

**ITEM # 4** Miller General Contractors requests Project Plan Approval for a new 109-unit apartment building in the DT1 (General Downtown) zone, located at 434 South 100 West. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20220106

## **BACKGROUND**

The applicant is requesting approval for an apartment with 108 one-bedroom units with family occupancy. This is one less unit than the original design. The building will replace six single-family homes located on 400 S and 100 W. The new structure will be six stories; five stories of residential apartments above grade with two levels of covered parking. The lower level of parking is underground, and the second level of parking is at street level and will be hidden from street view with street facing residential units.

Two of the parcels are currently zoned ITOD like the properties to the south, east and west. The other properties are zoned DT1. The applicant has submitted a rezone application along with this PPA to have the ITOD changed to DT1 so that the whole project is in the same zone.

## **FINDINGS OF FACT**

1. Residential apartments (SLU 1150) are a permitted use in the DT1 zone.
2. The project plan meets the lot standards and yard requirements of the DT1 zone.
3. Batching-single occupancy is not being proposed.
4. A final subdivision plat will be required to combine the parcels into one lot.
5. The max building height is 100 feet in the DT1 zone.
6. The proposed building height is 55 feet.
7. Unit size requirements are being met with no units under 500 square feet and the average unit size above 800 square feet.
8. The DT1 zone allows for parking reduction of 25%.
9. One-bedroom units require 1.5 parking stalls, with the reduction it is 1.125 stalls per unit.
10. Amenity space has been provided to meet the 10% requirement.
11. There are 108 one-bedroom units being proposed.
12. The parking requirement with the 25% reduction is 122 stalls.
13. The project has 122 stalls to meet the parking requirement.
14. Design Review Committee (DRC) approval given December 8, 2022.
15. Downtown Streetscape Standards apply to this property.

## **STAFF ANALYSIS**

Staff is supportive of this project as it meets the zoning requirements for the DT1 zone and is in a close proximity to the FrontRunner station. It has been through CRC review and there are a few minor items to be addressed and so that has been included as a condition of approval. There are seven parcels that will need to be combined into one

parcel for this project. Staff has included this in the recommendation as a condition of approval. The rezone request that is also being presented with this PPA is needed to ensure that all the property is in the same zone. The rezone approval has also been listed as a condition of approval for this application. The project meets the parking requirements and also has an additional 13 tandem parking stalls that don't count as any of those but will help with parking demand.

The DRC approved the design of the project with the requirement that the architect adjust the amount of stucco to not code allowance of 20% per façade. The applicant will make this adjustment in building materials and provide an updated plan to staff for approval.

