



**Planning Commission Staff Report
Project Plan Approval
Hearing Date: June 26, 2019**

ITEM #3 Gordon Livingston requests Project Plan approval for a 44-unit townhome development located at approximately 1290 S 1080 E in the Low Density Residential (LDR) Zone. Spring Creek neighborhood. Aaron Ardmore (801) 852-6404 PLPPA20190060

<p>Applicant: Gordon Livingston</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: Ryan Livingston</p> <p>Parcel ID#: 22:051:0074</p> <p>Current Zone: LDR</p> <p>General Plan Des.: Mixed Use</p> <p>Acreage: 2.94</p> <p>Number of Properties: 1</p> <p>Number of Lots: 44</p> <p>Development Agreement Proffered: No</p> <p>Council Action Required: No</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 July 10, 6:00 p.m.</i></p> <p>2. Deny the proposed project plan. <i>This would be <u>a change</u> from the Staff recommendation; the Planning commission should <u>state new findings</u>.</i></p>	<p>Current Legal Use: The property is vacant land in the LDR zone.</p> <p>Relevant History: The applicants obtained the property in the last year with the intent to build a new townhome project. The proposal has been through the Coordinator Review Committee and has been given approval. This proposal received an approved concept plan by the Planning Commission on November 14, 2018.</p> <p>Neighborhood Issues: Staff has not received any feedback on neighborhood issues at the time of this report.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• Access to the proposed development depends on the completion of 1080 East and 1320 South in the area.• The current zoning and neighborhood plan anticipate this type of development.• The plan shows 44 townhomes with a central recreation space. <p>Staff Recommendation: Staff recommends that the Planning Commission approve the project plan.</p>
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OVERVIEW

Ryan and Gordon Livingston request the approval of a project plan for the property near 1080 East and 1320 South, in the LDR zone. The concept plan and zoning for this project were approved in November and December of 2018.

The proposal has met all zoning requirements of the LDR zone and has satisfied the comments of city staff through the Coordinator Review Committee. The remaining issue is the needed completion of 1080 East and 1320 South adjacent to the property, which will need to be finished prior to approval of building permits.

FINDINGS OF FACT

1. The current zone is LDR.
2. Townhomes are a permitted use in the LDR zone.
3. The project plan has 44 residential units which meets the housing density permitted in the zone.
4. The project plan shows 100 parking spaces, which meets the requirements of Provo City Code.
5. The project plan is consistent with the General Plan designation for the property.

STAFF ANALYSIS

Staff has worked with the applicant to refine the concept plan, which has allowed for a large central open space and alley-loaded units. This proposal meets all the relevant regulations for the LDR zone and will be a benefit for the Spring Creek neighborhood.

CONCLUSIONS

The proposed project plan will provide a good development and help meet the goals of the General Plan and Southeast Neighborhoods Plan.

