

ITEM #2 Steve Turley requests Concept Plan approval for a mixed-use development with apartments and commercial use in a proposed MU (Mixed Use) zone over 2 acres of land, located at 2075 West Center Street. Provo Bay Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20210398

Applicant: Steve Turley

Staff Coordinator: Aaron Ardmore

Property Owner: LL Income - Miscellaneous Properties LLC

Parcel ID#: 21:038:0083

Acreage: 5.20

Number of Properties: 1

ALTERNATIVE ACTIONS

1. **Approve** the requested concept plan. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*
2. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is January 25, 2023 at 6:00 P.M.*

Current Legal Use: The property is mostly vacant land with a legal, nonconforming commercial trucking business on the north.

Relevant History: This property has been used as agricultural land on the south and as a trucking business on the north for many years. The zone for the property has been R1.8 since 1974. This area was considered with the Southwest Area Future Land Use Map adopted by the City Council in 2018.

Neighborhood Issues: A neighborhood meeting was held for this item on December 2nd, 2021 through an online format, the following concerns have been shared:

- Not enough open space and trees
- Lack of commercial entrance to the street
- Too much parking

Summary of Key Issues:

- The General Plan calls for commercial on the corner and single-family housing of no more than four units per acre on the rest of the property.
- The Mixed-Use zone for the amount of property requested is not supported as it would increase the planned mixed-use by nearly 50% on the parcel and bring densities above four units per acre.
- Staff recommends following the Southwest Area Future Land Use Map for any westside development.
- The applicant has an alternate concept plan for single-family homes that has been approved by staff.

Staff Recommendation: That the Planning Commission deny the concept plan.

OVERVIEW

Steve Turley is requesting approval of a concept plan for 5.20 acres of property at 2075 West Center Street. The request is related to a proposed rezone that would replace approximately 2 acres of the existing R1.8 (One-Family Residential) zone on the north portion of the parcel with the MU (Mixed Use) zone and leave the remainder of the lot as undeveloped R1.8 zoned land.

The property is surrounded by mostly detached one-family dwellings, with R1.8 zoning to the west and south and R1.8PD zoning to the southeast. The property to the south of this lot is currently vacant, and there is a PF zone on one parcel to the east for a fire station. To the north and northeast of the property is the CG zone which includes the 7-11 and some vacant commercial parcels that are home to temporary commercial uses at times.

The proposal for the mixed-use portion includes a north building with just over ten thousand (10,000) square feet of ground-floor commercial space with thirty (30) residential apartments in the two stories above. The south building plans show another forty (40) residential apartments in a three-story building. There is some confusion here as the floor plans show a total of seventy (70) apartments, but the summary provided by the applicant states a total of sixty (60) residential units. This is significant as the number of units would affect the required parking and amenity space. The plans meet the amenity requirements for sixty or seventy units numerically, but there is also confusion about this when comparing the elevations to the amenity plan. The applicant has provided a rooftop amenity plan on the north building, but the elevations for that building show a sloped roof.

The parking requirement for the residential portion alone would be eighty-four (84) stalls based on the summary of sixty (60) units but would be ninety-seven (97) for the seventy (70) units shown in the floor plans. These numbers are *with* the code giving a 25% reduction for the MU zone. The concept shows a total of 116 total stalls for the site, that would leave only nineteen (19) stalls for the commercial use. That equates to **one stall per 531 square feet of commercial space**. Not knowing the proposed use gives staff concern here, where general retail uses require one stall per 200 square feet, the ideal commercial tenants may be very under parked. The applicant has provided a TDM parking study to justify the reduction in parking for the site, but staff feels that has already been addressed with the MU zone 75% parking allowance. Staff would not be supportive of a parking reduction for this location beyond the 25% reduction allowed in the zone.

STAFF ANALYSIS

In addition to the concerns staff has stated above with contradicting plans on this application, the concept plan has yet to show the required design corridor standards, parking lot landscaping standards, residential design standards, and transitional development standards. Staff has made the applicant aware of these issues in review of the concept plan and noted that all relevant codes would need to be complied with at the Project Plan phase if the zone changes are approved.

