

**ITEM #3** Nathan Turner requests Concept Plan approval for site improvements over multiple properties and a conversion of a single-family home to a two-family home in a proposed MDR (Medium Density Residential) zone, located at 141 East 500 North. Joaquin Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20220351

**Applicant:** Nathan Turner

**Staff Coordinator:** Aaron Ardmore

**Property Owner:** Nathan and Cassie Turner

**Parcel ID#:** 05:071:0005; 05:071:0007;  
05:071:0008; 05:071:0017;  
05:071:0018

**Acreage:** 0.84 acres

**Number of Unis:** 7

**Number of Lots:** 5

**ALTERNATIVE ACTIONS**

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is April 12, 2023, at 6:00 P.M.*
2. **Deny** the requested concept plan. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

**Current Legal Use:** The properties currently contain seven residential units with a three-unit building at 520 N 100 E, a two-family dwelling at 121 E 500 N, a single-family home at 542 N 100 E, and a single-family home at 141 E 500 N.

**Relevant History:** Mr. Turner recently acquired the five properties at the corner of 500 North and 100 East and approached staff on a concept for site improvements and converting one of the homes to a duplex. After working with staff through a number of revisions between November 2022-February 2023, a short-term concept and long-term concept were prepared to go with a rezone request to the MDR zone.

**Neighborhood Issues:** This item was discussed at the November 29<sup>th</sup> Joaquin neighborhood meeting (report attached) and there was some concern about the existing parking and access.

**Summary of Key Issues:**

The short-term proposes improvements in landscaping, residential amenities, and parking; as well as converting 141 E 500 N to a duplex. The long-term concept is to show what could be done in the future with the MDR zone. The MDR zone complies with the Future Land Use plan in the Joaquin Neighborhood Plan (appendix of the General Plan).

**Staff Recommendation:** Staff recommends that the Planning Commission approve the short-term concept plan.

## **OVERVIEW**

Nathan Turner is requesting approval of a concept plan for overall site improvements over five properties and conversion of a single-family home on one of the properties in the Joaquin neighborhood, along 500 North. Specifically, the request is to improve landscaping throughout the five properties and install a volleyball court, fire pit, picnic areas, and basketball court. The concept plan also includes the conversion of the single-family home at 141 East 500 North to a two-family dwelling and adding the additional parking for that new unit on the northeast corner of the site. To enable these changes and to conform with the neighborhood plan Mr. Turner has also requested a zone change from the RC zone to the MDR zone.

The existing site has some nonconformities with the MDR zone that would continue to exist with the concept plan provided, including parking and setbacks. While there is a long-range concept plan submitted there is no timeline or plans from this owner to move forward with redevelopment of the corner in the near future. Staff did some preliminary evaluation of the long-term concept plan for a twenty-seven-unit, three-story apartment building that could fit on the property and comply with MDR zone standards. However, for the purpose of this application, staff is only evaluating and providing information on the immediate concept plan.

The property surrounding the applicant's land is primarily zoned RC (Residential Conservation) with the exception of the Provo City Library to the west in the DT1 (General Downtown) zone. The uses on the same block as the concept area include the Campus Way Apartments (24 units), the Presidio Condos (14 units), the Fernwood Condos (21 units), the Newport Condos (10 units), the Bostonian Condos (20 units), two duplexes, and one, three-unit dwelling. In total the block (including the subject property) contains 107 residential units. Moving outside of the block the majority surrounding blocks are also zoned RC and have a mix of single-family homes, duplexes, and apartments buildings.

## **FINDINGS OF FACT**

1. The current zone for the properties is RC (Chapter 14.32, Provo City Code).
2. The proposed zone for the properties is MDR (Chapter 14.14B)
3. The General Plan for the properties is Residential – MDR.
4. The current density for the properties is eight (8) units/acre.
5. The proposed density for the properties is nine and a half (9.5) units/acre.
6. The current parking count for the site is twenty-six (26) spaces (3.7/unit).
7. The proposed parking count for the site is thirty (30) spaces (3.75/unit).
8. The required parking count is three (3) stalls per unit (Section 14.37, Provo City Code).

