

Provo City Planning Commission

Report of Action

April 24, 2019

ITEM 4 Ridgepoint Management Group request Project Plan approval for the Willow Creek Townhomes, located at 1606 S State Street in the Spring Creek High Occupancy (PRO) Zone. Spring Creek neighborhood. Javin Weaver (801) 852-6413 PLPPA20190039

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 24, 2019:

APPROVED

On a vote of 7:0, the Planning Commission approved the above noted application.

Motion By: Andrew Howard

Second By: Shannon Ellsworth

Votes in Favor of Motion: Andrew Howard, Robert, Knudsen, Dave Anderson, Shannon Ellsworth, Deborah Jensen, Russ Phillips, and Jamin Rowan

Deborah Jensen was present as Chair.

APPROVED OCCUPANCY

62 Units

Family occupancy or four batching singles per unit

APPROVED PARKING

Total number of parking stalls – 264

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- The project contains 14 townhome buildings, 62 residential units in total with four bedrooms and four full bathrooms.
- The occupancy will be restricted to one “family” or four batching singles per unit.
- The maximum height of the proposed buildings is 38’ feet and three stories which is less than the maximum permitted height of 45’ in the proposed zone.
- Automobile parking is provided by 144 surface parking stalls including 18 visitor stalls and by 124 parking stalls in sixty-two two-car garages totaling 264 parking stalls. This satisfies the requirement of 264 stalls of the proposed zone.
- Access to the property will be from State Street or from a new road west of the property adjacent to the railroad tracks connecting onto 1640 South.
- The project was revised by Design Review Committee input and the outcome has satisfied the requirement.
- The development provides exterior amenity space for tenants including a gathering place, pickle ball court and landscaping surrounding the property.
- Interior amenity space is provided by each unit having a roof top deck.
- The Project Plan is consistent with the requirements of the Spring Creek High Occupancy PRO zone and all other applicable zoning regulations.
- The project aligns with the goals of the Southeast Neighborhood plan and General Plan.
- This plan helps to fulfill the City’s goal of achieving various types of housing.

NEIGHBORHOOD MEETING DATE

A neighborhood meeting was conducted in February 2018.

NEIGHBORHOOD AND PUBLIC COMMENT

Mary Millar, the Spring Creek Neighborhood chair was present and expressed great support for the Project Plan and is excited for the project. The project will be an asset to the Spring Creek Neighborhood.

CONCERNS RAISED BY PUBLIC

No comments were made by the public.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Shannon Ellsworth praised the project and expressed excitement for development along the south State Street corridor. She expressed concern of the architectural design and materials being used. Staff clarified that the design has gone through revision and been approved by the neighborhood and Design Review Committee.
- Jamin Rowan praised the project and likes the design of the buildings.



Planning Commission Chair



Director of Community Development

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Community Development Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS