



**Planning Commission
Staff Report
Project Redevelopment Option
Hearing Date: April 10, 2019**

***ITEM #5** Justin Earl requests PRO zone approval for a mixed-use development on approximately four acres, located from 500 S to 600 S and from 100 W to University Avenue. Downtown neighborhood. Aaron Ardmore (801) 852-6404 PLPRO20190045

Applicant: Justin Earl
Staff Coordinator: Aaron Ardmore
Property Owner: J&J York Enterprises LLC;
York Family Investments, LC; Red Rider
Properties, LLC; Redevelopment Agency of
Provo City Corporation
Parcel ID#: 04:001:0001; 04:001:0005;
04:001:0003; 04:001:0002
Current Zone: ITOD
Proposed Zone: Mill Race PRO zone
General Plan Des.: TOD
Acreage: 3.7 acres
Number of Properties: 4
Number of Lots: 1
Total Building Sq. Ft.: 2,260 (commercial)

Development Agreement Proffered: No

***Council Action Required:** Yes

ALTERNATIVE ACTIONS:

1. **Deny** the proposed concept. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*
2. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is April 24, 2019.*

Current Legal Use: The site currently contains vacant commercial buildings and an advertising agency office.

Relevant History: This block has gone through a number of commercial uses in the past. The applicant acquired purchase and sale agreements for the entire block in anticipation of building a mixed-use project and has met with members of the City Administration and City Council to discuss his plans.

Neighborhood Issues: The Downtown Neighborhood chair chose not to hold a meeting on this item.

Summary of Key Issues:

- Project proposed consists of 84,742 square feet of office space, 438 residential units, and 907 parking stalls.
- Project is anticipated to be built in three phases.
- The project would create connections from the UTA Frontrunner site and the University Avenue bridge.

Staff Recommendation: That the Planning Commission approve the proposed concept plan.

OVERVIEW

Justin Earl is requesting approval of a mixed-use development concept, along with the adoption of a new PRO zone and zone change for the block between 500 South and 600 South, and 100 West and University Avenue. The zoning would need to be changed from the ITOD (Interim Transit-Oriented Development) zone to the proposed Mill Race PRO zone to allow this development to occur.

This proposal is conceptual only, and would require Project Plan approval by the DRC and Planning Commission after a decision is made on the PRO zone text amendment and zone map amendment for the property. Staff has addressed general issues with the developer and indicated that technical details will need to be resolved with the future Project Plan application.

The project consists of a parking podium on the east half of the block, with an eight-story office building at the southeast corner, along 600 south and University Avenue; and a condo building on the northeast corner. The rest of the project will consist of two different five-story residential buildings with amenity space and open spaces in between. The zone will allow for buildings up to 195 feet.

FINDINGS OF FACT

1. The current zone is ITOD
2. The proposed zone is Mill Race PRO (to be adopted)
3. The concept has 438 residential units.
4. The concept plan has 84,472 square feet of office space.
5. The concept shows 907 off-street parking stalls, and will use a shared parking strategy.
6. The project will be built in three phases.
7. The plan is consistent with the General Plan for the property.

STAFF ANALYSIS

Staff has worked with the applicant to refine the concept plan, which has allowed the applicant to create a plan that can meet City standards and provide for a variety of housing types in a single block. The project will also provide additional office space and amenities for the downtown residents. The proposal would meet the goals of the General Plan and the regulations of the proposed Mill Race PRO zone.

CONCLUSIONS

The proposed concept plan will provide apartments, townhomes, and condos that will help to create vibrant housing choices within downtown Provo and next to the commuter rail station. The plan also would provide important connections to the commuter station and University Avenue bridge, allowing all Provo residents and visitors access across the train tracks.

