



**Planning Commission
Staff Report
Hearing Date:
November 28, 2018**

ITEM# 5* Ridgepoint Management Group requests a Zone Change from R1.10 to Spring Creek High Occupancy Performance Redevelopment Option (PRO 14.50(36)) zone, consisting of sixty-two (62) one-family attached townhomes development on approximately 6.21 acres, located at 1606 S State Street. Spring Creek neighborhood. Javin Weaver (801) 852-8413 PLRZ2018105

<p>Applicant: Ridgepoint Management Group Staff Coordinator: Javin Weaver Property Owner: Tioga Real Estate Group LLC, Robert Peay Parcel ID#: 22:047:0010, 22:047:0001 Current Zone: One Family Residential (R1.10) General Plan Designation: Mixed Use (M) Acreage: 6.21 acres (270,507.6 sq. ft.) Number of Properties: 2 Number of Lots: 2 Total Building Square Feet: approx. 54,560 sq. ft. Council Action Required: Yes</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 December 12, 2018, 5:00 p.m.</i></p> <p>2. Deny of the proposed rezoning. This would be a change from the Staff recommendation; the Planning</p>	<p>Current Legal Use: Vacant.</p> <p>Relevant History: The property was formerly developed as the Ironton Steel Mill.</p> <p>Neighborhood Issues: In previous discussing with the neighborhood, there has been support for the project. No neighborhood concerns have been identified as of the time of staff drafting this report.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> • The proposed use is aligned with the General Plan and the Southeast Neighborhood Plan. • The requested rezone provides for townhome with a higher occupancy density (baching overlay) which furthers the goals and policies within the General Plan and future land use designated in the Southeast Neighborhood Plan. <p>Staff Recommendation: Staff recommends the Planning Commission recommend approval of the proposed zone change from R1.10 to PRO 14.50(36) to the Municipal Council.</p>
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commission should <u>state new findings.</u>	

OVERVIEW

The applicant is requesting a Rezone from R1.10 to the proposed Spring Creek High Occupancy PRO zone (14.50(36)). The Spring Creek High Occupancy zone is to provide an area where a higher occupancy can occur per unit; up to four batching singles per apartment. The Southeast Neighborhood Plan states that the proposed area to have a higher occupancy. The Concept Plan and Ordinance Text Amendment have been submitted with this application for a zone change.

The subject property is surrounded mostly by One Family Residential zoning. Across State Street to the east lies property in the Heavy Commercial zone. The west side of the property is the rail road.

GENERAL PLAN POLICIES

Southeast Neighborhood Plan Principles, Policies, and Goals

Maintain established single-family residential neighborhoods while providing housing opportunities for other demographics.

FINDING OF FACTS

1. The subject property is zoned One Family Residential (R1.10).
2. The Southeast Neighborhood Plan identifies the subject property for medium density residential (MDR) with a batching overlay.
3. The applicant's proposal is consistent with the Southeast Neighborhood Plan.

STAFF ANALYSIS

The proposed zone change provides for the development of townhomes in a manner that maximizes the number of homes that can be constructed while providing open space and other amenities on the site. The amount of open space now provided on the Concept Plan is consistent with other zones in the city that allow attached housing. In adopting a new zone for South State Street that would allow for batching singles, staff desired to have a PRO zone that could be reused for additional developments in this

area. Most, if not all, of the previous PRO zones are site-specific so they were used on only one project.

The proposed PRO zone requires 4.25 parking spaces per unit. Staff believes this will be adequate for the anticipated target market and target occupancy. Provo has never had a residential development with such a high parking ratio.

1. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of zoning map amendments:

Upon receipt of a petition by the Planning Commission, the Commission shall hold a public hearing in accordance with the provisions of Section 14.02.010 of this Title and may approve, conditionally approve, or deny the preliminary project plan. Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:

(a) Public purpose for the amendment in question.

The intent of the Neighborhood Plan for this area is to provide housing for an established demographic already living in the area but in places with inadequate parking. This project is intended to relieve occupancy demands while providing adequate amenities and parking on-site.

