



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

ITEM 8 McClean Properties LLC request Concept Plan approval for a new six-plex building on property located at 385 N 500 W in the Residential Conservation Zone. The Concept Plan approval is subject to a PRO Zone approval for the property. Dixon neighborhood. Brian Maxfield (801) 852-6429 PLCP20180294

<p><u>Applicant:</u> Gordon McClean on behalf of McClean Properties, LLC</p> <p><u>Staff Coordinator:</u> Brian Maxfield</p> <p><u>Property Owner:</u> McClean Properties LLC <u>Parcel ID#:</u> 04:099:0007;0023; <u>Acreage:</u> 2.12 acres <u>Number of Properties:</u> 2</p> <p><u>Current General Plan</u> <u>Designation:</u> Commercial (C)</p> <p><u>Current Zoning:</u> RC Residential Conservation</p> <p><u>Proposed Zoning:</u> 500 West Medium Density Mixed-Use PRO Zone.</p> <p><u>Council Action Required:</u> No</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain and consider additional information. <i>The next available meeting date is October 23, 2019.</i></p> <p>3. Recommend Denial of the requested rezoning. <i>This action would be consistent with a recommendation to deny the related text amendment.</i></p>	<p><u>Current Legal Use:</u> Uses allowed in the RC Residential Conservation Zone, as well as existing uses that were previously approved on the property and consisting of: A Duplex; a six-Unit Apartment Building; and a Medical Office Building with five Residential Units.</p> <p><u>Related Items:</u> Item #6: The proposed adoption of the 500 West Medium-Density Mixed-Use PRO Zone (PLOTA20180292); Item #7: A requested rezoning of the property to the proposed PRO Zone (PLRZ20180293);</p> <p><u>Relevant History:</u> The duplex was built in 1942; the medical office building with 5 residential units in 1996; and the six-unit apartment building in 1999. Although the Planning Commission did not allow an overlap in the parking between the two uses, an appeal of their decision to the Board of Adjustment resulted in an allowance of seven parking spaces to be jointly counted.</p> <p><u>Neighborhood Issues:</u> This item was discussed at least two previous neighborhood meetings. At the first, the discussion centered on wanting to preserve the duplex along 400 North as it would maintain the desired look and feel of the neighborhood. Some concerns were also expressed with how to site the new building to have the least amount of impact on adjoining properties.</p> <p><u>Staff Recommendation:</u> The Planning Commission approve the proposed Concept Plan subject to the rezoning of the property to the 500 West Medium Density Mixed-Use PRO Zone, and the following conditions: 1. Completion of all Coordinator’s Review Committee (CRC) requirements.</p>
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OVERVIEW

The existing uses on the property were developed under the provisions of the R4 High Multiple Residential Zone. Those existing uses consist of a duplex built in 1942; a medical clinic building approved and built in 1996 (96-0020PPA), with five approved residential units in its basement; and, one six-unit apartment building constructed in 1999 (98-0054PPA). The proposed concept plan would allow an additional six-unit apartment to be constructed on the site upon approval of the associated adoption and mapping of the 500 West Medium-Density Mixed-Use PRO Zone.

The proposed site plan indicates the new building directly to the west of the existing six-unit apartment. The new building would be a copy of the existing apartment building. To meet the required number of parking spaces for the site, the existing green area directly south of the duplex, would need to be removed. The resulting amount of green space on the site is dependent upon the final number of parking spaces that are required.

FINDINGS OF FACT

- The properties are currently zoned RC Residential Conservation.
- The properties were developed under the provisions and density allowances of the R4 zone.
- The provisions of the proposed 500 West Medium-Density Mixed-Use Zone would allow the proposed development.

ANALYSIS

Staff has reviewed several site layout options to address the intent of the developer to add 6-more residential units to the site. All options are restricted by the existing buildings, vehicular access to the property, and the number of parking spaces that would be required with the new building. The attached site plan represents what staff believes is the best alternative, based on the allowances of the zoning and the Planning Commission's approval of the number of parking spaces required for the office use, and the number of parking spaces allowed to be joint or shared spaces. The details of the parking are discussed in detail in the related Staff Report regarding the establishment of the proposed PRO zone (PLOT20180292). Because the proposed building is a copy of the apartment building constructed in 1999, and also shares common architectural features with the 1996 office building, the elevations of the new building were not required to go before the Design Review Committee (DRC).