The Southwest General Plan provides for just over two-thousand multi-family units west of I-15, not including any multi-family units within the mixed-use node at this location. The applicant is proposing to stretch the mixed-use node into what would amount to a doubling of residential density over two acres and not be in line with the General Plan. Provo has seen multi-family units outpace detached single-family homes over the last several years at a rate of nine to one. With all of the multi-family units the city has approved, stretching a mixed-use node to allow for even more multi-family, to the detriment of single-family lots, does not make sense to staff. Further reducing land slated for single-family homes, as this proposal suggests, does not fall in line with the goals and policies for west-side development. Staff is concerned that the city is becoming more and more out-of-balance in terms of rental units to owner-occupied units and multi-family units compared to single-family homes.

Staff is not in favor of this proposal, especially considering that the applicant has already provided another concept application for a single-family subdivision that meets the current zoning and has been approved by the Coordinator Review Committee (CRC). This seven-lot plan would meet the General Plan policy of four (4) units per acre and allow the property owner to develop without a zone change.

FINDINGS OF FACT

1. The current zone is R1.8.
2. The proposed zone is MU.
3. The proposal shows between 60-70 residential apartments.
4. The proposal shows a total of 10,100 square foot of commercial space.
5. The proposal shows 116 total parking stalls.
6. The total required parking would range from 102-147 stalls (depending on commercial use; proposed residential requires between 86-97 stalls).

CONCLUSIONS

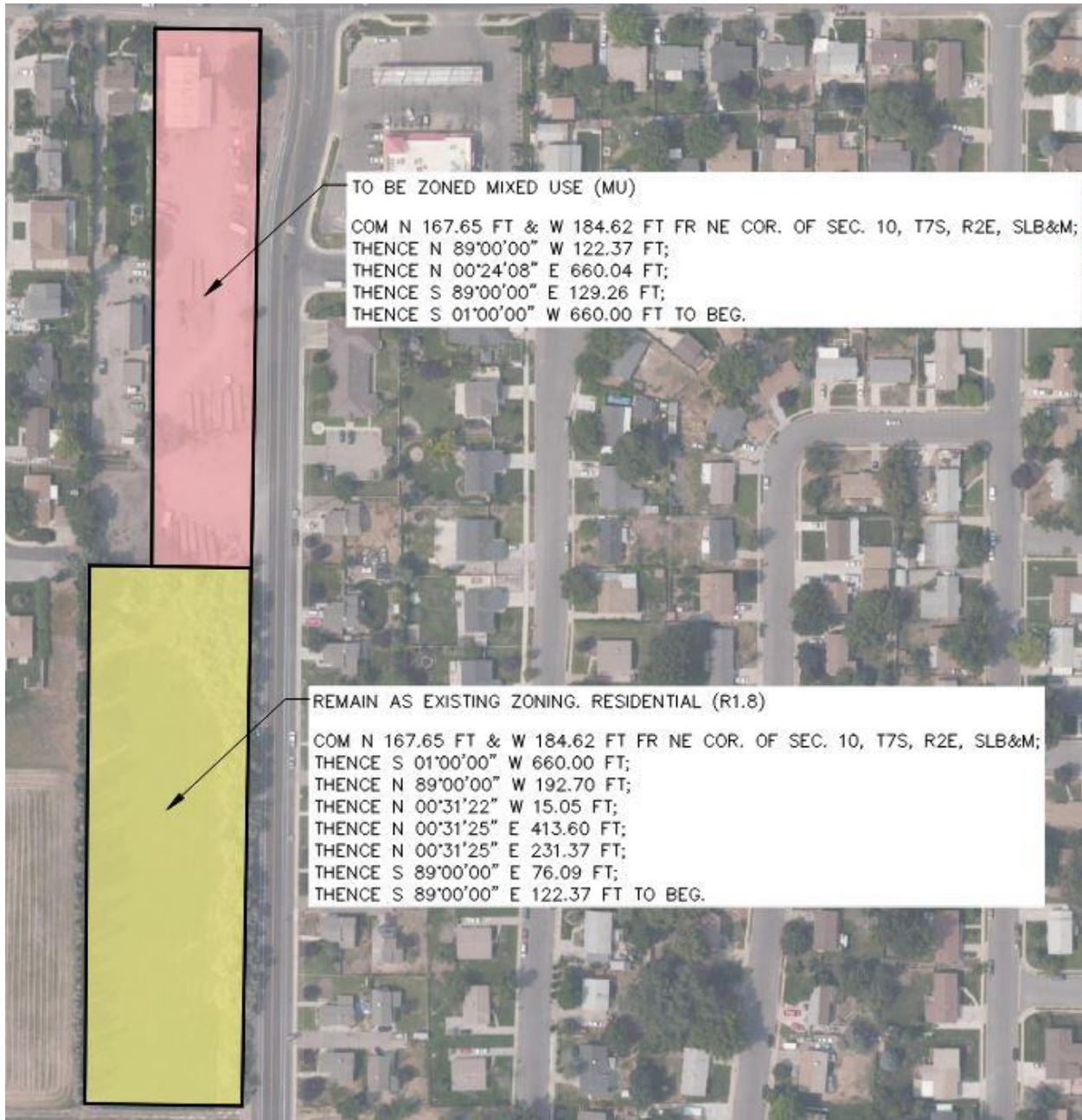
The concept plan falls short of meeting code standards and staff is not in favor of its' approval, nor the related zone change request. The applicant asked that these items come before the Planning Commission and City Council for decision knowing that there is not staff support. In the end, the concept plan does not work because the proposed zone change request is not in harmony with the General Plan. The General Plan Appendix J designates specific areas for densities over four units per acre, otherwise we need to hold property owners and developers to that standard on the west side of Provo in order to maintain the ability to provide water and sewer services to all in the City.