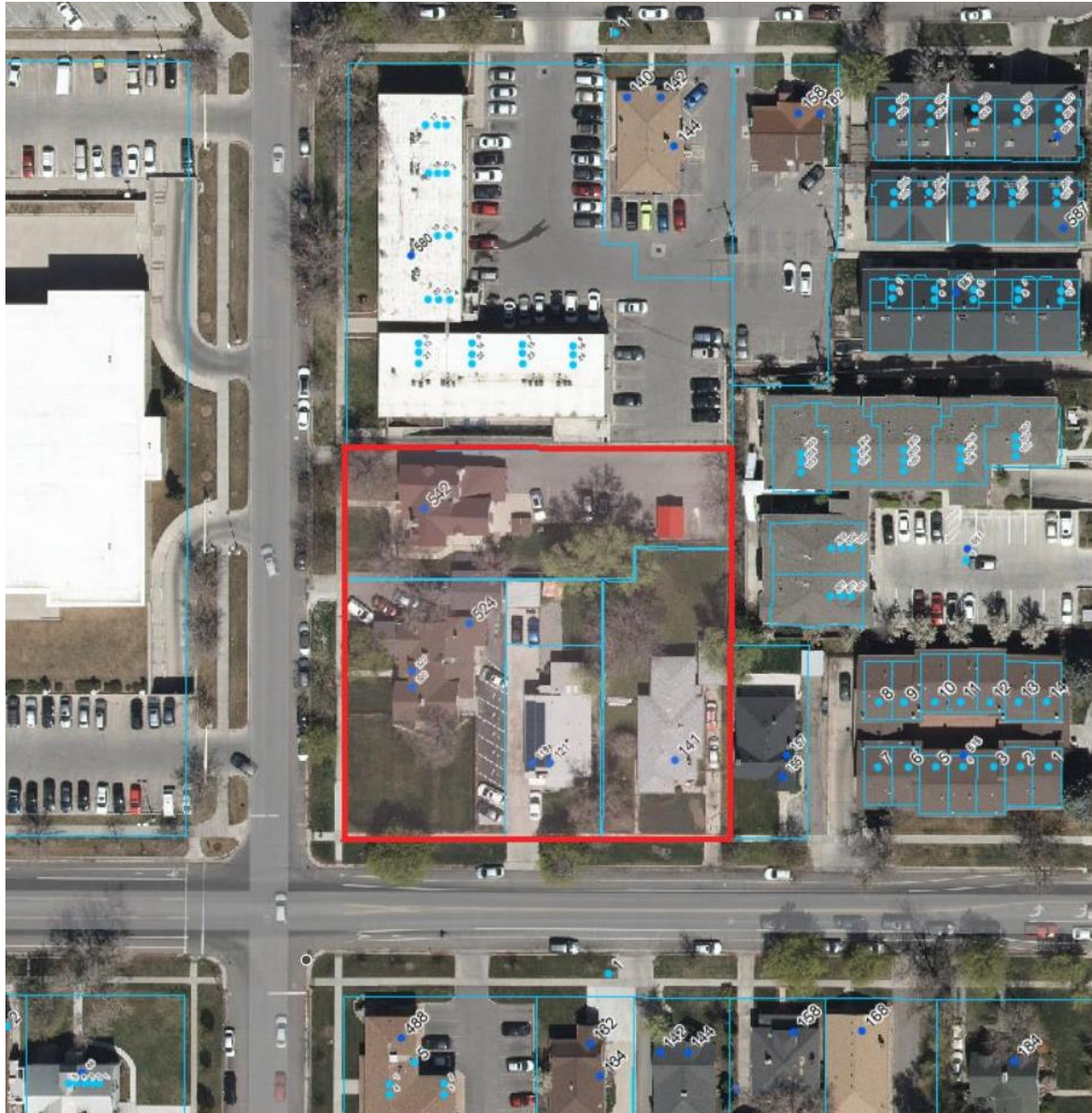
## **CONCLUSIONS**

Staff is pleased to see a portion of area planned for MDR zoning in the Joaquin Plan to be proposed for that zone. The short-term plan will result in an increase of amenities livability for the tenants of these properties. Adding trees and improving overall appearance while rezoning the site to meet the goals of the Joaquin Neighborhood Plan is supported by staff. When the time comes for the property to redevelop, staff is supportive and confident that the MDR zone will provide a good product and what is expected for this portion of the neighborhood.