CONCLUSIONS

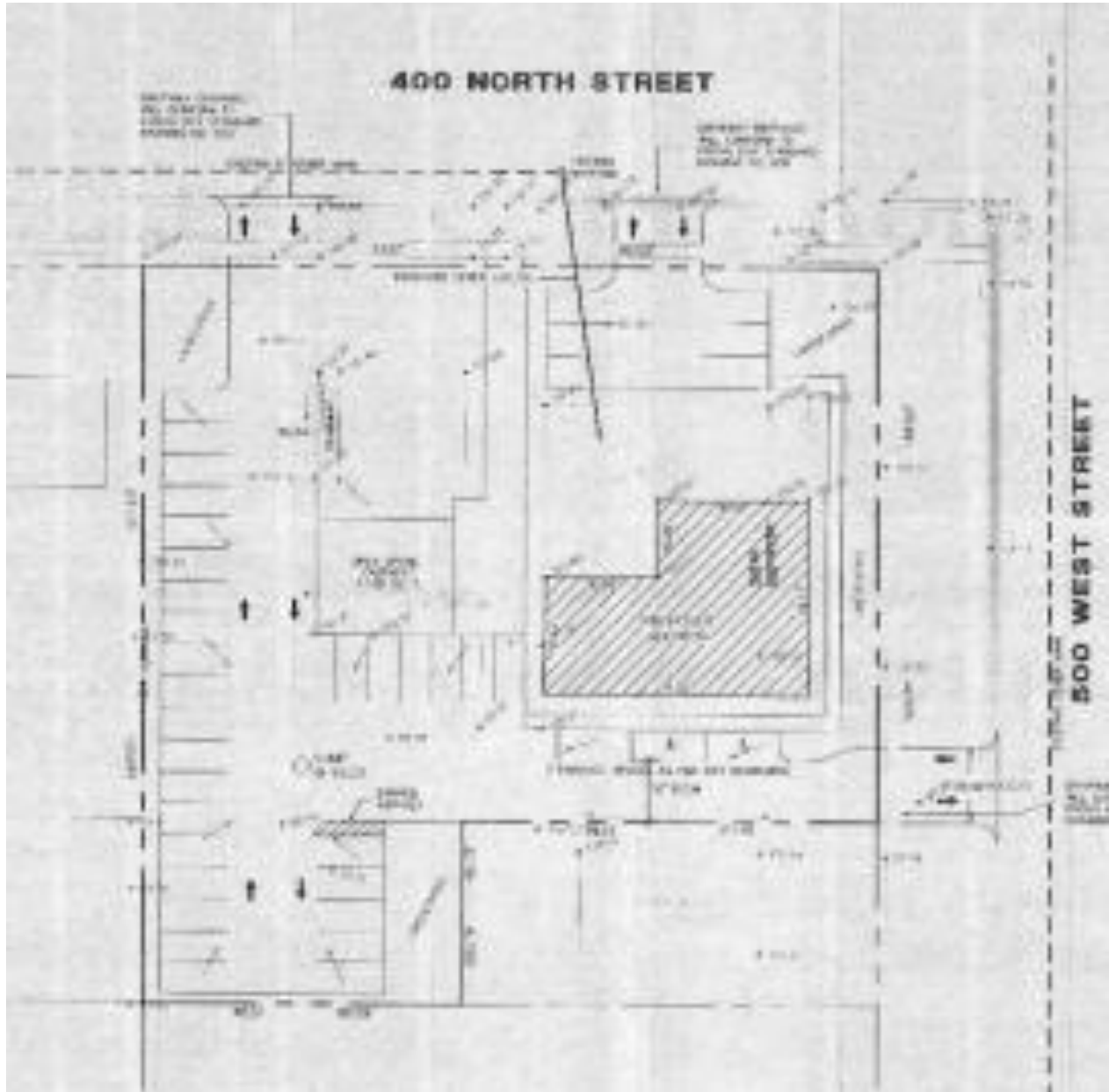
Staff believes the proposed conceptual layout represents a viable layout for the site and can likely meet all requirements for a final Project Plan Approval.

