



Planning Commission Hearing Staff Report

Hearing Date: November 13, 2024

ITEM # 3 Tyson Reynolds requests Concept Plan approval for a 100-unit apartment building in a proposed MDR (Medium Density Residential) Zone, located at 2000 N Canyon Road. Pleasant View Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLCP20240215

Applicant: REYNOLDS ASSET MANAGEMENT LLC

Staff Coordinator: Nancy Robison

Property Owner: REYNOLDS ASSET MANAGEMENT LLC

Parcel ID#: 20:068:0074, 20:068:0072, 20:068:0062, 20:068:0021, 20:050:0032

Acreage: 3.86

Number of Properties: 5

Number of Units: 100

ALTERNATIVE ACTION

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is December 11th, 2024 5:00 P.M.*
2. **Deny** the requested proposal. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Current Legal Use: Single-family homes in R1.8 zone.

Relevant History:

- There are two lots each with a single-family home. One was built in 1927, the second lot built in 1948.
- The Planning Commission approved grading on slopes over 30% in a meeting on March 27th, 2024.

Neighborhood Issues: There was a neighborhood meeting held on December 7th, 2023. But the applications were different than what is being presented here. At that time the neighborhood discussed a rezone to CMU with a building height of 75 feet, and a 101-unit apartment building.

Summary of Key Issues:

- The current use is single-family homes on lots containing 8,000 square feet.
- What is being requested is a rezone to Medium Density Residential (MDR Zone). This would allow up to 116 units.
- The Developer is asking to build 100 units.
- The majority of the surrounding properties are in the Medium Density Residential (MDR Zone).
- The maximum building height would be forty-five feet.

Staff Recommendation: Staff recommends approval of the concept plan subject to zone change approval.

OVERVIEW

Mr. Reynolds is seeking to rezone from R1.8 (Single-Family Residential) to Medium Density Residential (MDR) to allow for a 100-unit residential development consistent with the surrounding area's mixed residential zoning. To the east there are single-family homes zoned R1.8. The Planning Commission approved the developer's proposal to grade the slope along this boundary, on March 27th, 2024, which will facilitate the transition between the single-family and medium-density zones. It also allows a much bigger buildable area on these lots. With the current topography there are challenges for Provo City Utilities and the Provo Fire Department. To the north and south the properties are zoned for Medium Density Residential, which aligns with the proposed zone change. To the west, there is a combination of Medium Density Residential and Single-Family Residential zoning.

The developer has proffered a development agreement that would run with the land, committing to improvements in the local sewer system to be worked out with Provo City Public Works. This upgrade is intended to accommodate the increased demand from the proposed development and improve system reliability for the surrounding area.

FINDINGS OF FACT

1. The current zone for the properties is R1.8 (Single-family residential).
2. The proposed zone for the properties is Medium Density Residential (MDR).
3. The General Plan for the properties is Residential – MDR.
4. The MDR zone permits thirty (30) units/acre.
5. The property is 3.86 acres.
6. Total units proposed are 100, which yields 26 units/acre.
7. The MRD zone does not permit batching singles.
8. The maximum building height permitted in the zone is 45 feet.

ANALYSIS

While plan notes specify 100 units, the plans illustrate 93. There are twelve one-bedroom units, forty-two two-bedroom units and thirty-nine three-bedroom units, for a total of 93 units.

The required parking for the bedroom count is 201 off-street spaces. The submitted plan includes 240 off-street parking spaces.

Staff feel that the proposal aligns with adjacent land uses in terms of land use, housing density and scale. The developer acknowledges that currently there is insufficient sewer capacity for this development to move forward.