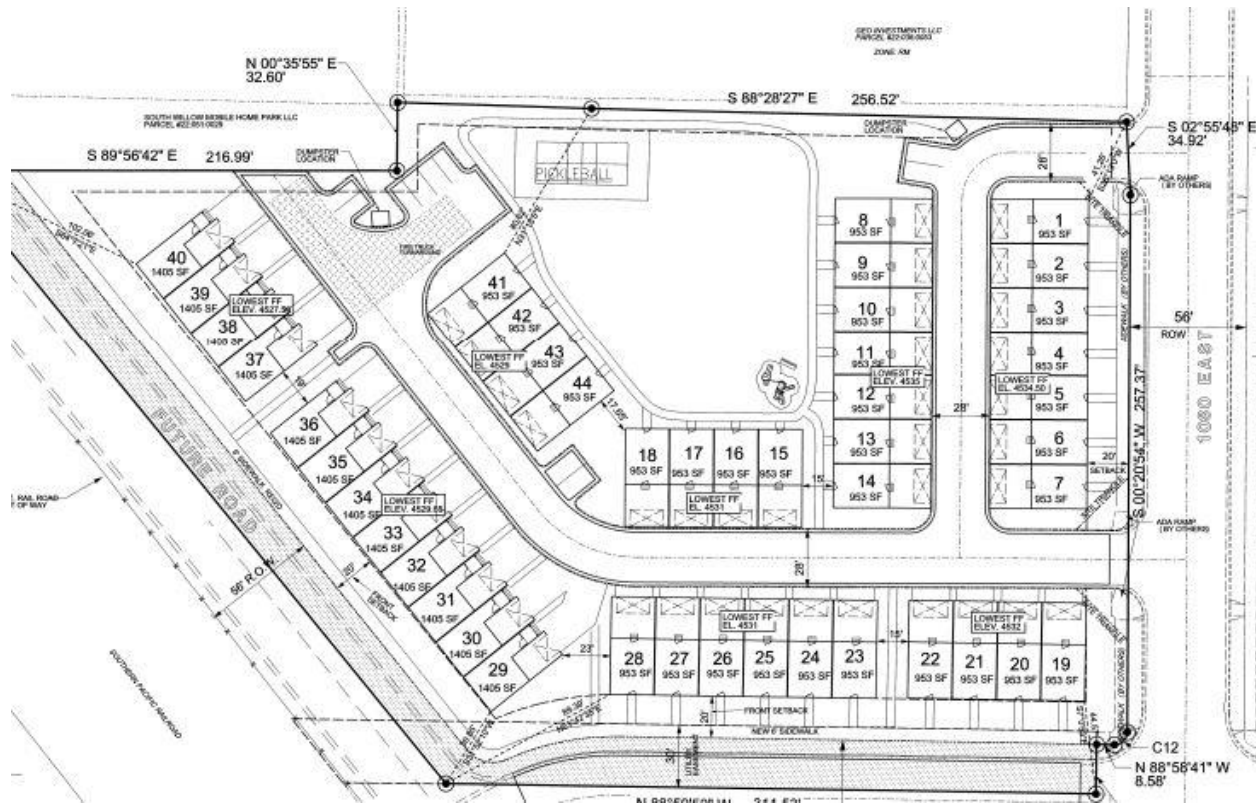
STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the project plan.

ATTACHMENTS

1. Site Plan
2. Elevations
3. Floor Plans
4. Landscape Plan
5. Materials Rendering

ATTACHMENT 1 – SITE PLAN



ATTACHMENT 2 – ELEVATIONS



LIVINGSTON CONSTR. ~ FRONT ELEVATION
SCALE- 3/16" = 1'-0"