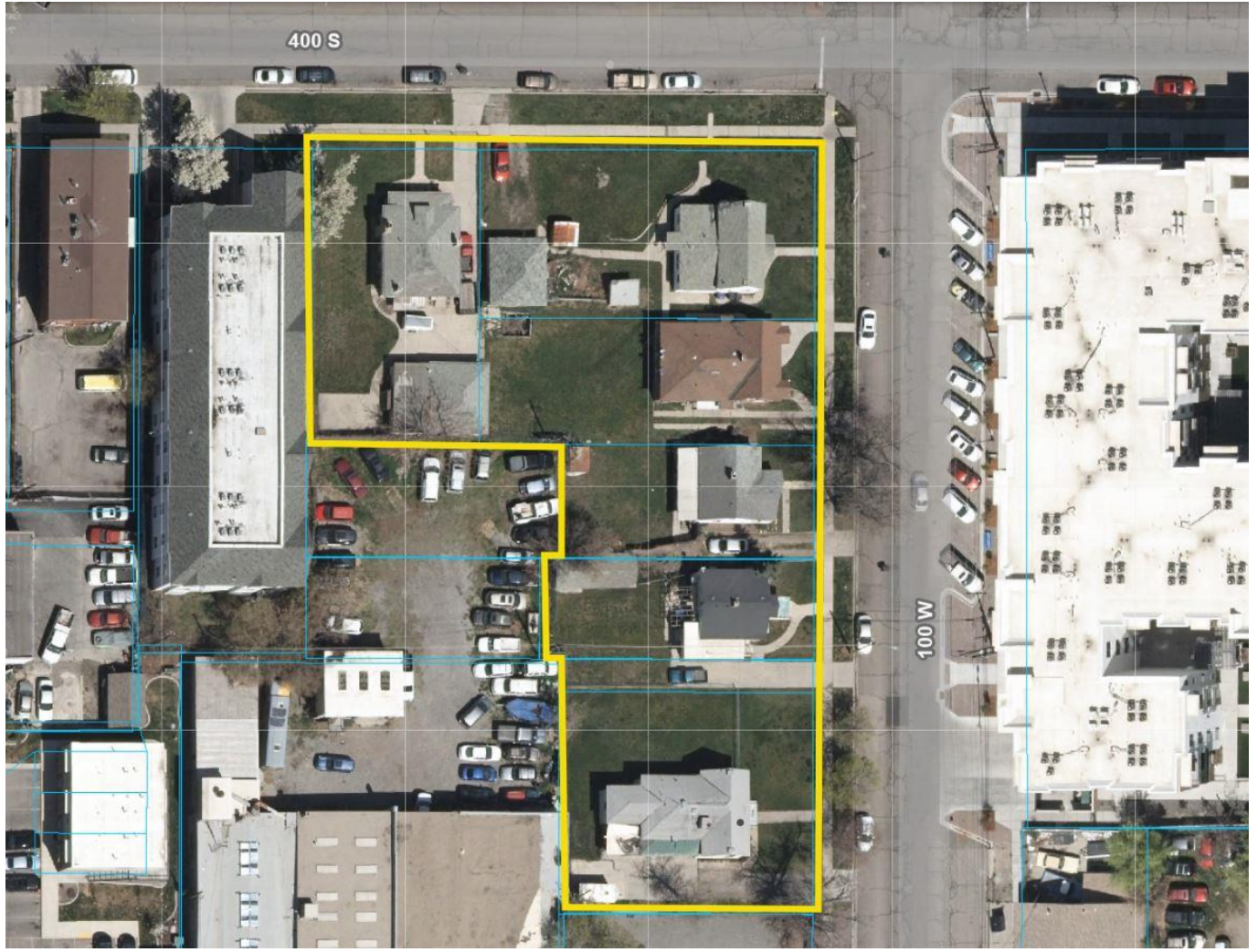
The amenity space requirements are being met. There is going to be a clubhouse, exercise gym, courtyard and pickleball, and a rooftop deck. The landscape plans meet the code requirements. The Downtown Streetscape Standards have been followed. In addition to the street trees that follow the tree selection plan and street furniture which also complies.