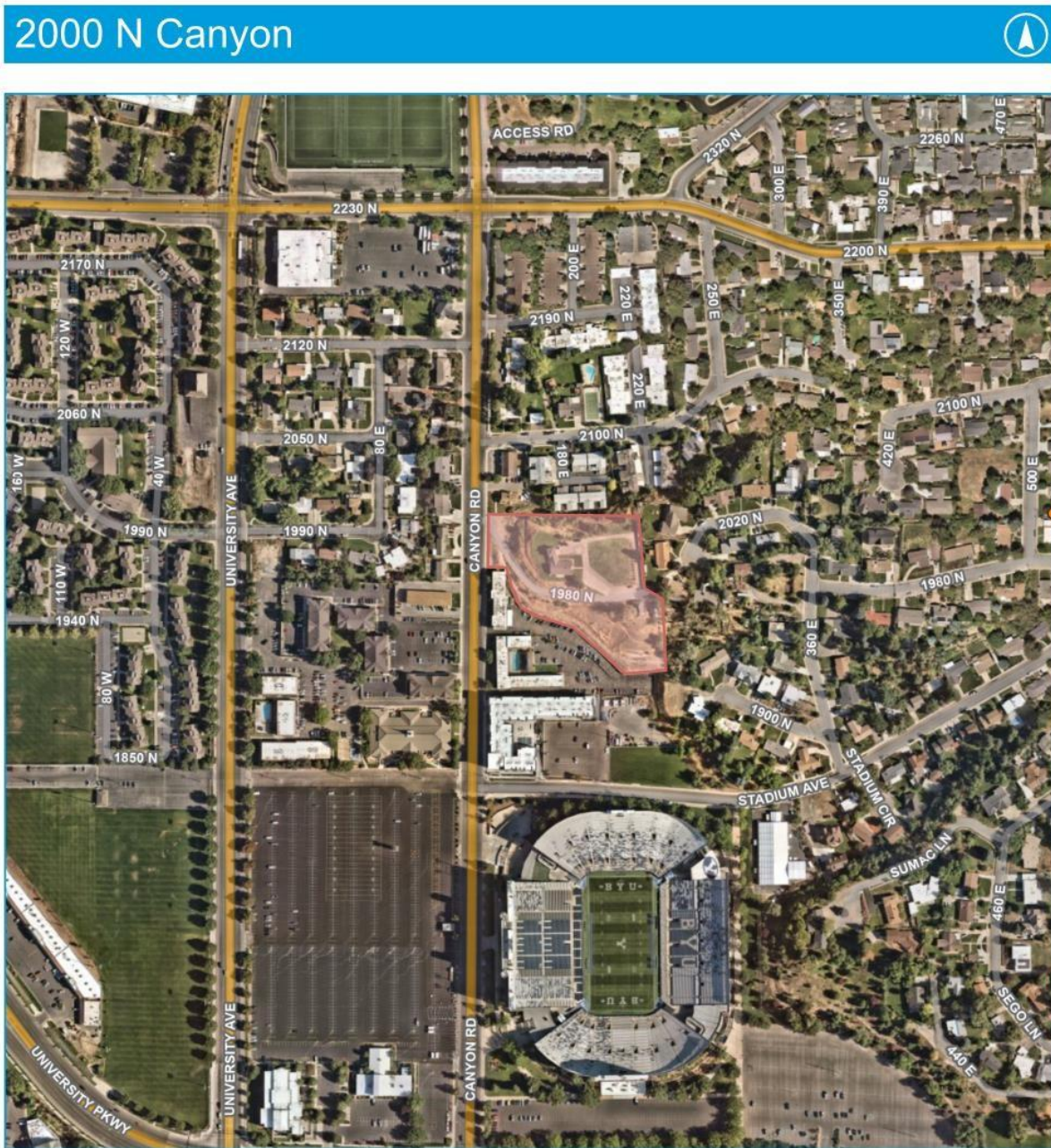
CONCLUSIONS

Staff recommend approval of the proposed concept plan for the 100-unit complex, subject to approval of the zone change by the Municipal Council.