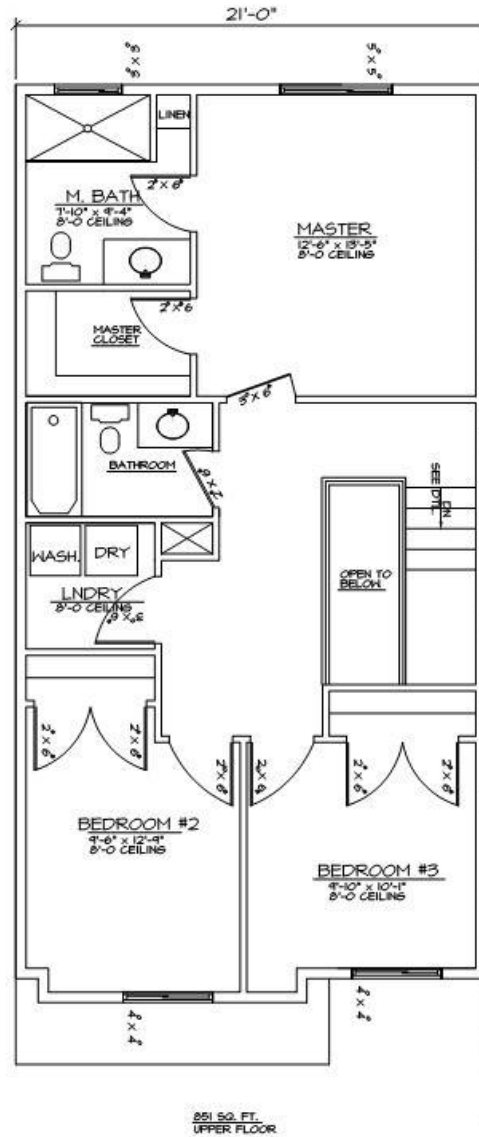
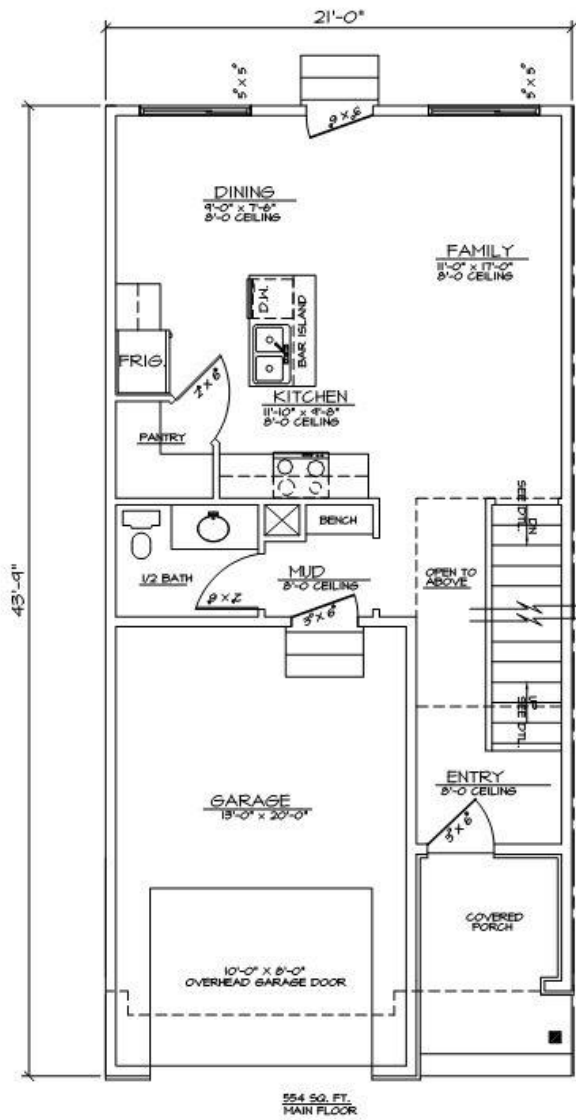
Front Load Model

