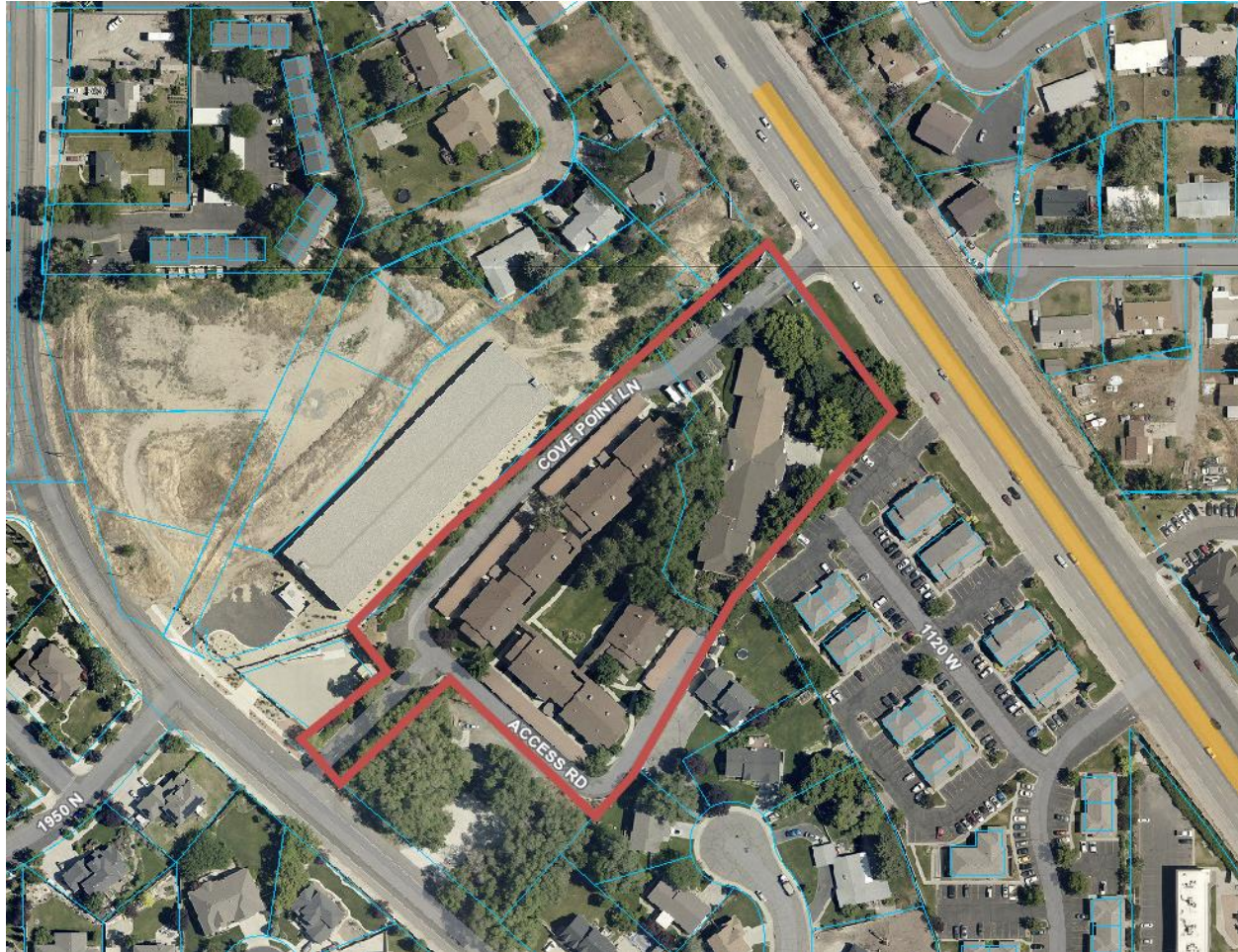


ITEM # 4 Heather Llewelyn requests Concept Plan approval in a proposed Medium Density Residential (MDR) zone, located at 1988 N Cove Point Ln, to allow for the conversion of an assisted living center to apartments. Grandview North Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLCP20210350

<p>Applicant: Heather Llewelyn</p> <p>Staff Coordinator: Brandon Larsen</p> <p>Property Owner: Cove Point Apartments LLC & Cove Point Investors LLC</p> <p>Parcel ID#: 36:712:0001 & 36:712:0002</p> <p>Acreage: approx. 4.5 acres</p> <p>Number of Properties: 2</p> <p>Related Application: PLRZ20210331 (zone map amendment)</p> <p><u>ALTERNATIVE ACTIONS</u></p> <ol style="list-style-type: none"> 1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is January 12, 2022, 6:00 P.M.</i> 2. Approval 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: Older adult housing/Assisted living facility</p> <p>Relevant History: A rezone request was approved in 1978 to facilitate development of the assisted living facility/senior housing project in 1978 (R1.8 to R3). A project plan approval was obtained in 1979. The property was rezoned in 2002 to the RC Zone along with multiple properties in the City.</p> <p>Neighborhood Issues: A neighborhood meeting is scheduled for December 9, 2021.</p> <p>Councilor George Handley did relay to staff comments he had received from a resident of Cove Point who is concerned about the proposed rezone and change of use to apartments open to all ages. The citizen notes that Cove Point is perhaps the only moderately priced older adult housing development in the City that is not subsidized.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> • The applicant is proposing a zone change (RC to the MDR) to facilitate a change of use of the Cove Point development from older adult housing/assisted living to apartments for all ages. • The proposed concept plan calls for the conversion of 52 assisted living units and 56 independent living units to 52 studio apartments, 28 one-bedroom apartments, and 28 two-bedroom apartments. • No new buildings are proposed. <p>Staff Recommendation: Staff recommends that the Planning Commission DENY the proposed concept plan.</p>
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BACKGROUND

