

ITEM #6 Jamie Chapmen requests Project Plan approval for phase 2 of the River District Residential project, building 24 additional townhomes over 3.18 acres, in a proposed MDR (Medium Density Residential) Zone. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20230330

OVERVIEW

Jamie Chapman, representing the property owners, is requesting project plan approval along with a zone change from the OSPR Zone to the MDR Zone in order to move forward with phase two of the River District residential project. This piece of land was recently annexed into Provo with a boundary line adjustment between Provo and Orem and given the default OSPR Zone with that action.

The project plan shows four blocks of buildings facing the river and connecting the street access and pedestrian trail from phase one to the south. There are two large open areas on the site plan. The north area is a storm water retention area agreed to with Orem City, while the other open area will be a landscaped park amenity. The site also features an open canal running through, with pedestrian bridges over it.

The property is bordered by Orem City on the north and east, both currently vacant. To the west and south is the MDR Zone with construction ongoing for phase one of this project, an additional 195 townhome apartments when finished. Southeast of the subject property the land is zoned General Commercial (CG) and is in the final stages of redevelopment.

FINDINGS OF FACT

1. The General Plan designation for the property is Residential and Open Space.
2. The current zone is the OSPR Zone (Chapter 14.33, Provo City Code).
3. The proposed zone is the MDR Zone (Chapter 14.14B, Provo City Code).
4. The project provides 24 townhome apartment units.
5. The maximum density is 30 units per acre (Section 14.14B.030).
6. The provided density is 8 units per acre.
7. The required parking is 60 stalls (@3/unit) (Section 14.37.060).
8. The provided parking is 73 stalls.

