

Payson City Planning Commission Staff Report, December 11, 2019

South Haven Senior Living Overlay Request

Development Review Committee: Technical and Administrative Review
Planning Commission: Recommendation to City Council
City Council: Approval or Denial (Legislative Action)

Applicant: Jeff Southard
Property Owners: South Haven Farms LC
Approvals Requested: Overlay Approval
Planning Commission and City Council approval required
Public hearing at Planning Commission

Location: South side of SR 198 at approximately 1350 East (2297 W. SR 198 on County grid system)

Utah County Parcels: Lot 1, South Haven Farms Subdivision

Current Zone/Use: PO-1

Acres: 3.0

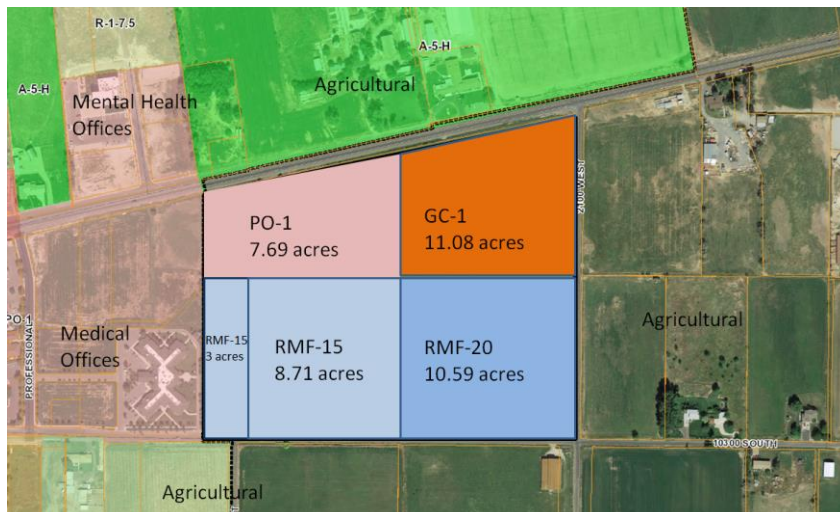
Procedure: Planning Commission Recommendation

This item has been discussed conceptually during the Holdaway-Pleasant Flats Annexation and Southaven Farms Preliminary and Final Plat approval. The overlay was recently adopted into city ordinance through an ordinance text amendment made by the applicant. After those processes were approved and completed, the applicant formally submitted to apply the senior housing overlay to three (3) acres of property to allow a 55+ community in the PO-1 zone on the subject property.

Current Conditions:

Use: The property is currently used for agriculture, with very limited single family detached residential use. Land use adjacent to the property includes:

- North: A-5-H “Agricultural” zone, with some residential and agricultural uses.
- East: GC-1 “General Commercial” zone, with vacant land for future commercial development.
- South: RMF “Residential Multi-Family” zones, with vacant land for future multifamily development.
- West: PO-1 “Professional Office” zone, with some medical offices and vacant land for future medical offices.