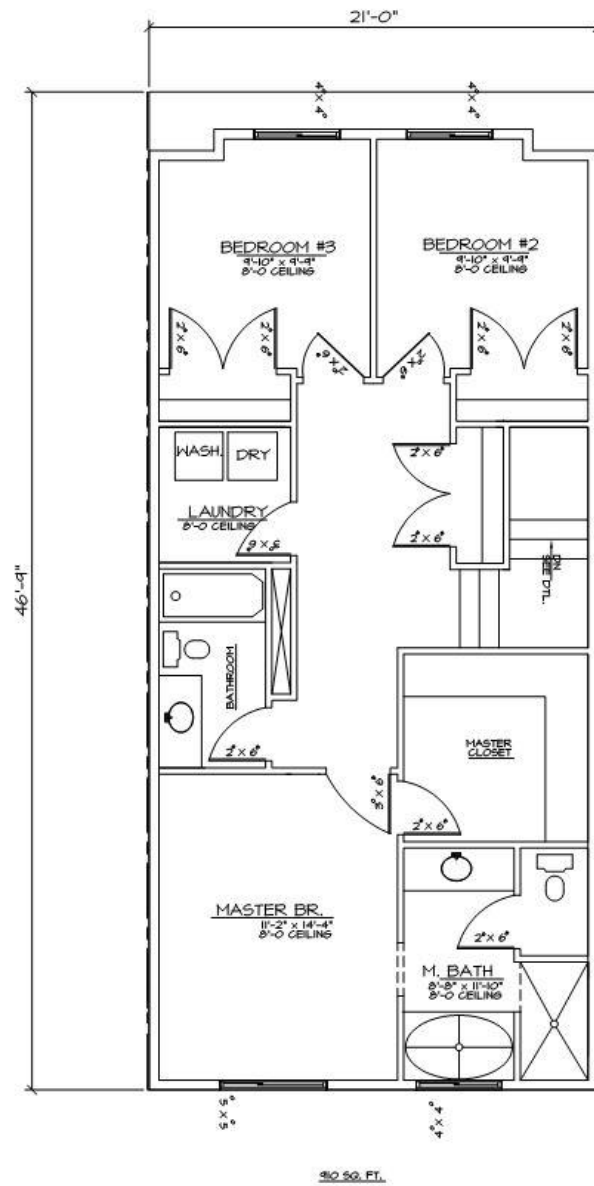
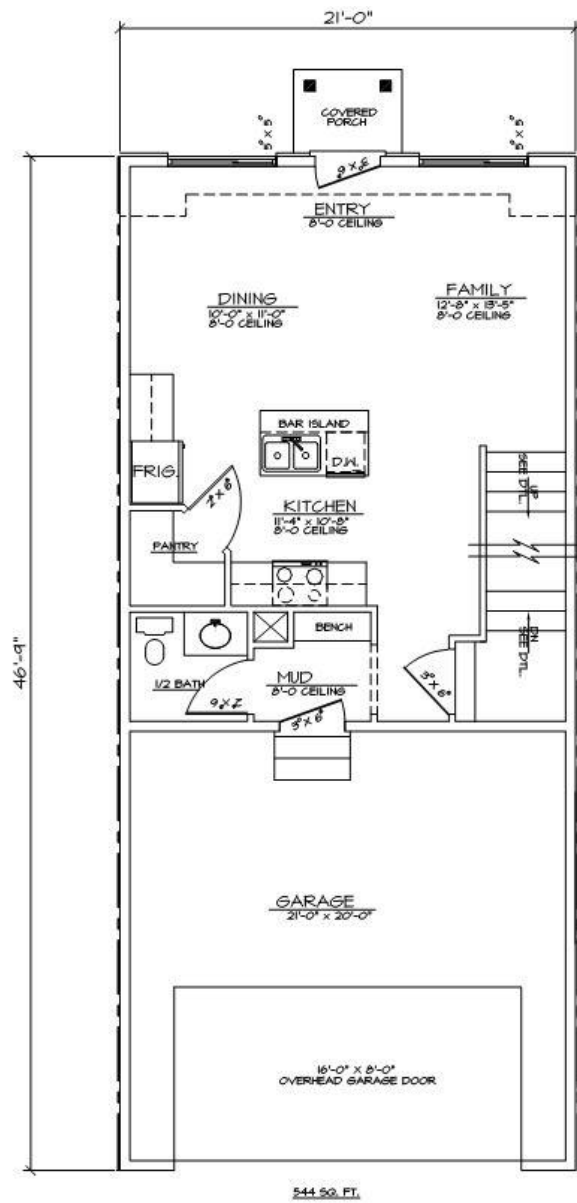


LIVINGSTON CONSTR. ~ FRONT ELEVATION
SCALE- 3/16" = 1'-0"

Rear Load Model

ATTACHMENT 3 – FLOOR PLANS





ATTACHMENT 4 – LANDSCAPE PLAN



ATTACHMENT 5 – MATERIALS RENDERING