The subject property comprises two (2) parcels with a combined acreage of approximately 4.5 acres. It lies in the RC (Residential Conservation) Zone—between State Street and Columbia Lane—on the northern border of the City with Orem. Single-family residences lie to the northeast and southwest of the development. A city water tank lies to the north, while professional offices lie to the southeast.



Currently, Cove Point development houses 52 assisted living units, 28 one-bedroom units, and 28 two bed-room units in 5 buildings. The applicant requests the property be rezoned from the RC (Residential Conservation) Zone to the MDR (Medium Density Residential) Zone to convert this older adult housing/assisting living development to all-ages apartments, as follows:

- Studio Apartments: 52
- One-bedroom Apartments: 28
- Two-bedroom Apartments: 28

No new buildings would be constructed, but this proposal would require an increased number of parking spaces. Currently, there are 77 spaces. The applicant is proposing 51 new spaces for a total of 128. The proposed mix of units requires a total of 183 parking spaces. The applicants

are proposing a shortfall of 55 parking spaces; however, they have submitted a traffic and parking study that recommends the applicants apply for a transportation demand management (TDM) program to address the parking shortfall. Both State Street and Columbia Lane offer an acceptable level of service (LOS) before and after the change of use to apartments.

A MDR Zone allows for apartment complexes, whereas the current RC Zone does not. The MDR Zone has a 50-percent lot coverage maximum, which does not appear to be an issue. The existing lot coverage appears to be less than 20-percent (the City's lot coverage requirements do not include parking surfaces).

The development would continue to be accessed by State Street and Columbia Lane. As noted above, the proposed project should not cause an undue burden on these streets.

If the rezone is approved and the older adult housing/assisted living development would need to be brought to today's parking, landscaping, and design standards. Besides the parking shortfall noted above. Staff notes the following design standard that would need to be complied with:

§14.34.287(5)(b)(i), Provo City Code:

Parking shall not be allowed between a primary building and a public street.



Above is the proposed concept plan that includes parking between a primary building and a public street. They propose a Living Wall as a work around (please see attached Living Wall examples).

STAFF ANALYSIS

If the applicant is successful in addressing the parking shortfall issue—perhaps through a TDM program, and can design the development to meet the above noted design standard, it appears

this proposal could work in an MDR Zone setting. Up to a 50-percent reduction of parking can be obtained from the Planning Commission through a TDM program. The matter of a TDM program would be addressed at the project plan stage. However, staff is skeptical about whether a Living Wall (retaining wall with mural) meets the spirit of the design standard noted above. It is staff's opinion that a wall is not a building, so it appears there would be parking between a main building and a public street. A Living Wall certainly does not seem to be a main building of a development.

Building-main is a defined term in §14.06.020, Provo City Code:

“Building-Main” means the principal building on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one (1) structure designed or used for the primary purpose, as in the case of apartment groups, each such permitted building on one (1) lot as defined by this Title shall be construed as constituting a main building.”

Staff has noted its concerns with the associated rezone application in the rezone staff report. Summarily, staff believes there are better locations for an MDR Zone and is concerned about the impact the proposed rezone will have on housing options for older adults in the Grandview North Neighborhood and the City in general.

Findings of Fact.

1. This is a concept plan, not a final plan. This is a higher-level plan. A more detailed set of plans are submitted at the project plan stage.
2. The property currently lies in the following zone: RC (Residential Conservation).
3. The requested zone change is MDR (Medium Density Residential).
The proposed project would not include new buildings, but would be a conversion as follows: 52 assisted living units and 56 independent living units to 52 studio apartments, 28 one-bedroom apartments, and 28 two-bedroom apartments.
4. The gross density of the project is approximately 24 units per gross acre.
5. The lot coverage for the project is approximately 20-percent.
6. The project would provide parking for 128 vehicles and 183 spaces are required.

Conclusion. Staff believes this development could work in an MDR Zone setting, if the parking space and parking design standard issues, noted herein, can be overcome. However, staff is not supportive of the associated rezone, as noted above and in the rezone staff report, and as such does not recommend approval of this proposal.