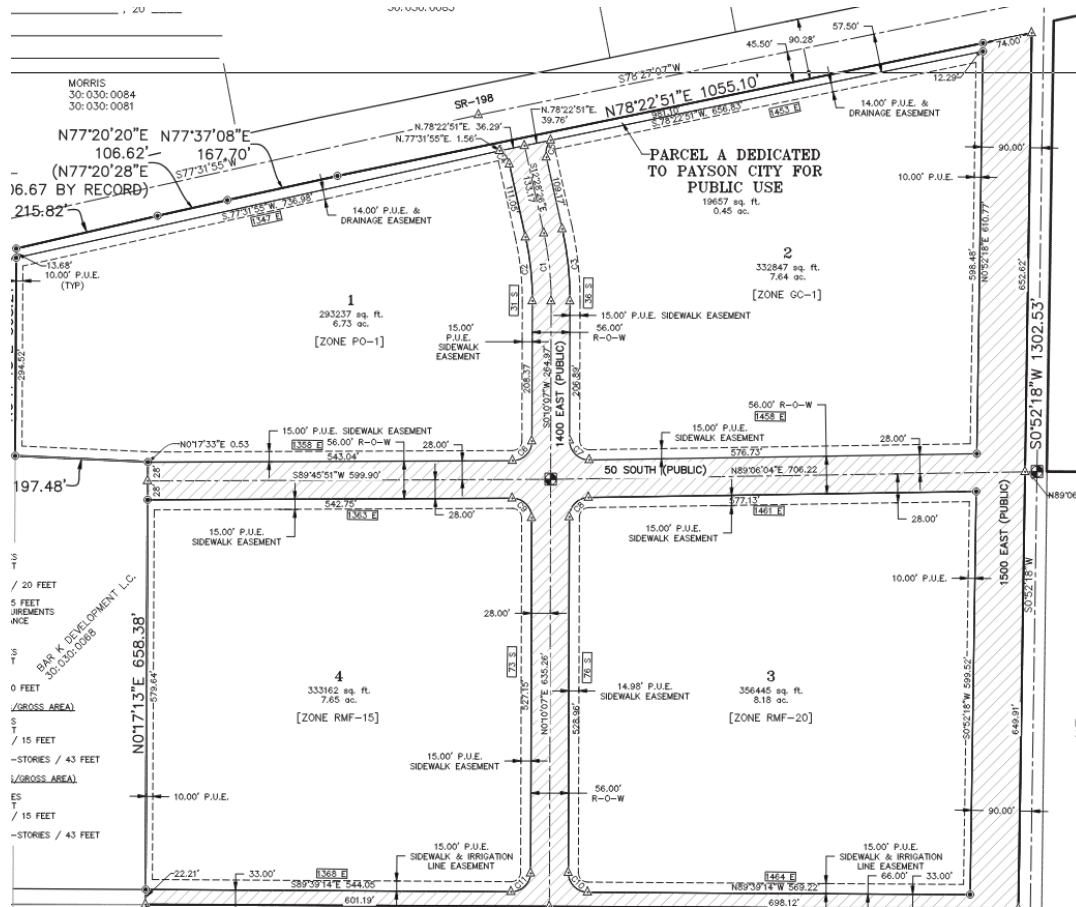


Utilities: Utilities have been addressed through the annexation and plat process. Approval of a zoning overlay does not constitute a will-serve commitment to provide utilities.

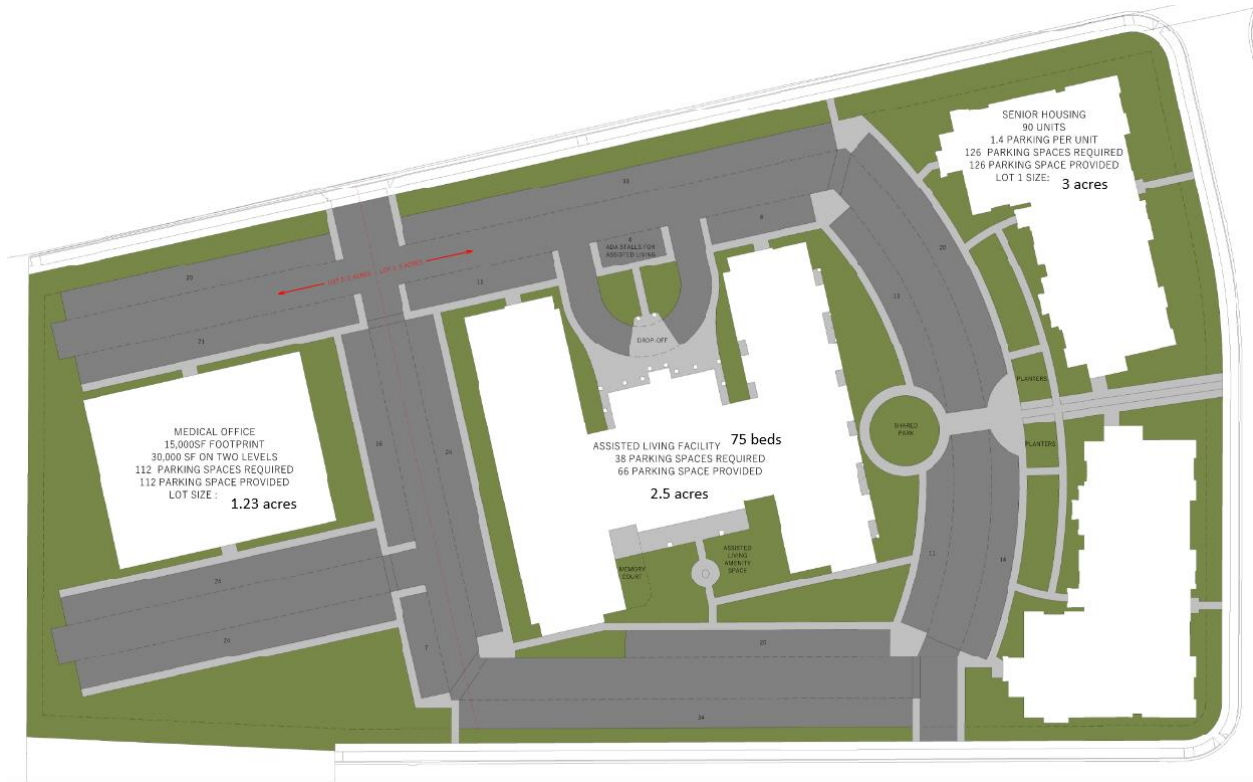
Neighborhood Characteristics: The area surrounding the property is a mix of new multi-family projects, agricultural land, and residential agriculture. Much of the land remains undeveloped. An in-depth discussion of the East Side Comprehensive Plan and how this project fits within that plan occurred at the annexation stage. The legislative authorities will need to determine whether what is proposed is consistent with that plan. Staff is confident that the proposal is in line with what was discussed and approved at the annexation phase.