(b) Confirmation that the public process is best served by the amendment in question.

The public purpose stated above can be served by amending the zoning map.

(c) Compatibility of the proposed amendment with General Plan policies, goal, and objectives.

The proposed zone change advances the goals, policies and objectives of the General Plan and Southeast Neighborhood plan by providing various housing types and by allowing for occupancy by batching singles.

(d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.

No such provisions are articulated for this area.

(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies

None

(f) Adverse impacts on adjacent land owners.

The adjacent landowners are commercial uses and will experience minimal impact on traffic. A new roadway will be constructed west of the property to mitigate traffic.

(g) Verification of correctness in the original zoning or General Plan for the area in question.

The original zoning and General Plan designation for the area is correct as shown in both the General and Neighborhood Plan.

(h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

No conflict exists.

STAFF RECOMMENDATION

1. Staff recommends the Planning Commission recommend approval of the proposed zone change to the Municipal Council.

APPLICANT AGREEMENT TO CONDITIONS

Pursuant to Section 14.04.050 of the Provo City Code, relating to Staff Action on Planning Commission Matters, by signing below, the applicant agrees to the recommended conditions. If the applicant does not agree to the recommended conditions, the applicant may request to have the item heard by the Planning Commission.

(x) _____ Date _____

ATTACHMENTS

1 – Justification Statement

2 – Location Map

3 – Legal Description

4 – Current Zoning Map

5 - General Plan Map

Attachment 1 – Justification Statement

Petition for Zone Map Amendment for 1576 South State Provo, Utah
Tax Serial No. 22:047:0010 and part of 22:047:0001
Approximately 6.21 acres

We, Tioga Real Estate Group, LLC, as owner, hereby petition for a Zone Map Amendment for the property known as 1576 South State Street, Provo, Utah from R-10 to Spring Creek High Occupancy (PRO-A-36) zone.

The reason and justification for the Zone change is to follow the Southeast Neighborhoods General plan (Spring Creek Neighborhood) which has proposed MDR for this area to allow for higher density west of State Street.

The proposed zoning map amendment from R-10 to Spring Creek High Occupancy (PRO-A-36) zone would provide the development of a community for single professionals who have a great desire to maintain residency in Provo. The Willow Creek Townhomes would provide housing, amenities, and adequate parking which is of need in the City of Provo for this particular group of Professionals. This community neighborhood would be able to establish their own identity and sense of place, and maintain and improve the physical appearance and beauty of this area.

The secondary access for this project would be part of the proposed North/South Road from 1140 South to 2000 South between State Street and the existing railroad tracks..which is in the Master Transportation Plan.

After having several focus group meetings with the single Professionals we feel that Willow Creek Townhomes would meet their needs along with the needs of Provo City and that the Zone map amendment from R-10 to Spring Creek High Occupancy (PRO-A-36) zone further promotes the objectives and purposes of the Provo City Southeast Neighborhoods General Plan and more specifically Spring Creek Neighborhood.