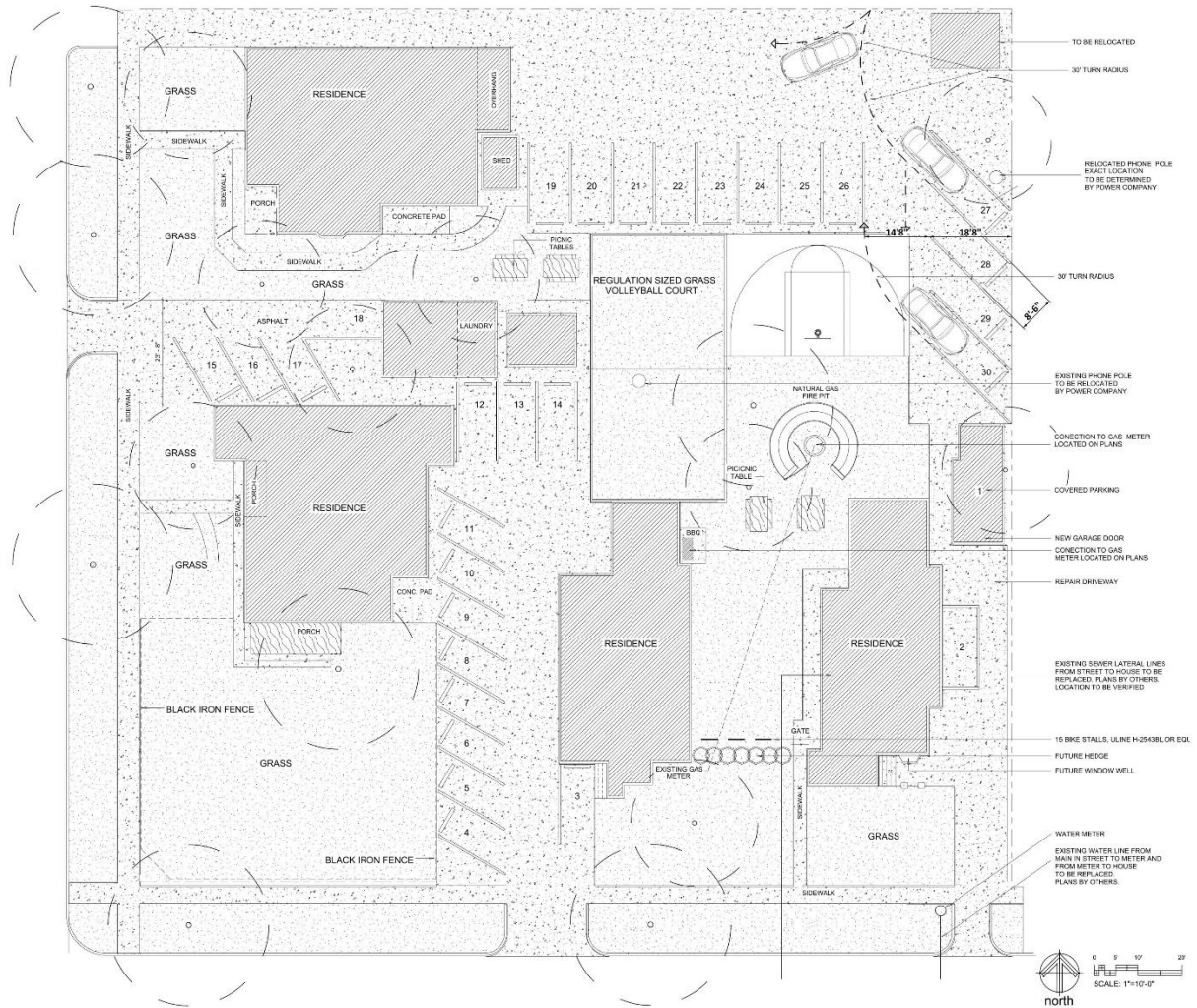
## **ATTACHMENTS**

1. Area Map
2. Concept Plan
3. Joaquin Future Land Use Map
4. Long-Term Concept Plan
5. Neighborhood Meeting Report