Since the concept plans do not meet all the proposed zone requirements and the rezone request does not comply with the General Plan of the City, staff recommends that the Planning Commission deny the proposed concept plan.

ATTACHMENTS

1. Proposed Zone Change Map
2. General Plan Map
3. Conceptual Site Plan
4. Concept Plan Summary Table
5. Conceptual Floor Plans
6. Conceptual Elevations
7. Alternate (SF Subdivision) Concept
8. Alternate Concept CRC (Coordinator Review Committee) Approval Report

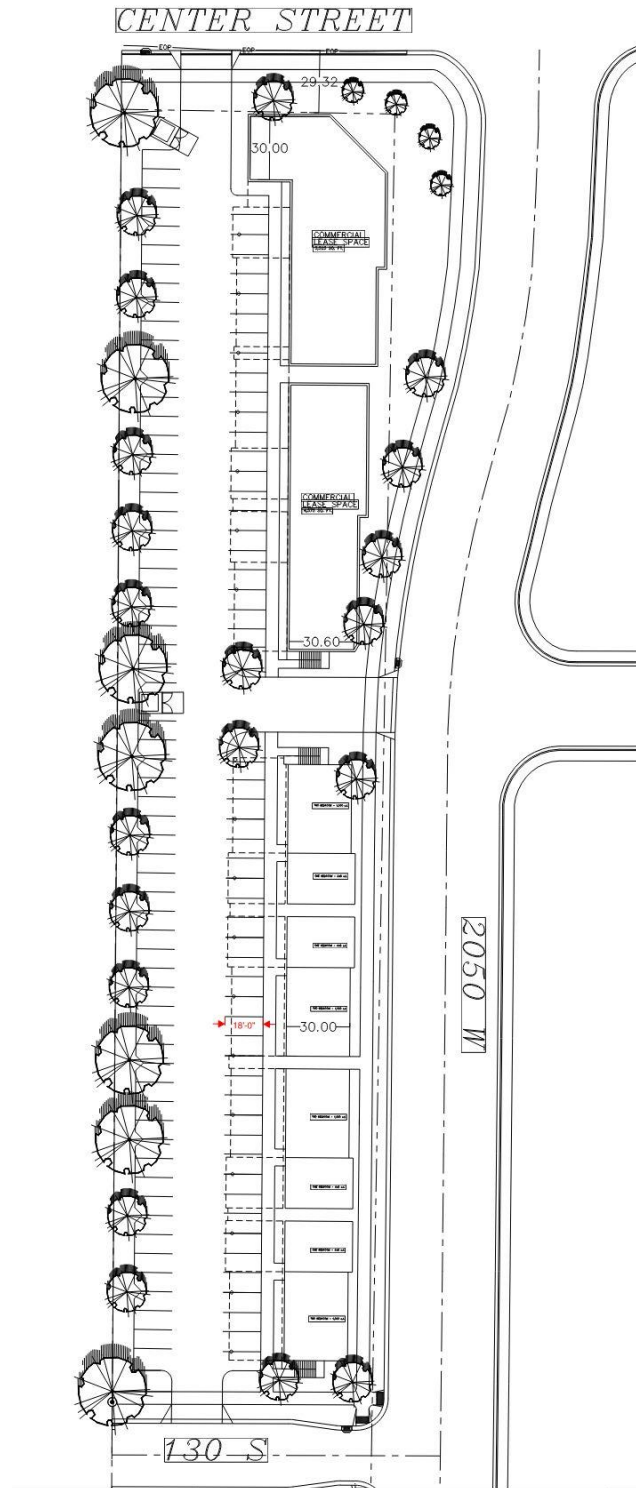
ATTACHMENT 1 – PROPOSED ZONE CHANGE MAP



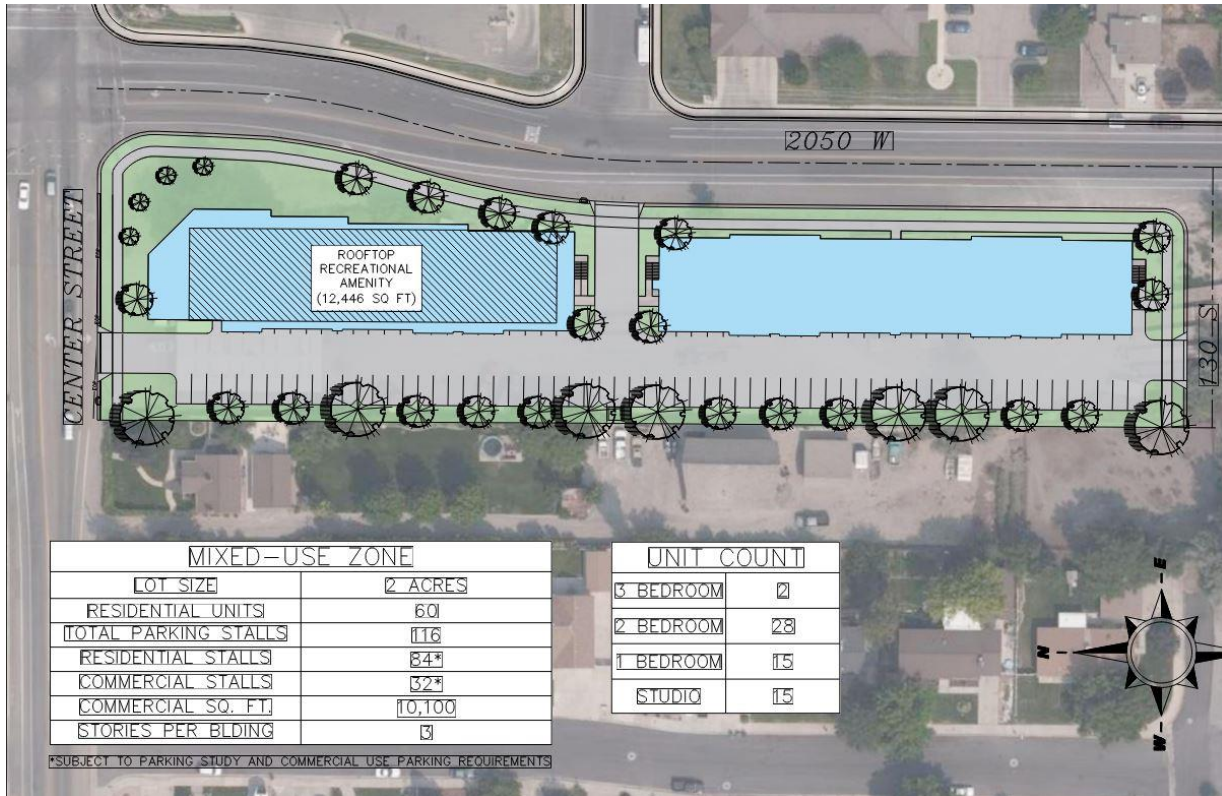
ATTACHMENT 2 – GENERAL PLAN MAP



ATTACHMENT 3 – CONCEPTUAL SITE PLAN

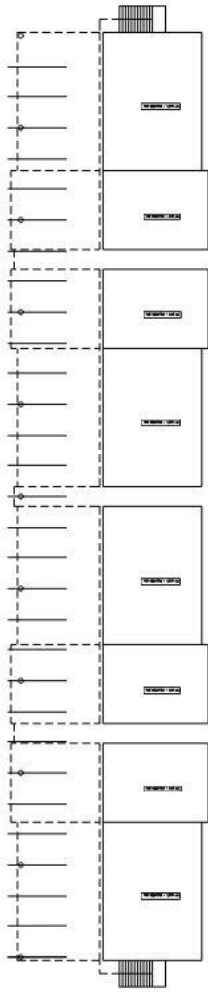


ATTACHMENT 4 – CONCEPT PLAN SUMMARY TABLE

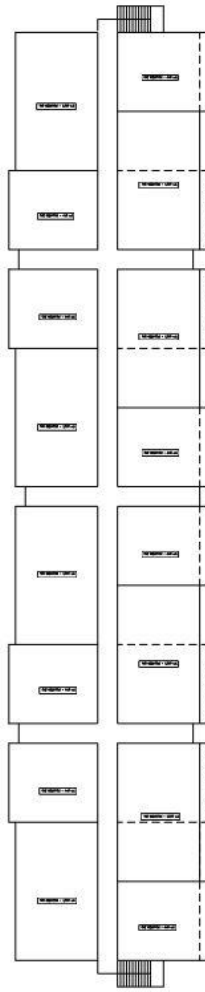


ATTACHMENT 5 – CONCEPTUAL FLOOR PLANS

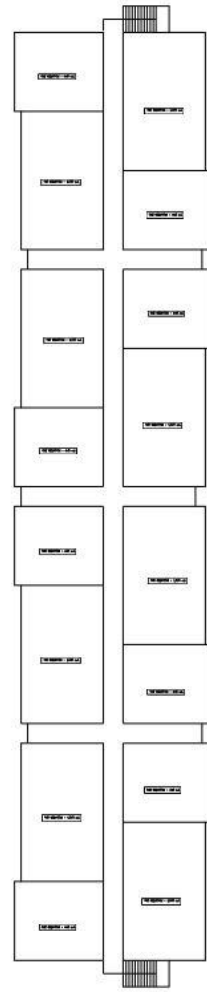




MAIN LEVEL FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

ATTACHMENT 6 – CONCEPTUAL ELEVATIONS

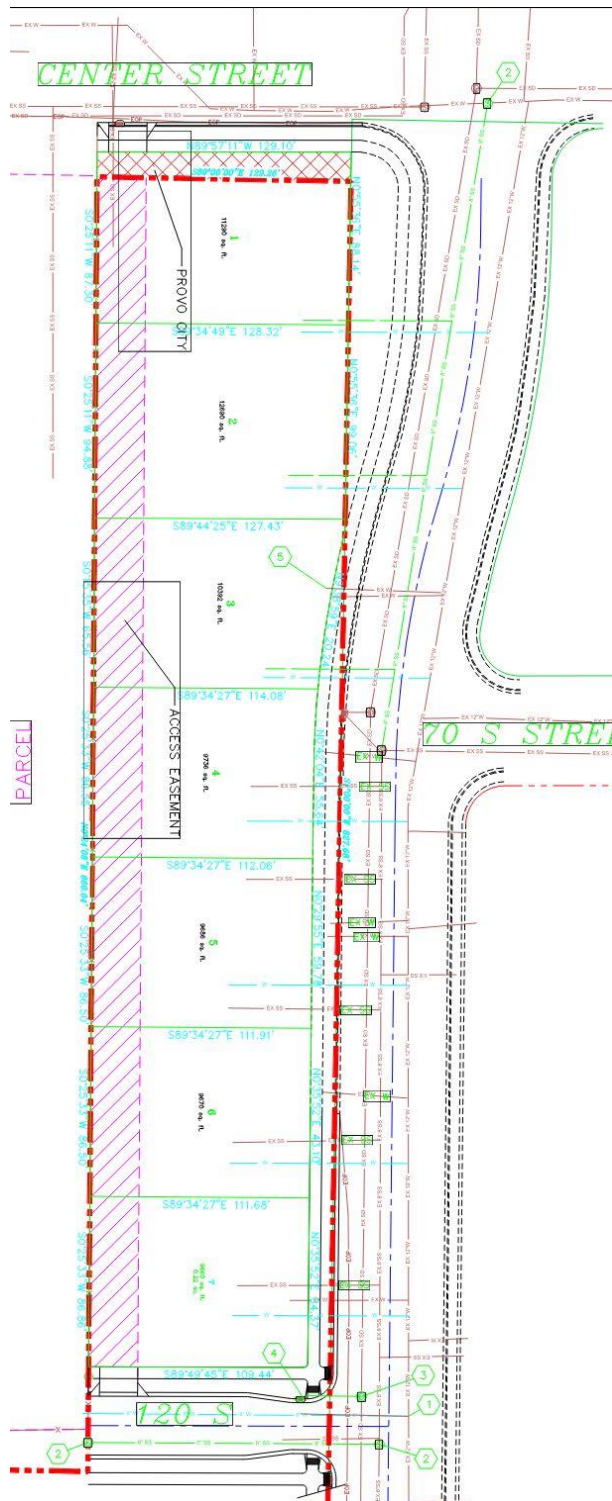


