



**Planning Commission Staff Report
Project Plan Approval
Hearing Date: October 9, 2019**

ITEM #5 John Kollman requests Concept Plan approval for 208 Apartments on approximately 11.87 acres (17.53 units per acre) in a proposed Medium Density Residential zone, located at 1400 S State Street. Spring Creek neighborhood. Aaron Ardmore (801) 852-6404 PLCP20190155

<p>Applicant: John Kollman</p> <p>Staff Coordinator: Aaron Ardmore</p> <p>Property Owner: Premier Realty Investments LLC; Provo City Corporation; Janice B Dewolf (Et Al)</p> <p>Parcel ID#: 49:898:0002; 22:051:0039; 22:047:0017; 22:047:0230</p> <p>Current Zone: R1.10</p> <p>Proposed Zone: MDR</p> <p>General Plan Des.: Mixed Use</p> <p>Acreage: 11.87</p> <p>Number of Lots: 4</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 October 23rd.</i></p> <p>2. Deny the requested Concept Plan. <i>This action <u>would not be consistent</u> with the recommendations of the Staff Report. Planning Commission should state new findings.</i></p>	<p>Current Legal Use: The property is currently vacant residential land.</p> <p>Relevant History: The properties included in the proposal were previously zoned under the Light Manufacturing (M1) zone, but were changed to the R1.10 zone by the City Council in 2017 to protect the area for future housing projects.</p> <p>Neighborhood Issues: Staff has not been informed of any neighborhood concerns at this time. This proposal was discussed in a neighborhood meeting on May 22nd, 2019.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• The site consists of infill property that has been identified for Medium Density Residential zoning in the Southeast Neighborhood Plan.• The proposed project will add 208, two-bedroom apartments to the Spring Creek Neighborhood.• The concept buildings are four-story structures with central stairs and four units per floor. <p>Staff Recommendation: Staff recommends that the Planning Commission approve the proposed concept plan.</p>
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OVERVIEW

John Kollman is requesting concept plan approval for 208 apartments on land between South State Street and the railroad tracks, and 1320 South and 1512 South. The project would consist of thirteen, four-story buildings with sixteen units each and a total of 470 parking stalls. The concept also shows a total of 29,672 square feet of open space, or about twelve percent of the gross floor area of the project.

The proposal is tied to a proposed zone change from the R1.10 zone to the MDR zone. Approval of the zone change will require the applicant to return to the Planning Commission with a full project plan, showing that it will meet all code requirements associated with the MDR zone.

FINDINGS OF FACT

- The property is currently zoned R1.10.
- The General Plan designates the property as Mixed Use.
- The Southeast Neighborhood Plan designates the property as future Medium Density Residential.
- The concept plan provides 2.25 parking stall per unit, with two surplus stalls.
- The concept plan approval is tied to the approval of a zone change to MDR.

STAFF ANALYSIS

The proposed 208-unit apartment project seems to fit with the General Plan and Southeast Neighborhood Plan and is appropriate for this infill site. In addition to the ability to meet long-range planning goals for the area, the project demonstrates an ability to meet the goal of the City Council in providing more apartment housing with ample parking for this area of Provo City.

Staff has reviewed this concept plan and feels that it will meet all the necessary regulations of the MDR zone and enhance this area of the Spring Creek Neighborhood. Open space and parking in the concept plan both currently exceed the minimum requirements for the MDR zone and will be points of review on the future project plan.

CONCLUSIONS

Staff is confident that this concept plan shows the ability to meet the proposed MDR zone for the site and will be a benefit to the area, neighborhood, and City.