ATTACHMENT 1 – AREA MAP



ATTACHMENT 2 – CONCEPT PLAN



ATTACHMENT 3 – JOAQUIN FUTURE LAND USE MAP

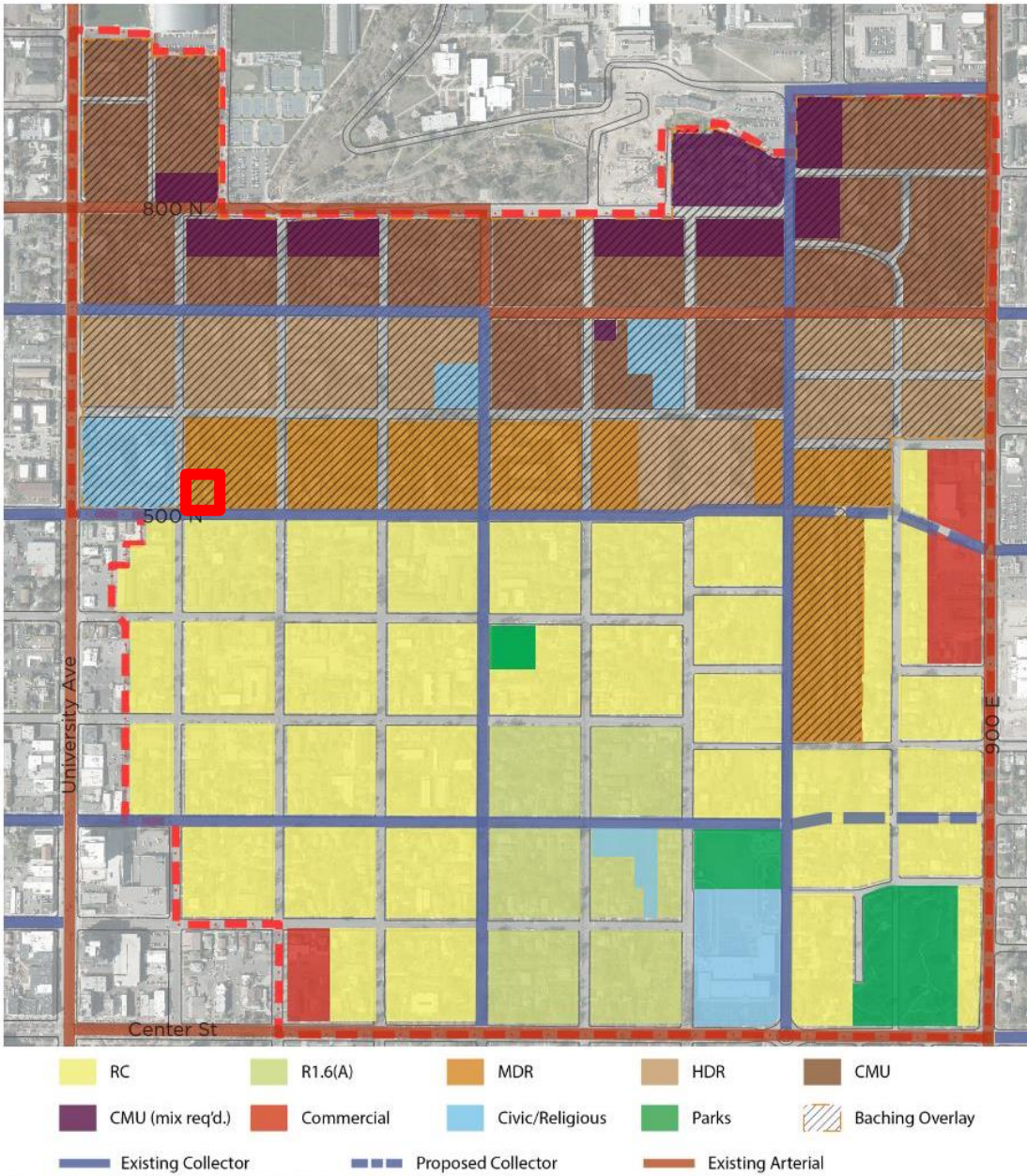
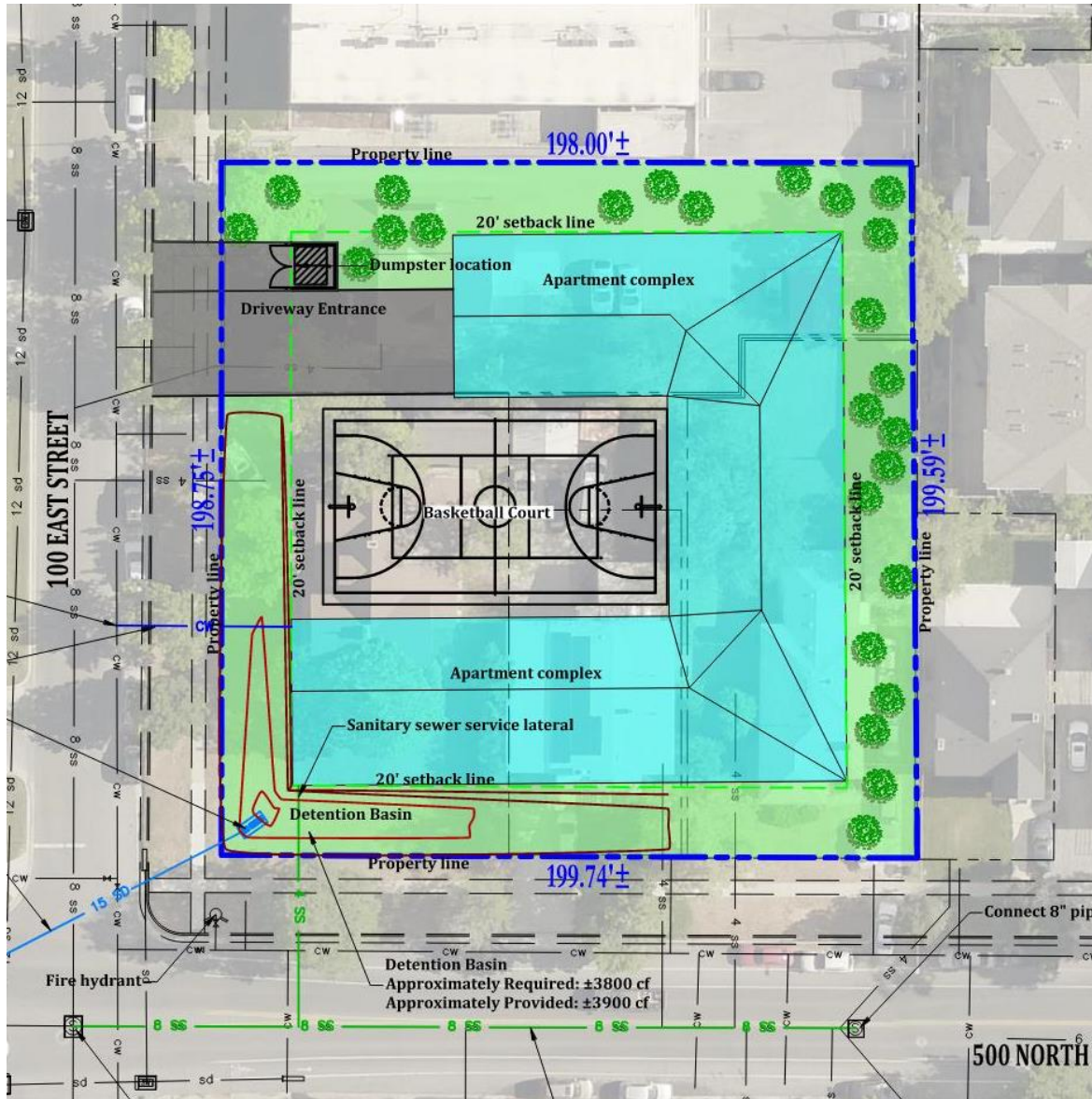