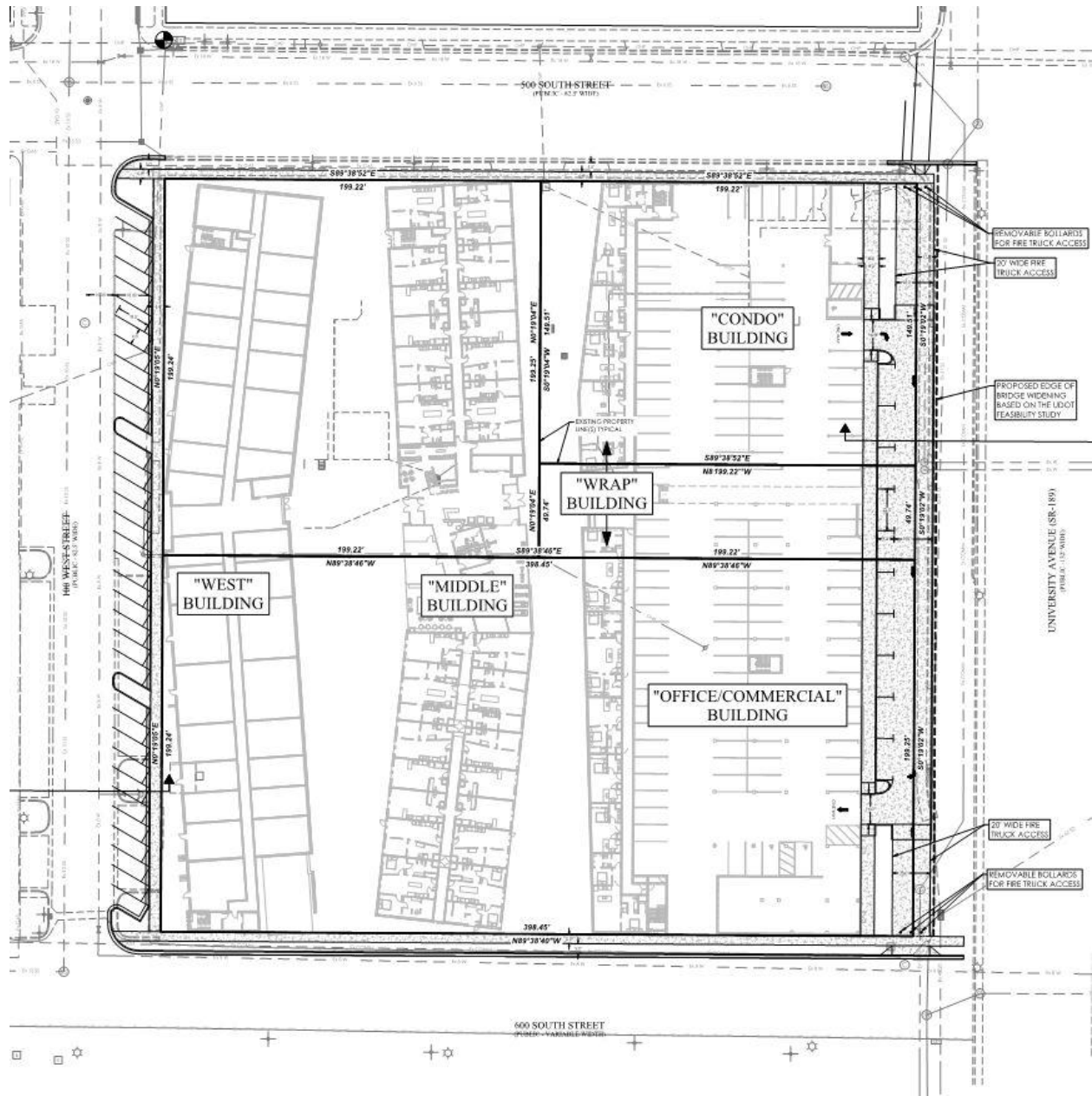
STAFF RECOMMENDATION

That the Planning Commission approve the proposed concept and recommend to the Municipal Council approval of the related proposed ordinance and zone map amendment.

ATTACHMENTS

1. Proposed Master Site Plan
2. Proposed Elevations
3. Parking Table

ATTACHMENT 1 – PROPOSED MASTER SITE PLAN



ATTACHMENT 2 – PROPOSED ELEVATIONS



ATTACHMENT 3 – PARKING TABLE

| | Parking Required | | | | | | Parking Provided | |
|---------|-------------------|-------------------|------------|--------------------|--------------------|-----|------------------|------------|
| | Residential Units | | | Office sq ft | Church sq ft | | | |
| | one-bed | two-bed | total | total | | | | |
| Phase 1 | 179 | 94 | | | | | residential | 630 |
| Phase 2 | | | | 84,742 | 13,000 | | office | 212 |
| Phase 3 | 125 | 40 | | | | | church | 65 |
| | 304 | 134 | 438 | | | | | |
| | <i>1 per unit</i> | <i>2 per unit</i> | | <i>1/400 sq ft</i> | <i>1/100 sq ft</i> | | | |
| | 304 | 268 | 572 | 212 | 784 | 130 | | 907 |