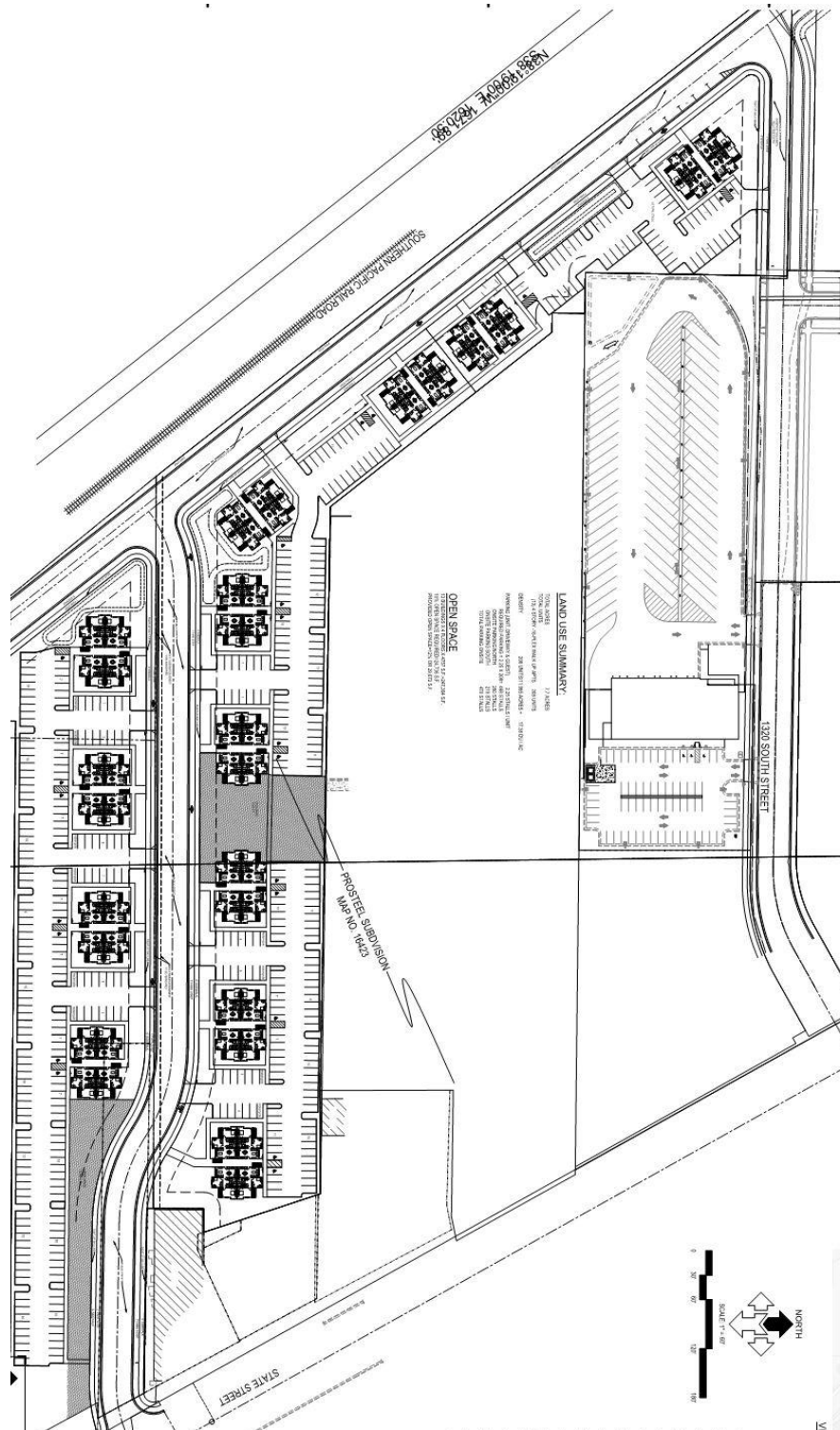
STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed concept plan.

