

Provo City Planning Commission

Report of Action

October 09, 2019

Item 3 Silverado Management (Dave Hunter) requests Project Plan approval for a 121-unit apartment complex in a proposed Campus Mixed Use (CMU) zone, located at 1900 N Canyon Road. Pleasant View neighborhood. Robert Mills (801) 852-6407 PLPPA20190228

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 09, 2019:

APPROVED WITH CONDITIONS

On a vote of 7:0, the Planning Commission approved the above noted application, with the following conditions:

1. That all CRC comments are adequately resolved prior to building permit approval of any proposed development;
2. If development permits for the proposed site are not approved within three (3) years from the date of the approval, the approved Project Plan shall be deemed expired and void. If it can be shown that development permits are actively being pursued, a time extension may be granted by the Development Services Director commensurate with the anticipated time needed to secure such approvals, and;
3. The concurrent General Plan Amendment and Rezone applications associated with the subject property are currently under review by the Municipal Council. **If the Municipal Council disapproves the Rezone request, this Project Plan shall be deemed not approved.**

Motion By: Andrew Howard

Second By: Laurie Urquiaga

Votes in Favor of Motion: Dave Anderson, Shannon Ellsworth, Andrew Howard, Deborah Jensen, Robert Knudsen, Maria Winden, and Laurie Urquiaga

Deborah Jensen was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

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 has been revised to show 121 one-bedroom apartments with 182 parking stalls
- The project meets the zoning requirements of the proposed Campus Mixed Use (CMU) zone.
- The associated General Plan Amendment and Rezone requests were continued by the Municipal Council, and so the Planning Commission would need to condition an approval based on approval of those requests.
- Staff appreciates the civil collaboration that has occurred between the applicant and the Pleasant View Neighborhood.

CITY DEPARTMENTAL ISSUES

- The applicant will need to continue to work with the Public Works Department to determine the design for the sidewalk, curb, and landscaping requirements along Canyon Road and Stadium Avenue.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on August 20, 2019.
- A public hearing on this item was held on September 11, 2019.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair addressed the Planning Commission during the public hearing and expressed general support, but desired assurance of the height limitation through review of the proposed Development Agreement. He also expressed his desire that the curb/sidewalk combination along Canyon Road would remain so that the space would be devoted to additional landscaping and would accommodate “game day” pedestrian traffic more effectively.
- The Pleasant View Neighborhood Vice-Chair spoke in support of the project and expressed appreciation to the applicant for working with the neighborhood.
- The Edgemont Neighborhood Chair and vice-chairs expressed concerns with the project.
- There was one public comment in support of the project and no comments in opposition from the public.
- This item was City-wide or affected multiple neighborhoods.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

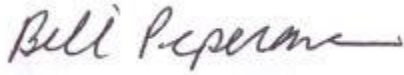
- The proposed project has been modified to meet the request of the neighborhood to make it shorter, but the density has remained the same.
- The proposed project has been revised to provide the required number of parking stalls.
- This project will provide much needed housing in this area; it's close to the University Campus, and will enhance a significant corner.

PLANNING COMMISSION DISCUSSION

Comments from the Planning Commission members were positive and supportive of the project. The members also commended the neighborhood and the applicant for the collaboration and compromise that has allowed the project to move forward.



Planning Commission Chair



Director of Development Services

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 Development Services 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