

ITEM # 3 David Cabanilla requests Project Plan approval for a six-story, 86-unit apartment building in the DT1 (General Downtown) Zone, located at 88 West 500 North. North Park Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org
PLPPA20230321

<p>Applicant: David Cabanilla</p> <p>Staff Coordinator: Dustin Wright</p> <p>Property Owner: RENTOLOGY LLC ENTREPOLOGY LLC</p> <p>Parcel ID#: 21:010:0019, 21:010:0020, 21:010:0021, 21:010:0022, 21:010:0046</p> <p>Acreage: 0.97</p> <p>Number of Properties: 5</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is August 28, 2024, 6:00 p.m.</i></p> <p>2. Deny the requested Project Plan Application. <i>This action <u>would not be consistent</u> with the recommendations of the Staff Report. The Planning Commission should <u>state new findings</u>.</i></p>	<p><u>Current Legal Use:</u></p> <p>Vacant property in the General Downtown (DT1) zone.</p> <p><u>Relevant History:</u></p> <p>The old structures have been removed from the parcels over the last few years.</p> <p><u>Neighborhood Issues:</u></p> <p>No issues have been presented to staff.</p> <p><u>Summary of Key Issues:</u></p> <ul style="list-style-type: none"> • CRC has approved the project plans. The number of units is now 83 units and not 86 as originally designed. • This item has been placed on the Design Review Committee agenda for August 8, 2024. • A plat application has been submitted that will need final approval by staff to combine all the lots into one parcel. <p><u>Staff Recommendation:</u></p> <p>Approve the requested Project Plan Application with the following conditions:</p> <p>That a final subdivision plat is approved and recorded.</p>
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BACKGROUND

The applicant would like to develop the property located at approximately 88 W 500 N in the General Downtown (DT1) zone. The development would be a consolidation of five properties that include approximately one acre. The final unit count is now 83 that will have an average unit size of 845 square feet. In this zone, the average unit size must be at least 800 sf. There are 65 one-bedroom units and 18 two/three-bedroom units in the proposed six-story building. There are two levels of structured parking located below grade/behind the structure that provide 148 stalls which is five more stalls than the minimum required. The adjacent properties are in the same DT1 zone and in the Residential Conservation (RC) zone. The building has been setback from this RC zone boundary line to comply with the transitional development standards for building height.

FINDINGS OF FACT

1. The property is in the General Downtown (DT1) zone.
2. The item has been scheduled for the August 8, 2024, Design Review Committee hearing.
3. Apartments are a permitted use in the zone. (14.21A.030(5))
4. Combining the lots into one lot will ensure that minimum lot size is met. (14.21A.050(1))
5. The proposed structure complies with the yard requirements and transitional (60' from residential) setbacks for the zone. (14.21A.060)
6. The maximum building height is 100' and the proposed building height is 70'.
7. DT1 minimum unit size is 500 square feet and minimum average is 800 square feet.
8. The one-bedroom units are 764 square feet and the average unit size for the project is 845 square feet.
9. The parking requirement is 1.5 stalls for one-bed units and 2.25 for two and three-bed units and there is a 25% parking reduction in DT1. Five ADA stalls are required. (14.37.110 and 14.21A.080(1)).
10. There are 65 one-bed units and 18 two and three-bed units. The parking requirement is 138 stalls plus 5 ADA totaling 143. They are providing 148 stalls.
11. Code requires 53 long-term bike stalls and 5 short-term bike stalls. Fifty-eight are being provided.
12. Ten percent amenity space is required at 7,130 SF.
13. A business center, gym, clubhouse, and rooftop patio total 7,310 SF.

STAFF ANALYSIS

Staff is recommending approval and finds that site meets the zoning code requirements. The applicant has done a good job bringing the building out to the street to address code requirements and a good street presence to help promote the design and character of the downtown. The new housing will help support the vibrancy in the downtown area and is a good use of this property. Staff has included a recommended condition that the final plat will need to be recorded once it has CRC approval.

STAFF RECOMMENDATION

Approve the requested Project Plan Application with the following conditions:

1. That a final subdivision plat is approved and recorded.

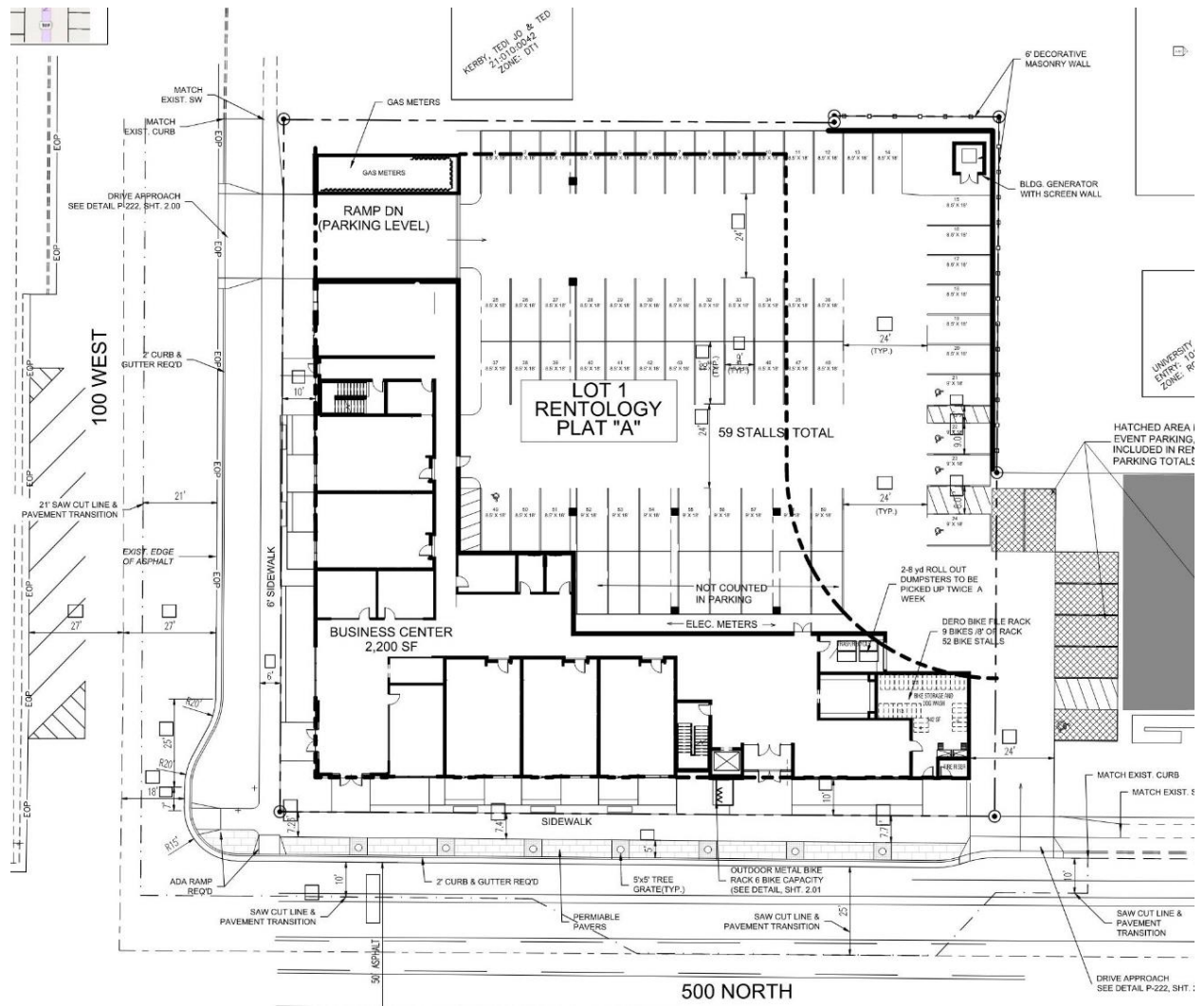
ATTACHMENTS

1. Aerial of Property
2. Site Plan
3. Landscape Plan
4. Elevations/Renderings
5. Floor Plans

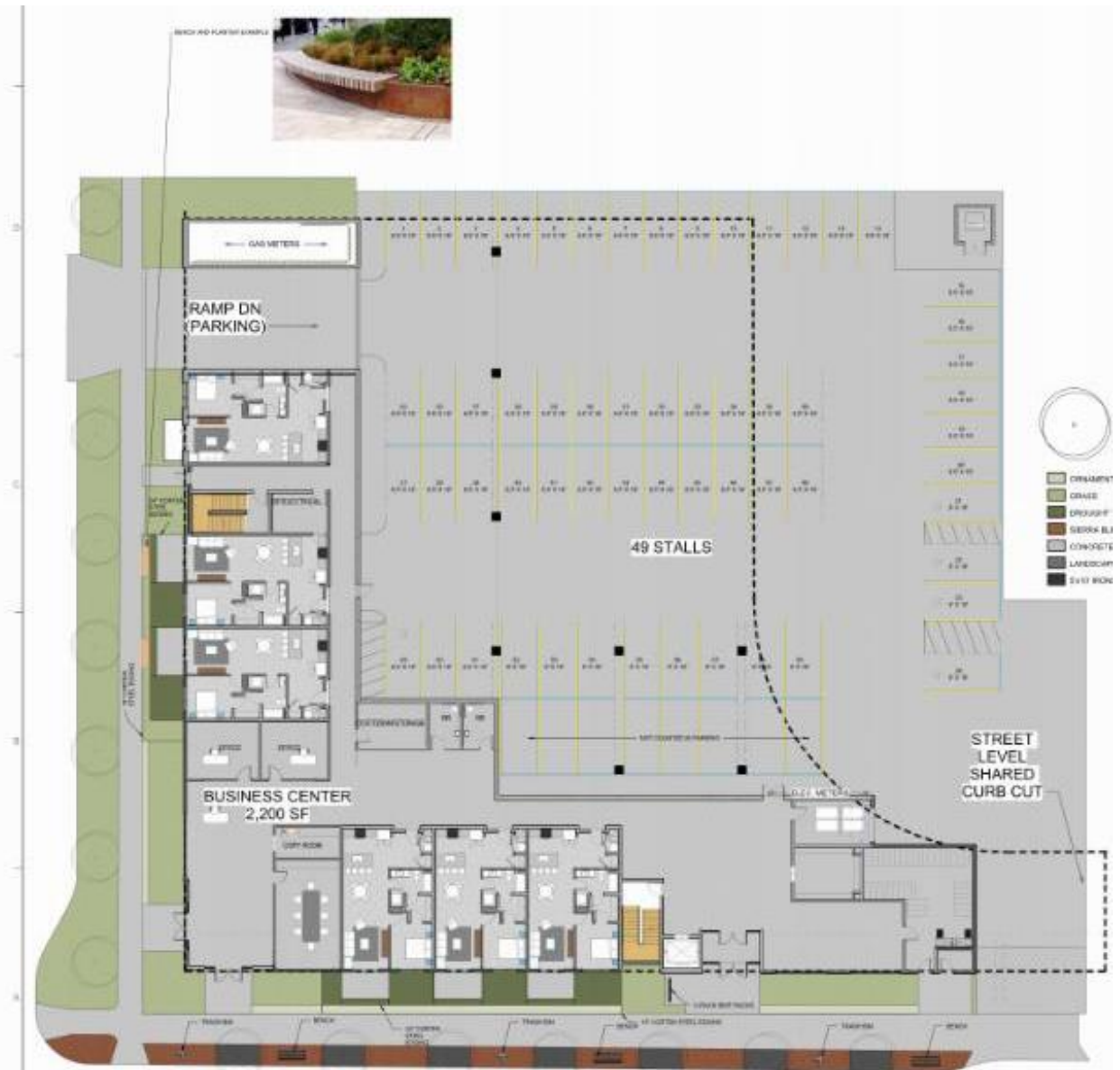
ATTACHMENT 1 - AERIAL OF PROPERTY



ATTACHMENT 2 – SITE PLAN



ATTACHMENT 3 – LANDSCAPE PLAN



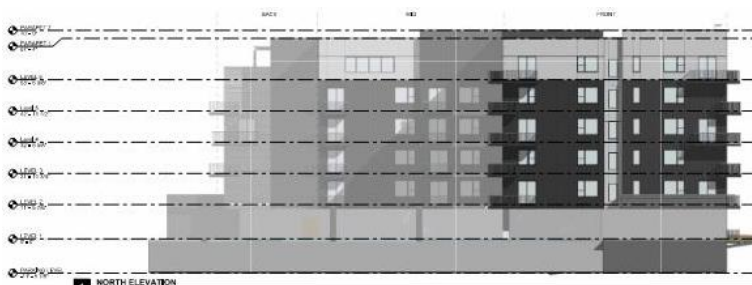
ATTACHMENT 4 – ELEVATIONS/RENDERINGS



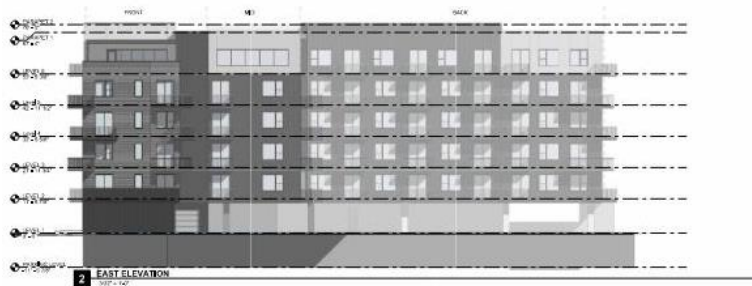
1 SOUTH ELEVATION
300' x 140'



2 WEST ELEVATION
300' x 140'



3 NORTH ELEVATION
300' x 140'



4 EAST ELEVATION
300' x 140'



1 3D View 1



2 3D View 2

ATTACHMENT 5 – FLOOR PLANS

