Studio	1.5	534	0	25	13%	25
Plan 1-1 1-Bed	1.5	711	70	30	16%	60
Plan 1-2 1-Bed	1.5	739	39	26	14%	52
Plan 2-1 2-Bed	1.5	1,095	79	81	43%	257
Plan 2-2 2-Bed	1.5	1,176	63	13	7%	41
Plan 3-1 3-Bed	1.5	1,312	78	18	10%	48
Avg		931		189	100%	476
Residential Ratio		Quantity	Total			
Studio	1.5	25				
1-Bed	1.5	64				
2-Bed	1.5	212				
3-Bed	1.5	30				
			364	Total Spaces Required (Res.)		
				350		Total Spaces Provided
Parking Garage (4.5 Levels)						
Open Parking						
			14	364		Total Spaces Provided
SITE C - BUILDING SUMMARY						
Plan	Residential Ratio	Quantity	NSF	SF Deck	Total	%
Plan 0-1 Studio	1.5	534	0	30	14%	30
Plan 1-1 1-Bed	1.5	711	70	27	12%	54
Plan 1-2 1-Bed	1.5	739	39	46	21%	92
Plan 2-1 2-Bed	1.5	1,095	79	76	35%	241
Plan 2-2 2-Bed	1.5	1,176	63	23	10%	73
Plan 3-1 3-Bed	1.5	1,312	79	18	8%	57
Avg		924		220	100%	547
Residential Ratio		Quantity	Total			
Studio	1.5	30				
1-Bed	1.5	73				
2-Bed	1.5	99				
3-Bed	1.5	18				
			419	Total Spaces Required (Res.)		
				430		Total Spaces Provided
Parking Garage (5 Levels)						
Open Parking						
			0	430		Total Spaces Provided

TOWNHOMES SUMMARY	
Total Units	42 du
Unit Area	1500'-1950 sq. ft., 3-4 Beds
Parking Required	42 du x 2.25 spaces/du = 95 Total Spaces Required
Parking Provided	84 garages + 14 open = 98 Total Spaces Provided

ATTACHMENT 4 – Elevations



ATTACHMENT 5 – Floor Plans



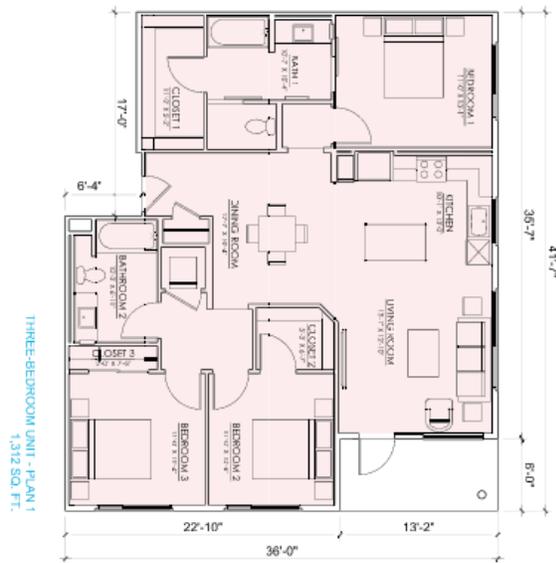
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ATTACHMENT 5 – Floor Plans, continued



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