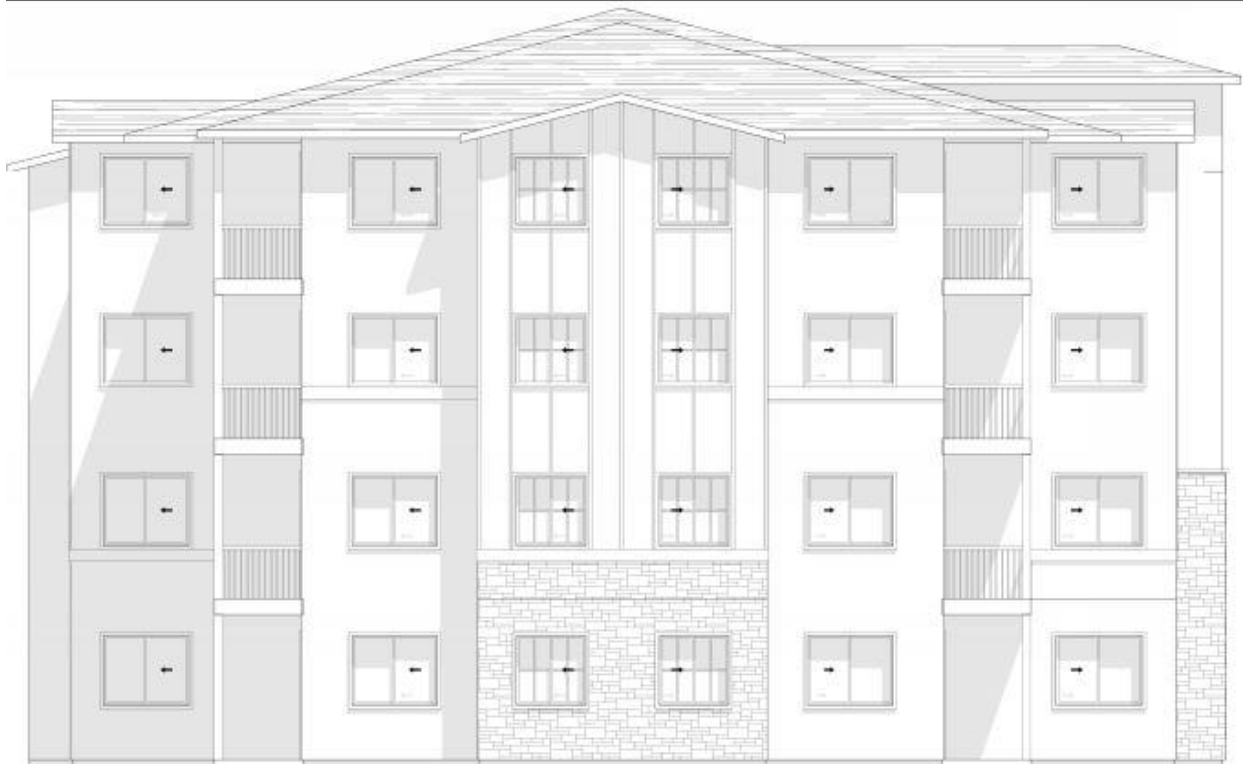
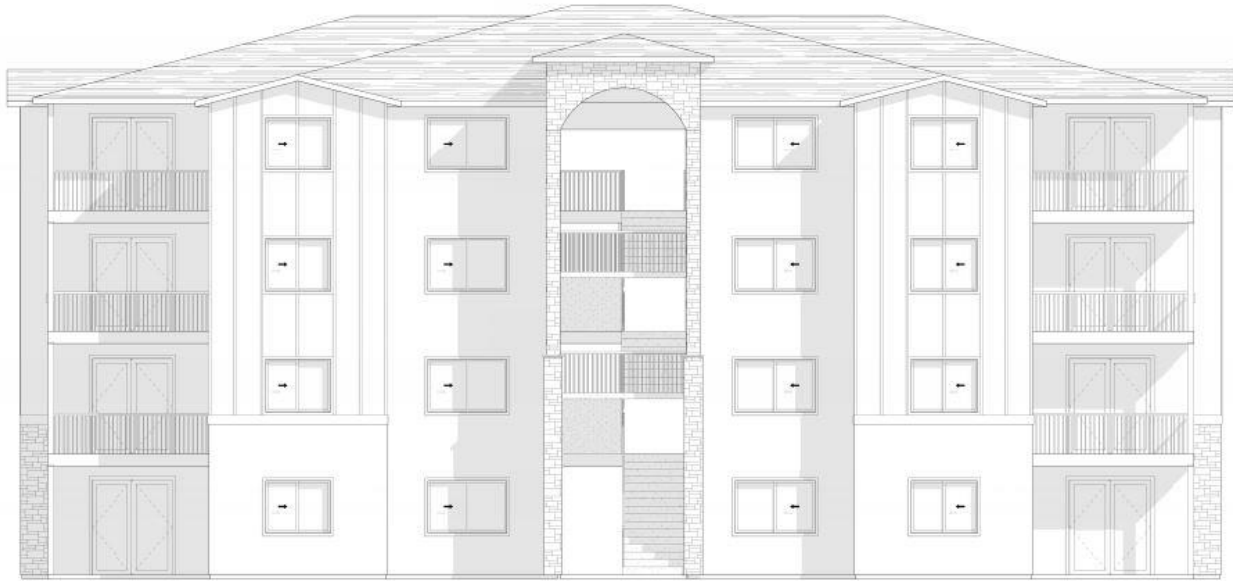
ATTACHMENTS

1. Concept Site Plan
2. Concept Landscape Plan
3. Concept Elevation
4. Concept Floor Plan

ATTACHMENT 1 – CONCEPT SITE PLAN



ATTACHMENT 3 – CONCEPT ELEVATION



ATTACHMENT 4 – CONCEPT FLOOR PLAN