North Building



South Building

ATTACHMENT 7 – ALTERNATE (SF SUBDIVISION) CONCEPT



ATTACHMENT 8 – ALTERNATE CONCEPT CRC REPORT

Coordinator Review Committee Report

For reference, redlined plans may be found online at provo.org/portal under the "My Items" tab.

Submitted: November 21, 2022
Report Date: December 06, 2022

Project Name: Lakewood Homes
Address: 2075 W Center St, Provo, UT 84601
Project #: PLCP20220367
Application Type: Concept Plan
Application Expiration: This application will expire November 23, 2023. For exceptions to this rule see Section 15.01.040 Provo City Code.

Your plans have received approval from the Coordinators Review Committee. You may now submit for a Final Subdivision.

Project Review

Review: Building Inspection Review **Review Date:** 11/23/2022
Department: Community Development
Reviewer: James Anderson
Email: janderson@provo.utah.gov
Phone: 8018526411

Approval Status: No Revisions Required
Comments:

Review: Fire Review **Review Date:** 11/23/2022
Department: Fire
Reviewer: Lynn Schofield
Email: lynns@provo.utah.gov
Phone: 8018526339

Approval Status: No Revisions Required
Comments:

Review: Parks and Recreation Review **Review Date:** 12/05/2022
Department: Parks and Recreation
Reviewer: Doug Robins
Email: drobins@provo.utah.gov
Phone: 8018527606

Approval Status: No Revisions Required
Comments:

Review: Planning Review **Review Date:** 12/06/2022
Department: Community Development
Reviewer: Aaron Ardmore
Email: aardmore@provo.utah.gov
Phone: 8018526404

Approval Status: No Revisions Required
Comments: Conceptually this meets the current zoning, a Final Subdivision application will be required to move forward.

Review: Public Works Review **Review Date:** 12/06/2022
Department: Public Works
Reviewer: David Michelsen
Email: dmichelsen@provo.utah.gov
Phone:

Approval Status: No Revisions Required
Comments:

Corrections: Miscellaneous
Existing sewer line will need to be Tv'd to ensure the line is in good working order.
Corrections: Miscellaneous
Water laterals and sewer laterals will need to meet current size requirements. Any laterals that do not meet current standards will need to be removed at the main.
Corrections: Miscellaneous
Storm drain will need to be extended down 120 S.

Review:	Power Review	<u>Review Date:</u>	11/28/2022
Department:	Power		
Reviewer	Kevin Taylor		
	Email: KTaylor@provo.utah.gov		
	Phone: 8018526803		

Approval Status: No Revisions Required

Comments: 11/28/2022 Kevin Taylor: Provo Power is accepting this as a concept only. We require a .DWG file using the NAD83 State Plane Coordinate System and showing ONLY curb and gutter, sidewalks, property lines, easements, and fire hydrants on it. If more layers are included, or the drawing is not on the correct coordinate system you will be asked to correct the drawing and resubmit the plans showing ONLY the above-mentioned items and in the correct coordinate system.

Before Final Project approval will be given the owner / developer needs to coordinate power design / layout and electrical requirements / specifications with the Energy Dept. If you have any questions, please give me a call at (801) 852-6803.

Conditions