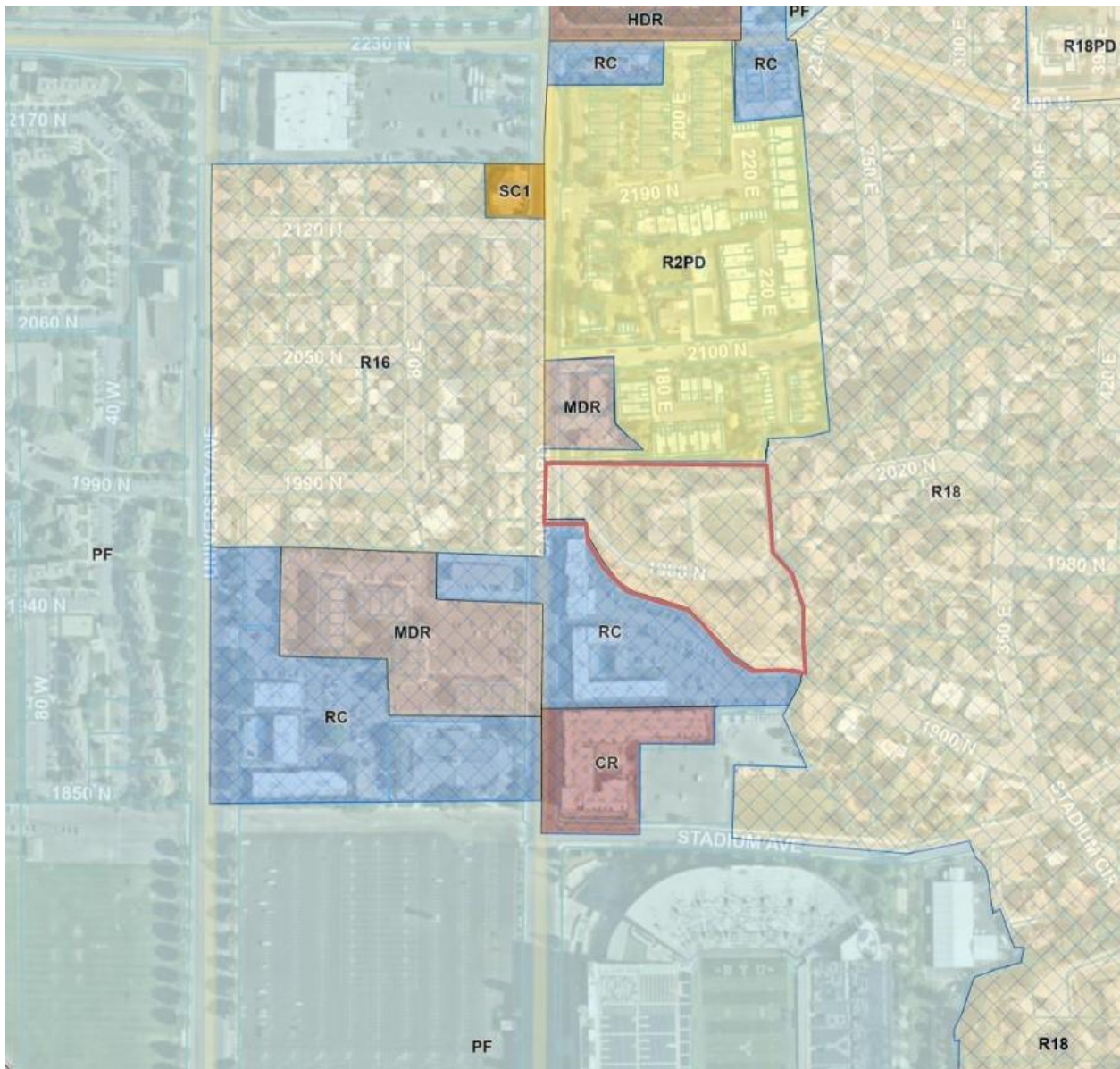
ATTACHMENTS

1. Site Map
2. Zone Map
3. Proposed Concept Plan