Figure 3.3 - Joaquin Neighborhood Future Land Use

ATTACHMENT 4 – LONG-TERM CONCEPT PLAN



## ATTACHMENT 5 – NEIGHBORHOOD MEETING REPORT

**Neighborhood:** Joaquin

**Date & Time:** Tuesday, November 29, 2022; 7-8 PM

**Location:** Provo City Library

**Attendees:** 11 (NHC Leo Lines, Leo's wife, 3 Joaquin residents, Nathan Turner, Nathan's wife and 2 kids, Nathan's contractor, me)

**Topics:** Nathan Turner requests Concept Plan approval for site improvements over multiple properties and a conversion of a single-family home to a two-family home in a proposed MDR (Medium Density Residential) zone, located at 141 East 500 North, Joaquin Neighborhood (PLCP20220351); Nathan Turner requests approval of a Zone Map Amendment from the RC (Residential Conservation) zone to the MDR (Medium Density Residential) zone in order to make site improvements over multiple properties and convert a single-family home to a two-family home, located at 141 East 500 North, Joaquin Neighborhood (PLRZ20220343).

**Handouts:** attached (aerial view, current designation comparison with surrounding zoning, Joaquin Neighborhood future land use, site plan)

**Pros:** The Joaquin residents really liked all the green space and parking. They loved that it wasn't a huge apartment building.

**Cons:** The Joaquin residents were concerned about the safety of people backing out of the parking spaces onto 500 N (especially spaces 4-10). Leo suggested putting a hammerhead by parking space 3 (contractor said there might be a tree in the way and Chaz Addis loves that tree). Nathan said he used to live there, and it wasn't a problem backing out onto 500 N.