Provo City Planning Commission

Report of Action

October 09, 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

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

APPROVED

On a vote of 6:0, the Planning Commission approved the above noted application.

Motion By: Maria Winden
Second By: Robert Knudsen
Votes in Favor of Motion: Lauri Urquiaga, Robert Knudsen, Deborah Jensen, Andrew Howard, Shannon Ellsworth, Maria Winden
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.

RELATED ACTIONS
This concept plan is related to PLRZ20190154, for which Planning Commission recommended approval.

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: Staff gave an overview of the concept for 208 apartments.

NEIGHBORHOOD MEETING DATE
- A neighborhood meeting was held on May 22nd, 2019.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was present and addressed the Planning Commission during the public hearing. Mary Miller stated that the schools can handle the increased population and that the project had a good neighborhood reaction.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following: No concerns presented.

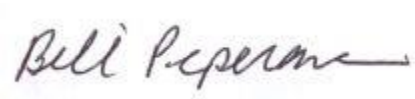
APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: John Kollman stated that there is a demand for this type of housing, and that there is a shortage in the market for affordable apartments. He also stated that he would look at bicycle parking and other transportation demand management ideas as they move forward. The applicant also noted that this project will help to unite this area of the neighborhood.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following: Planning Commission members discussed the variety of housing for South State Street and what other zones were thought of for the area. They also discussed the need for support services with a growing population in the area.

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 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