Attachment 2 – Location Map



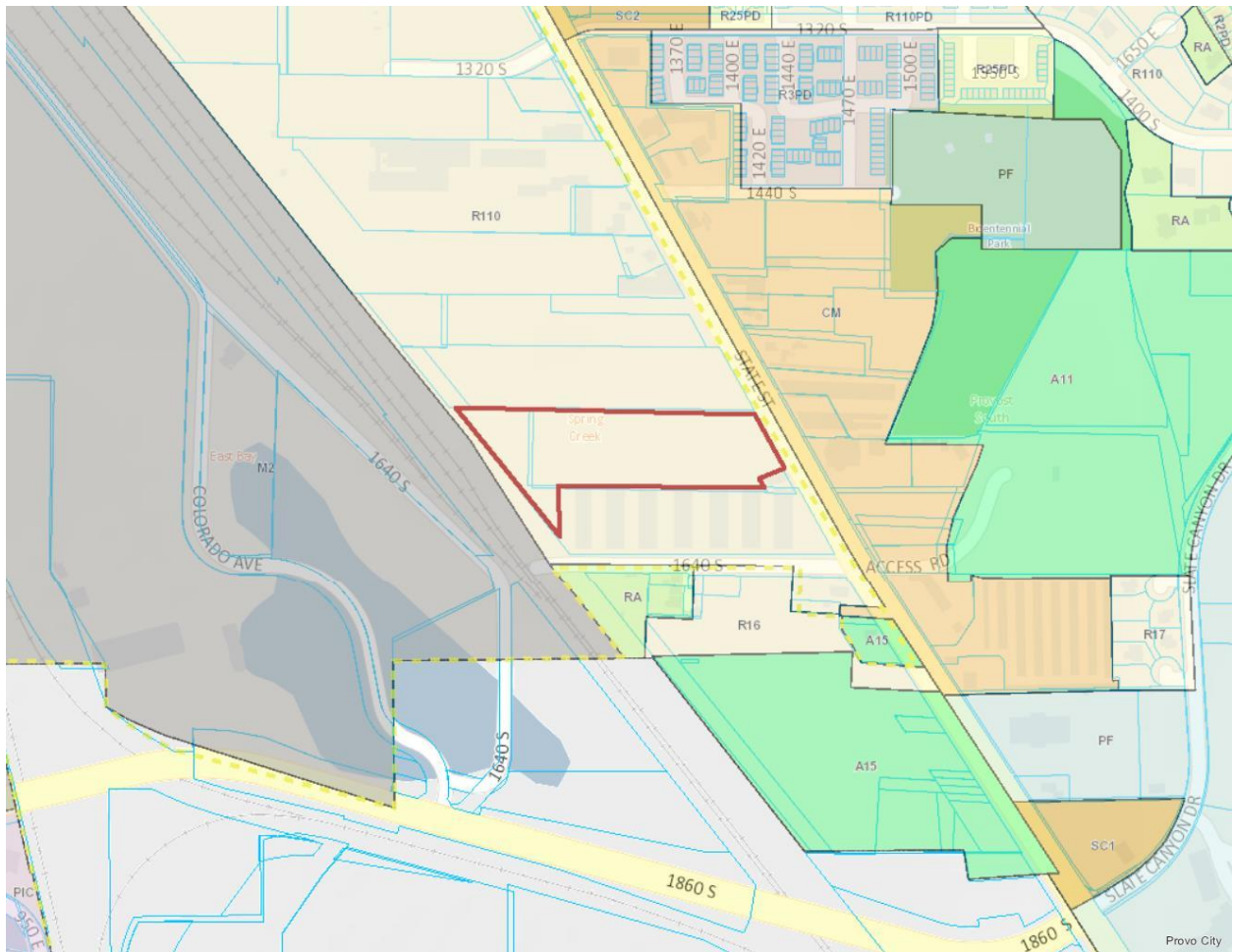
Attachment 3 – Legal Description

Spring Creek Description for zone change

Beginning at a point which is North $00^{\circ}42'40''$ West along the section line a distance of 591.13 feet and South $89^{\circ}29'37''$ East 252.91 feet from the West quarter of Section 17, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 231.65 feet; thence South $89^{\circ}55'48''$ West 1.80 feet; thence north $38^{\circ}09'12''$ West 629.72 feet to the South line of Bear River storage plat "B", on file with the office of the Utah County Recorder; thence south $89^{\circ}39'12''$ East 252.74 feet; thence South $89^{\circ}27'01''$ East along said South line a distance of 759.01 feet to the West right-of-way line of State Street; thence South $29^{\circ}14'22''$ East along said West right-of-way line a distance of 200.66 feet; thence South $64^{\circ}45'38''$ West 88.00 feet; thence South $29^{\circ}14'22''$ East 55.00 feet; thence North $89^{\circ}29'37''$ West 666.20 feet to the point of beginning.

Contains 6.21 acres, more or less

Attachment 4 – Current Zoning Map



Attachment 5 – General Plan Map