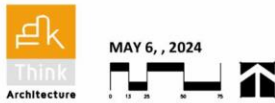
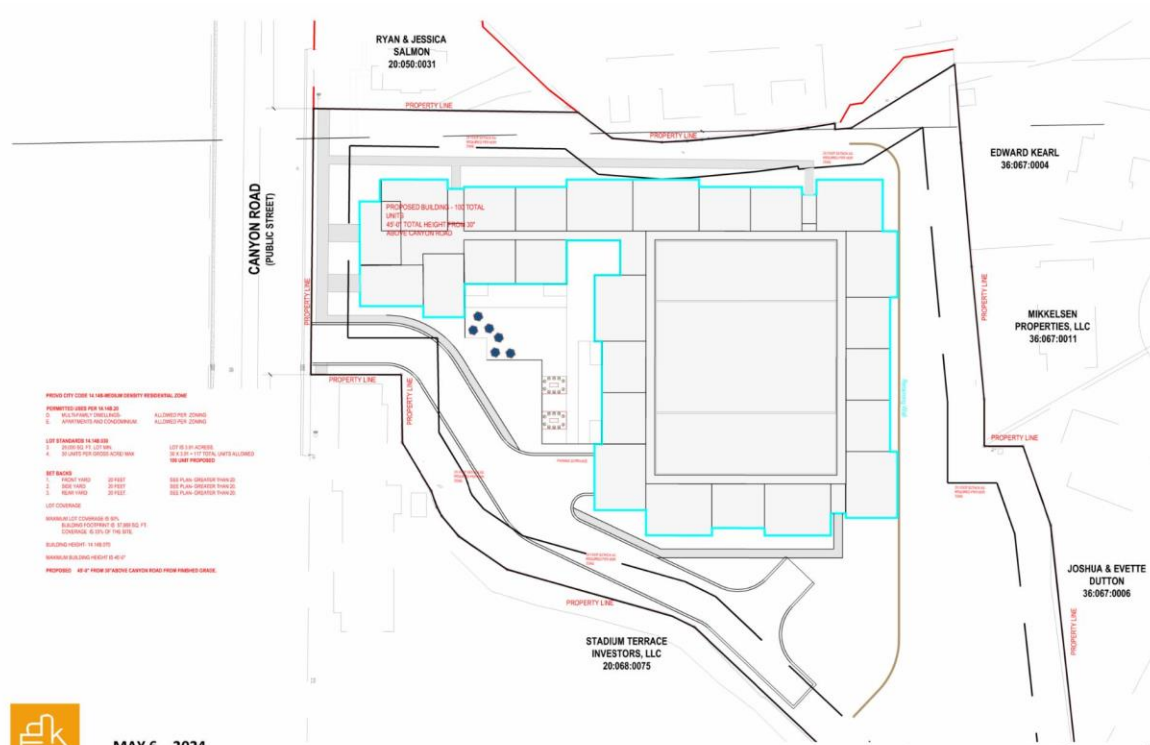
ATTACHMENT 1 - SITE MAP