RECOMMENDATION

The Planning Commission approve the proposed Concept Plan subject to the rezoning of the property to the 500 West Medium Density Mixed-Use PRO Zone, with a Final Project Plan to be reviewed and approved by staff, subject to project meeting all ordinance requirements.



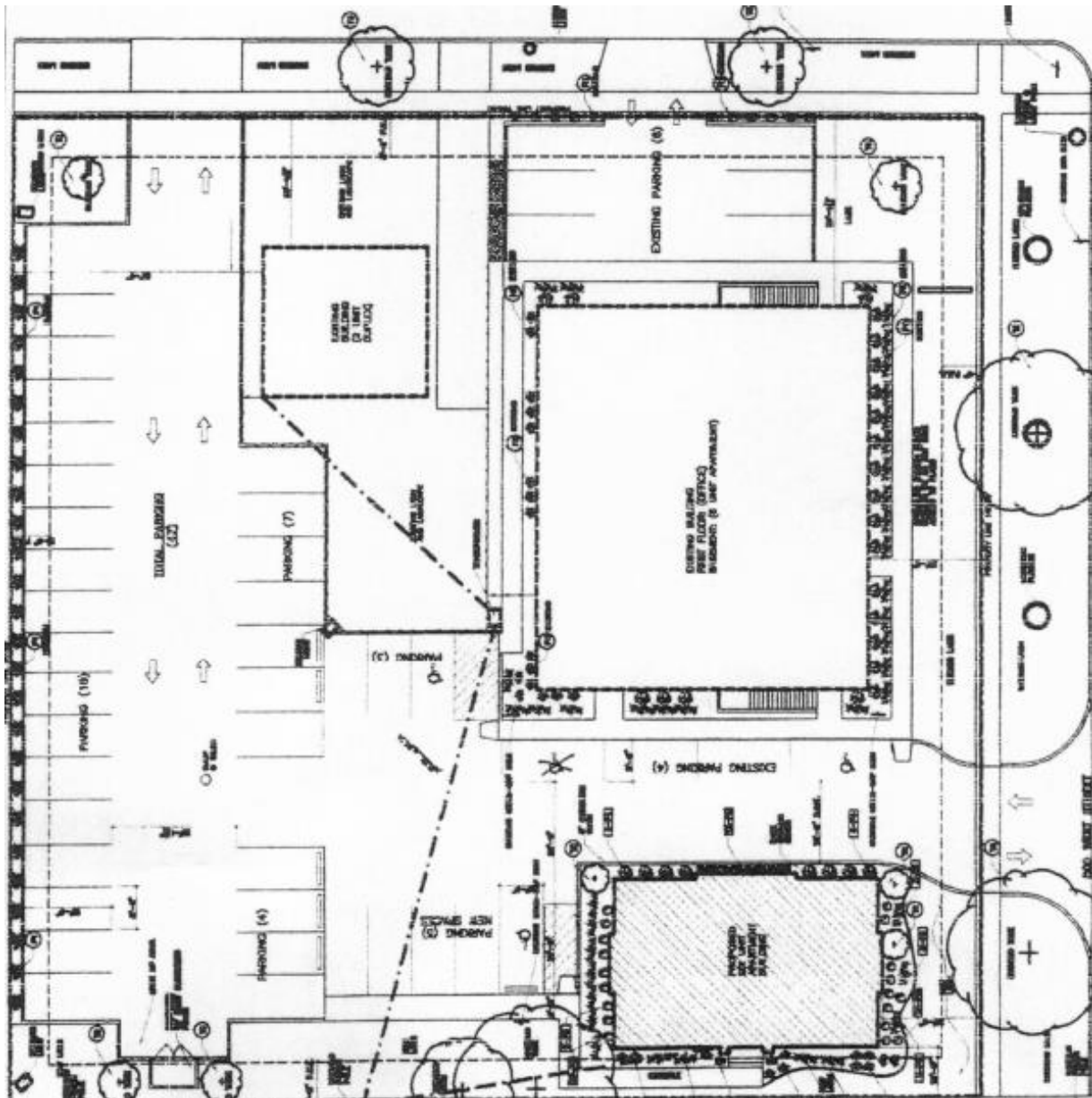
Site Location Map



1996 Site Plan for Office