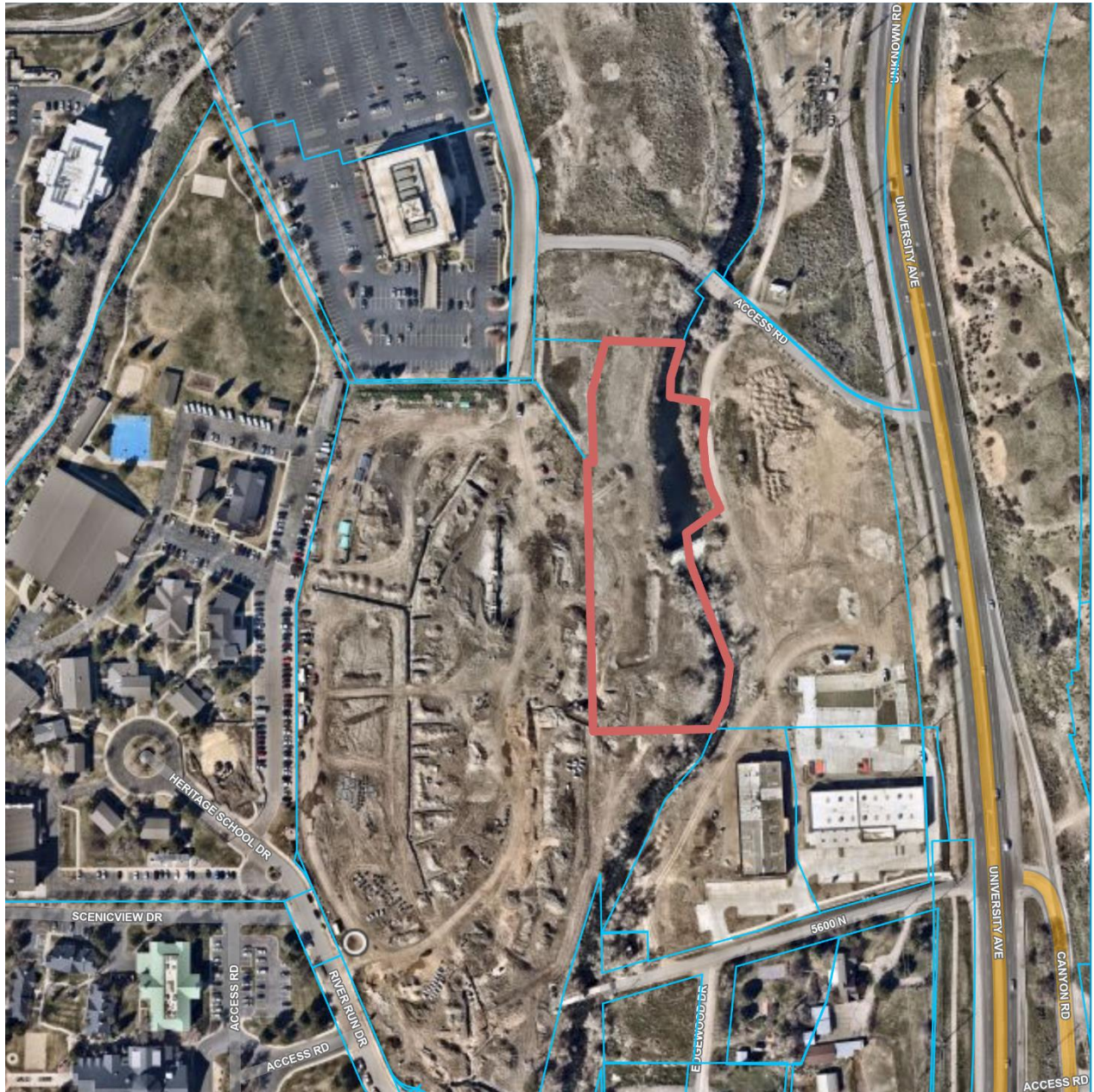
CONCLUSIONS

Staff believes that the project plan aligns with the desired MDR Zone and the overall plan for this area. The plans comply with all relevant zoning standards related to the MDR Zone. Approving the project plan will allow the applicant to move forward with building permits, subject to approval of the associated zone map amendment to MDR.

ATTACHMENTS

1. Property Map
2. Project Site Plan
3. Elevations

ATTACHMENT 1 – PROPERTY MAP



ATTACHMENT 2 – PROJECT SITE PLAN



ATTACHMENT 3 – ELEVATIONS

KEYNOTES : COLOR SCHEME 1

| | | | |
|---|---------------------------------|---|---|
| 01 LAP SIDING - FIBER CEMENT: SW 6069 FRENCH ROAST | 04 STUCCO: SW 6069 FRENCH ROAST | 07 STONE VENEER - BLACKTRUFFLE | 10 COMPOSITION SHINGLE ROOF - GAF - FENNER GRAY |
| 02 BOARD & BATTEN-FIBER CEMENT: SW 6188 SHADE-GROWN | 05 METAL GUARDRAIL - BLACK | 08 TRIM-FIBER CEMENT BOARD : SW 7069 IRON GRE | 11 STANDING SEAM METAL - ROOF - CHARCOAL |
| 03 STUCCO: SW 7649 SILVERPLATE | 06 WOOD LOOK SIDING | 09 VINYL WINDOW - BRONZE | 12 METAL GARAGE DOOR WITH/WITHOUT GLAZING |

Architectural elevations for Color Scheme 1. The drawings show four views: Entry, Garage, Left, and Right. Each view includes height markers for 'MAX HEIGHT' (39'-6" and 36'-0") and 'MID POINT OF HIGHEST ROOF'. The Entry and Garage views show a width of 33'-2" = 1'-0". The drawings are annotated with keynotes 01 through 12. The drawing is signed by Foulger Pratt and includes the project name 'RIVER DISTRICT TOWNHOMES' and 'ELEVATIONS- THSA MOUNTAIN MODERN'.

KEYNOTES : COLOR SCHEME 2

| | | | | |
|--|-----------------------------------|--|---|-----------------------------|
| 01 LAP SIDING - FIBER CEMENT: SW 7504 KEYSTONE GRAY | 04 STUCCO: SW 7504 KEYSTONE GRAY | 07 STONE VENEER - BLACKTRUFFLE | 10 COMPOSITION SHINGLE ROOF - GAF - MISSION BROWN | 13 METAL GUARD RAIL - BLACK |
| 02 BOARD & BATTEN - FIBER CEMENT: SW 6076 TURKISH COFFEE | 05 STUCCO: SW 6076 TURKISH COFFEE | 08 TRIM- FIBER CEMENT : SW 7069 IRON GRE | 11 STANDING SEAM METAL - ROOF - SLATE GRAY | |
| 03 STUCCO: SW 7649 SILVERPLATE | 06 WOOD LOOK SIDING | 09 VINYL WINDOW - BRONZE | 12 METAL GARAGE DOOR WITH/WITHOUT GLAZING | |

Architectural elevations for Color Scheme 2. The drawings show four views: Entry, Garage, Left, and Right. Each view includes height markers for 'MAX HEIGHT' (39'-6" and 36'-0") and 'MID POINT OF HIGHEST ROOF'. The Entry and Garage views show a width of 33'-2" = 1'-0". The drawings are annotated with keynotes 01 through 13. The drawing is signed by Foulger Pratt and includes the project name 'RIVER DISTRICT TOWNHOMES' and 'ELEVATIONS- THSA MOUNTAIN MODERN'.