ATTACHMENTS

1. VICINITY MAP
2. PROJECT PLAN
3. ELEVATIONS
4. FLOOR PLANS, MAIN BUILDING
5. LIVING WALL EXAMPLES
6. PUBLIC WORKS STAFF REPORT

ATTACHMENT 1 – VICINITY MAP



ATTACHMENT 2 – PROJECT PLAN

site parking combined sites	approximate lot area	approximate lot coverage	current parking count	additional parking	total site parking
	129,299 (lot 1) +65,358 (lot 2)= 194,657 sqft	36,495 sqft (building area) +65,097 sqft (paved parking) 52.1% (lot coverage)	77 existing spaces	39+3+4+2+3= 51 additional spaces	77+51 = 128 total spaces (5 accessible)



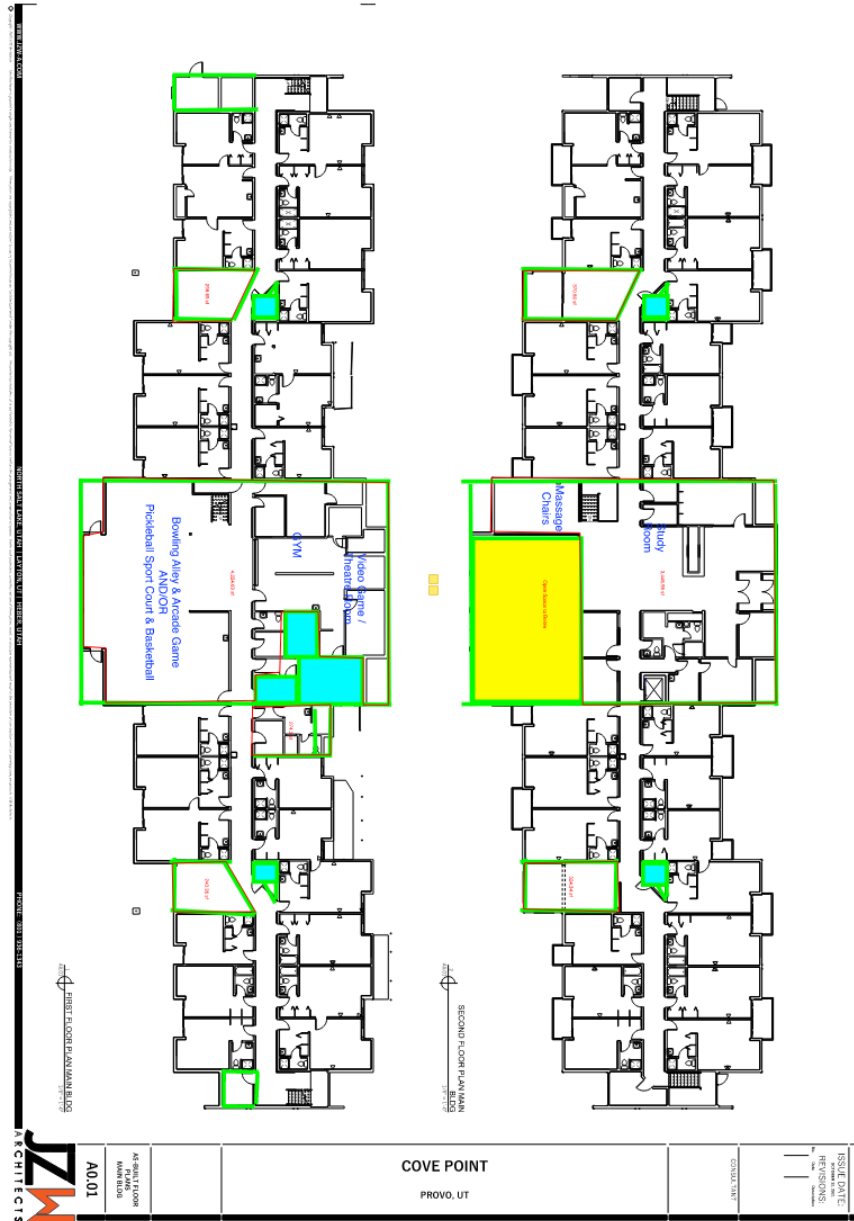
cove point
 parking study



ATTACHMENT 3 – ELEVATIONS



ATTACHMENT 4 – FLOOR PLANS, MAIN BUILDING



ATTACHMENT 5 – LIVING WALL EXAMPLES



ATTACHMENT 6 – PUBLIC WORKS STAFF REPORT



PUBLIC WORKS
TEL. 801 852 6780
1377 S 350 E
PROVO, UT 84606

Public Works Staff Report Hearing Date: 12/8/2021

PLCP20210350 – Concept Plan: Cove Point Zone Change

Item #4 Summary:

Applicant has submitted a Zone Map Amendment Application to amend the zone map from RC to MDR for Lots 1 and 2 of Plat A, Cove Point Retirement Community located at 1988 N Cove Point Lane, Provo UT. The intent of this project is for the use to remain the same as its current use, however to permit residents of all ages to occupy. The exterior of the property will undergo minor renovations in order to comply with the design regulations of the MD zone. The interiors of the current Cove Point Independent Living Apartments will undergo some cosmetic upgrades to modernize the aesthetic. The Assisted Living units will be renovated so that each has its own kitchenette facilities.

Staff Recommendation:

Public Works has reviewed the Concept Plan, and recommends **Approval**.

Dave Decker, Public Works Director
David Day, Development Engineering Coordinator