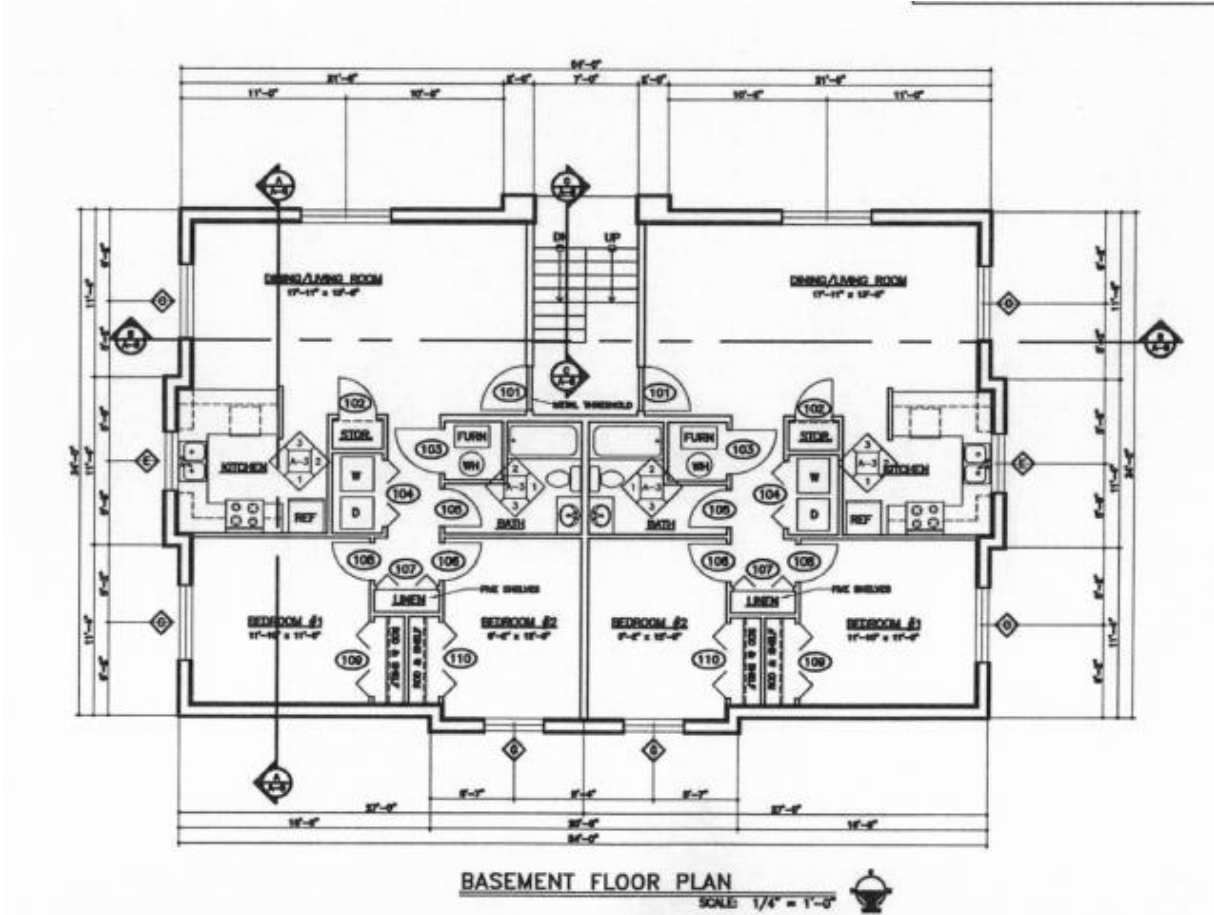
Office Elevations



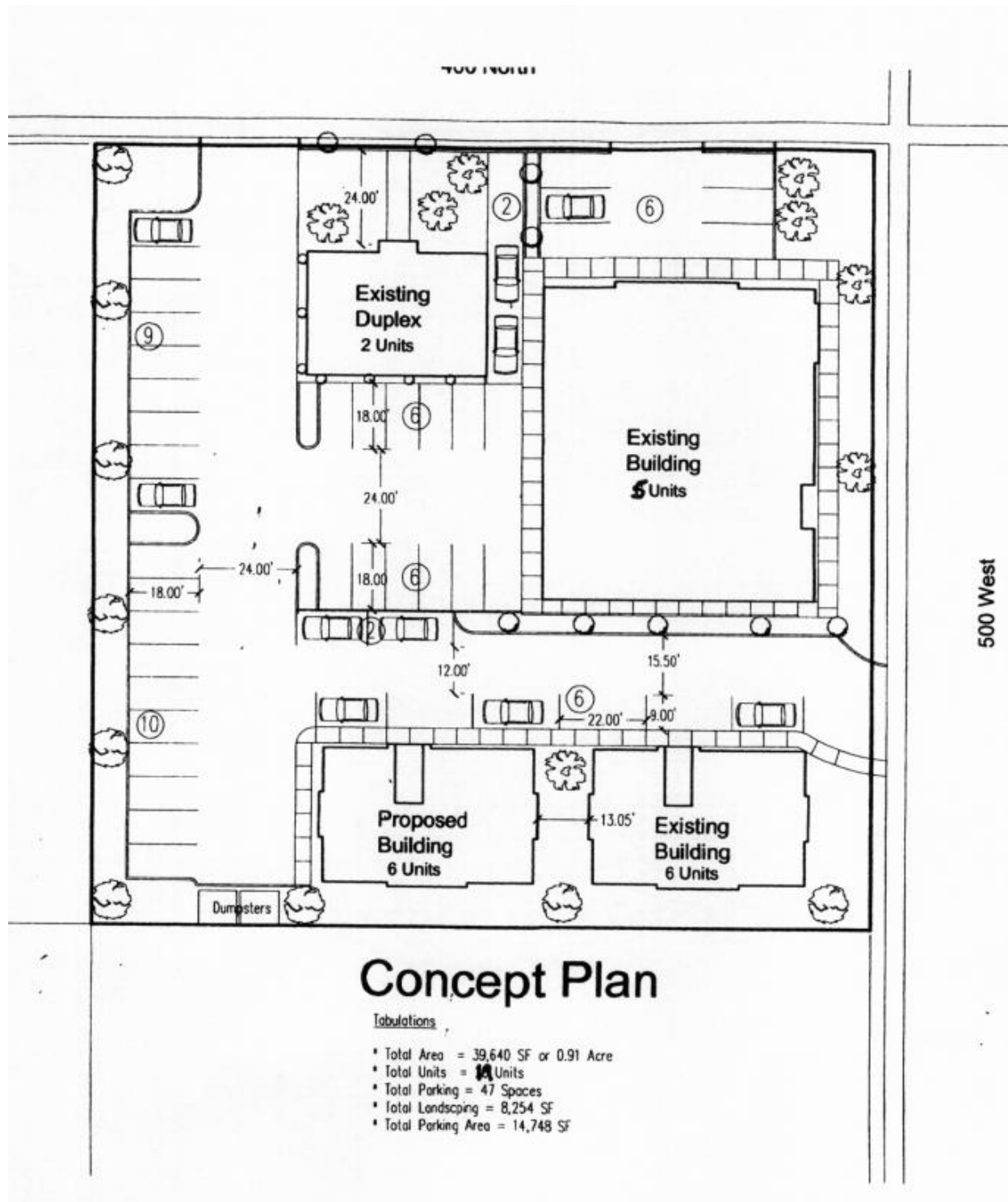
1996 Site Plan with 6-Unit Apartment



Apartment Elevations



Apartment Floor Plan



Proposed Concept Plan - 2019