## **CONCLUSION**

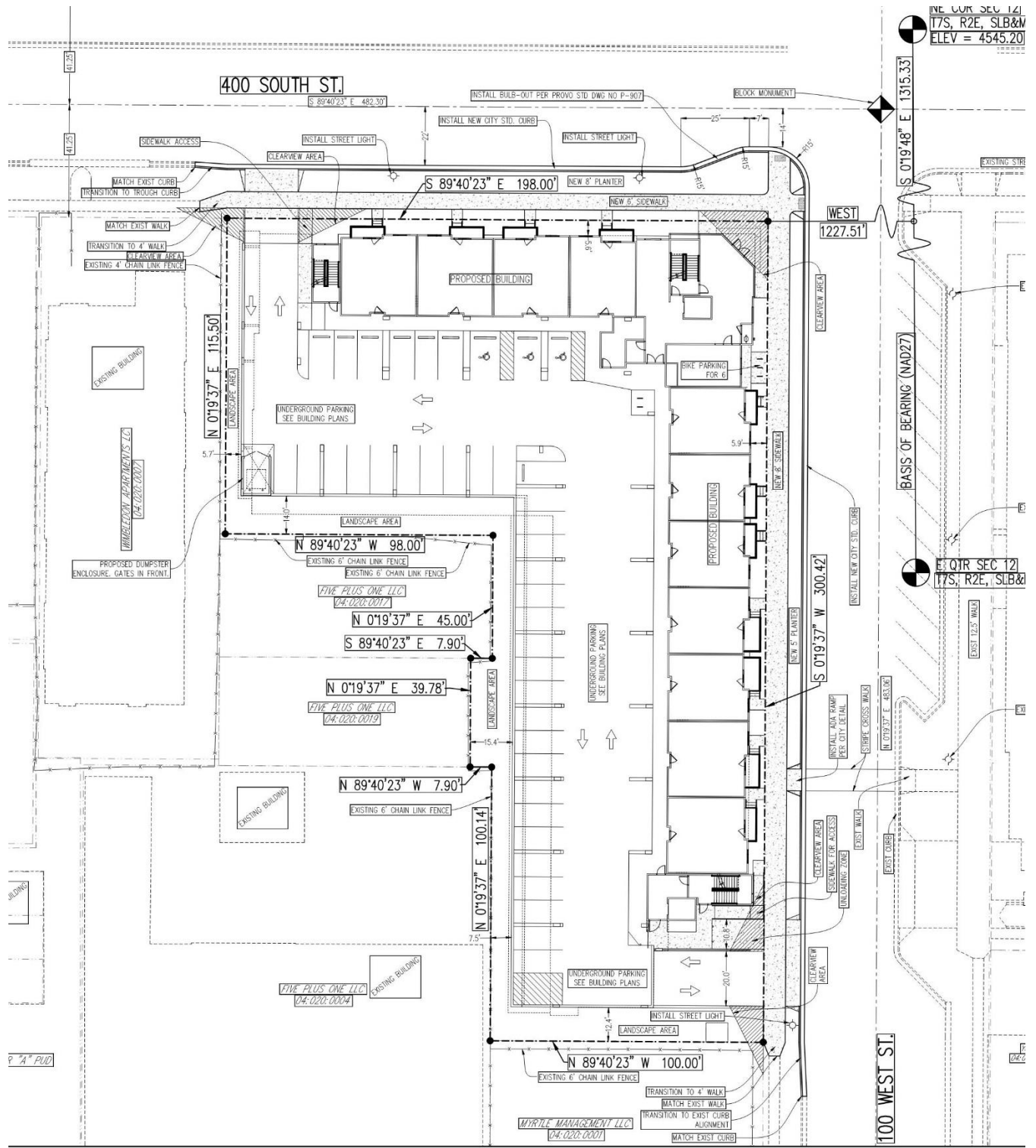
Staff has reviewed the proposed project plan and finds that it meets the zoning requirements for the project to be approved with the conditions that are listed in the staff recommendation. The project will be a good asset to the area and provide housing near the transit station.