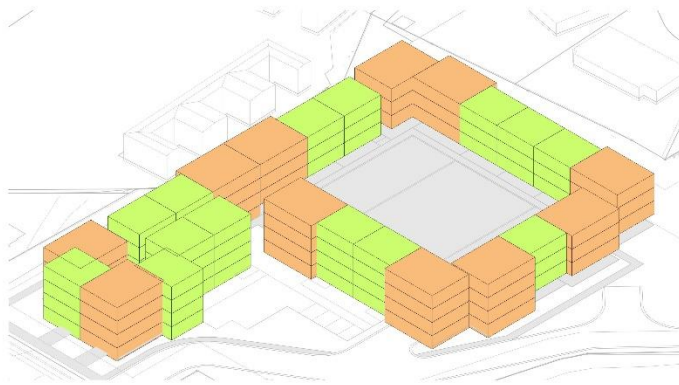
ATTACHMENT 2 - ZONE MAP



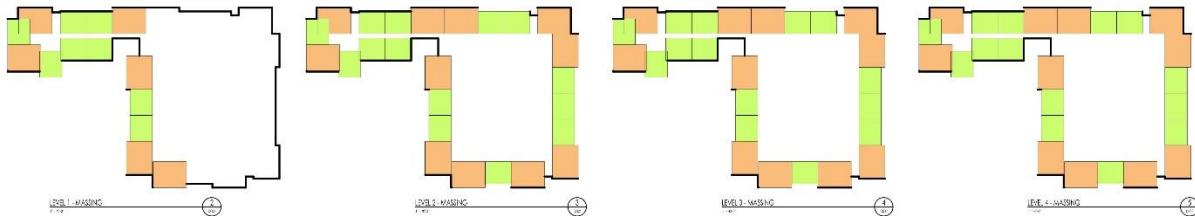
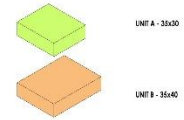
ATTACHMENT 3 – PROPOSED CONCEPT PLAN



Concept Site Plan
North Canyon Apartments, Provo, Utah



MASSING LEGEND	
	UNIT A
	UNIT B
■ FLOOR	
01	02
03	04
05	06
07	08
09	10
11	12
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89	90
91	92
93	94
95	96
97	98
99	100



CANYONS APARTMENTS

PROJECT: A-23455

MASSING SUMMARY

D002
11 JAN 2024

PROVO CITY CODE 14.04.00000 RESIDENTIAL_ZONE

PERMITTED USES FOR 14.04.00

1. MULTIFAMILY (2-12 UNITS)
2. APARTMENTS AND CONDOS/OWNERS

ALLOWED PER ZONING

LOT STANDARDS 14.04.00

1. 20,000 SQ. FT. LOT MIN.
2. 30' WIDE SIDE DRIVE/ALLEY

LOT TO 0.30 ACRES

OR 0.30 - 0.70 TOTAL UNITS ALLOWED

NO UNIT PROPOSED

SET BACKS

1. FRONT YARD 20 FEET
2. SIDE YARD 20 FEET
3. REAR YARD 20 FEET

SEE PLAN GREATER THAN 20'

SEE PLAN GREATER THAN 20'

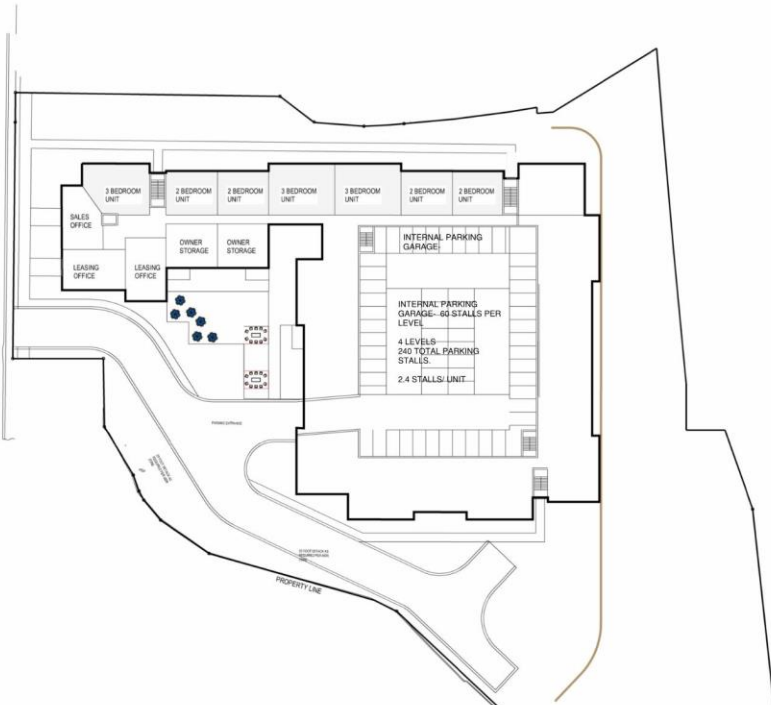
SEE PLAN GREATER THAN 20'

LOT COVERAGE

MINIMUM LOT COVERAGE 80%

BUILDING FOOTPRINT 0.07 OR 800 SQ. FT.

COVERING 60% OF THE SITE



JULY 15, 2024



LOWER LEVEL FLOOR PLAN- CANYON ROAD

North Canyon Apartments, Provo, Utah