**ATTACHMENTS**

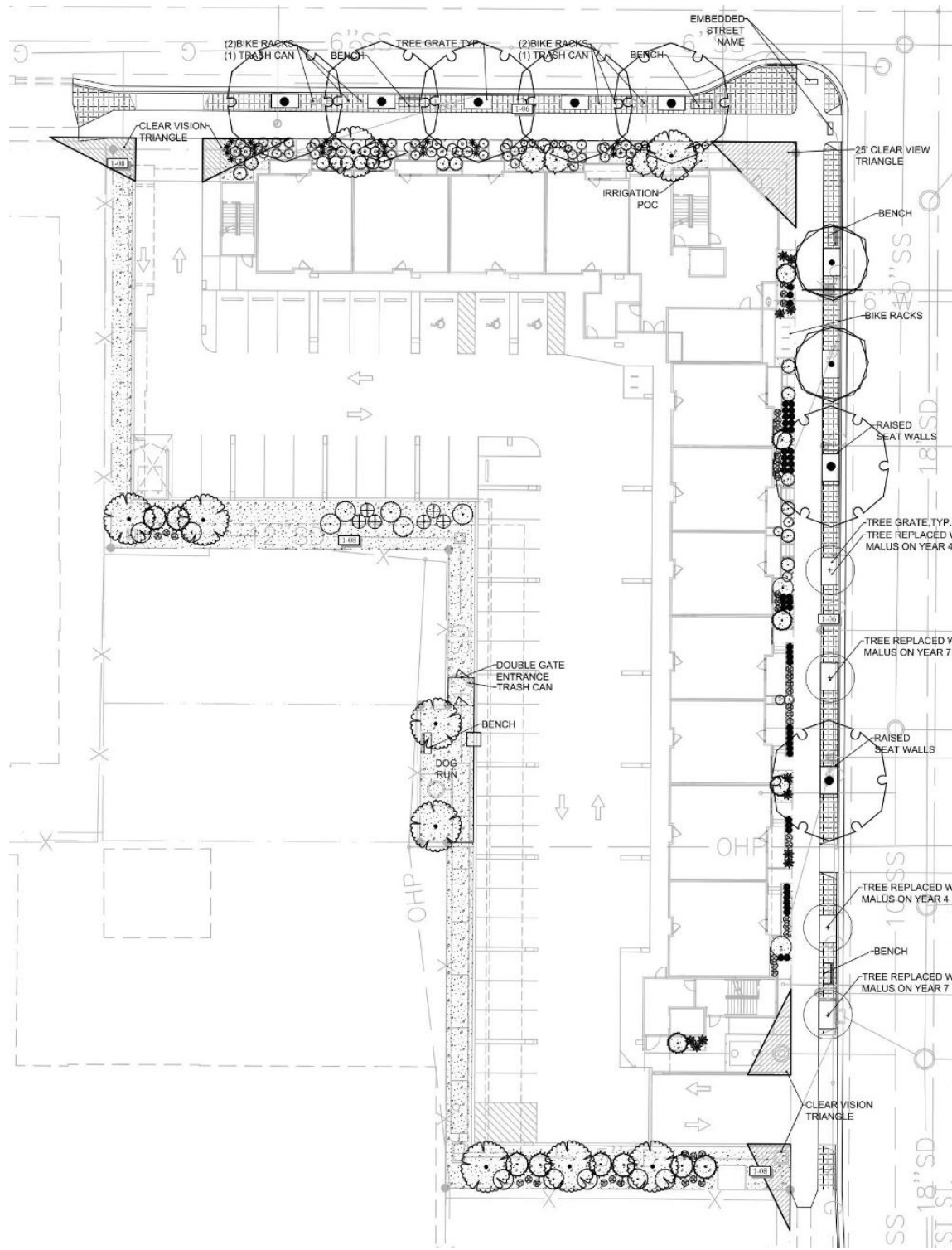
**Attachment 1 – Aerial of Site**



Attachment 2 – Site Plan



Attachment 3 – Landscape Plan





Attachment 4 – Elevations

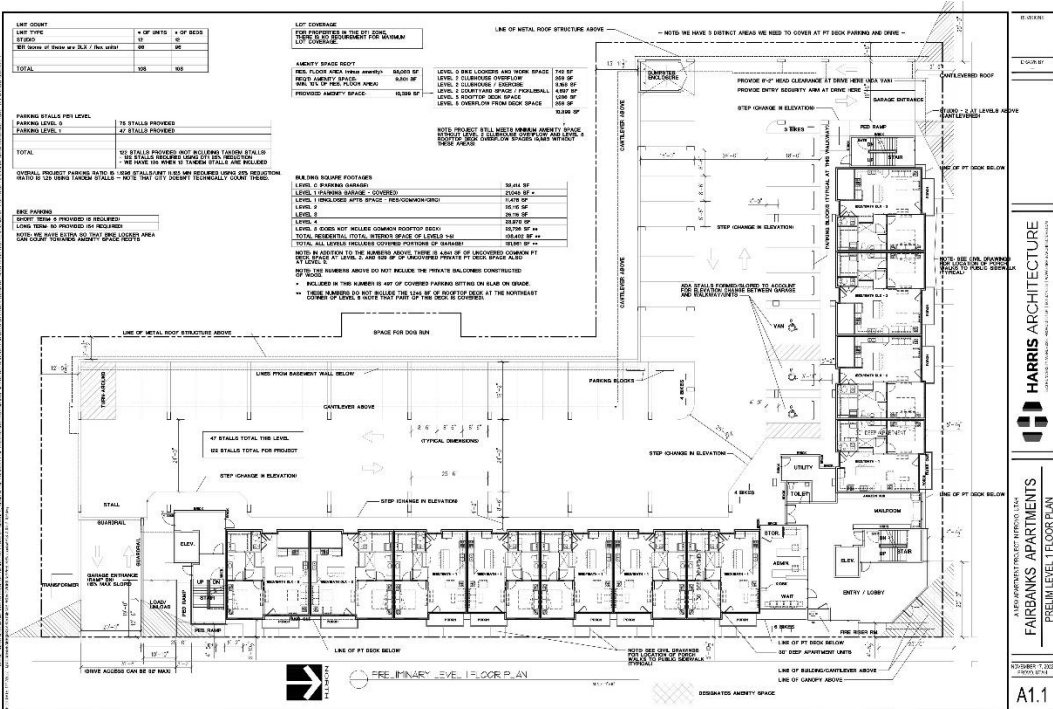
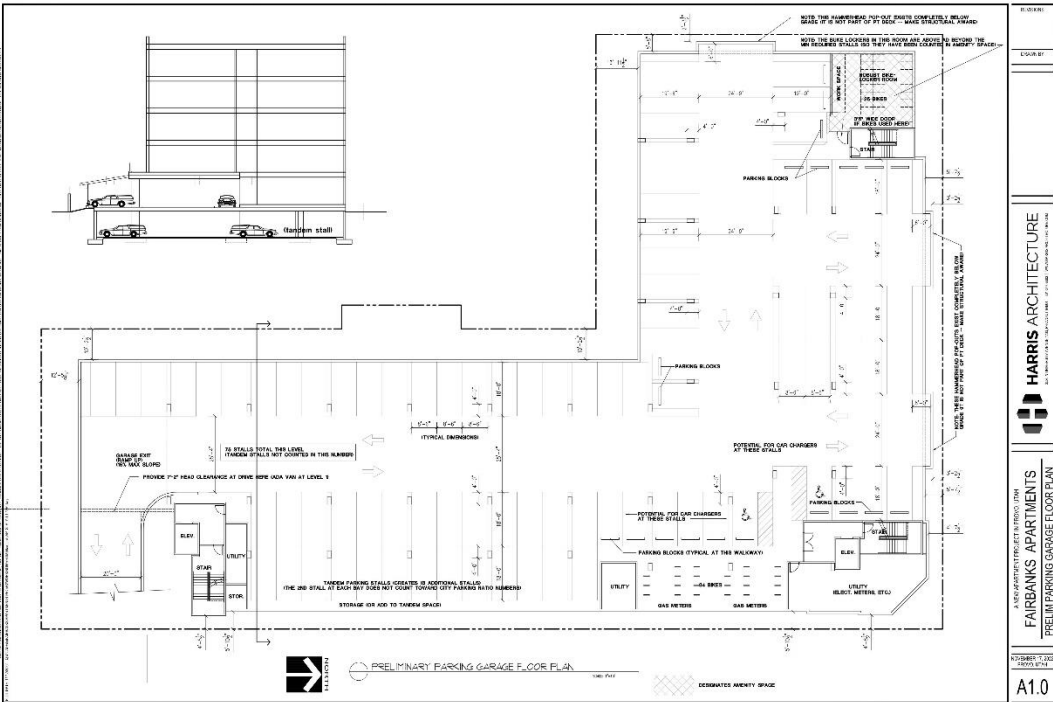


**FAIRBANKS APARTMENTS - PROVO UTAH**  
EAST ELEVATION



**FAIRBANKS APARTMENTS - PROVO UTAH**  
NORTH ELEVATION

Attachment 5 –Floor Plans







Attachment 6 –Public Works Staff Report



**PUBLIC WORKS**  
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**Public Works Staff Report**  
**Hearing Date: 1/25/2023**

Project Plan Approval for a new 109-unit apartment building in the DT1 zone.

**Item #4 Summary:**

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**Staff Recommendation:**

Public Works staff has no concerns with the requested action.

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