General Analysis:

The proposed overlay is for three acres on a portion of lot 1, as seen on the final plat below:



Lot 1 will be divided into three different uses, with the overlay applying on a proposed senior housing facility. The other two uses include an assisted living center and a medical office facility. The applicant plans to undertake a market analysis to determine the size of the assisted living center. The assisted living center will require a conditional use permit and has a maximum density of thirty (30) beds per acre. Once the applicant determines the desired size of the facility, the applicant will apply for the respective conditional use permit. Any remaining land will go toward a medical office facility. A graphic example of how this could all fit is show below:



Example of Potential Layout. Specifics, such as number and location of parking stalls would have to meet development requirements and, for the assisted living center, be determined at time of issuance of a conditional use permit.

Project design and amenities will need to be consistent with the Senior Housing Overlay, the annexation agreement, and the submitted application. A list of amenities inside and outside the building, along with elevations of the building are provided in the packet.

Overlay Purposes and Objectives:

1. Proximity to services: The overlay area is next to future and current medical facilities and a planned commercial hub to the east. Staff also anticipates that future development will bring more services to the immediately north of this project.
2. Proximity to recreational facilities and parks: The East Side Area Specific Plan shows a park and trail to the east of this property. It also plans for trails connecting into the regional trail network.
3. Integration of public transit stations and stops: There is a UTA bus route along SR 198. Staff will need to meet with UTA to determine if, and when, the East side development will impact the location of stops.
4. A walkable design with safe pedestrian access to services and amenities that reduces reliance on automobiles: The project is designed in a walkable grid with manageable blocks. Pedestrian access is opened up to many places along the block, providing a direct walking path.
5. Specialized design features, architectural styles, and a built environment that creates a sense of place: The project elevations are included in the packet. They include substantial wall articulation, roof-pitch variation, and materials and color changes. The overlay is tied to the proposed elevations.

Density: The project is allowed to have a maximum density of 30 units per acre if:

- Full-time onsite management is present,
- There is at least one (1) indoor, and
- One (1) outdoor recreation space.
- Note: If these conditions are not satisfied, the maximum density shall be 12 units/acre.

Project setbacks will need to meet the setbacks outlined in the ordinance.

Fencing: The ordinance allows up to a six foot fence. Given that all sides of the property abut a public street, staff suggests that a six foot perimeter fence is not allowed. If there is a fenced in recreational or common area this will need to be reviewed as part of the overlay.

Parking: Parking will need to meet the minimum of 1.4 stalls per unit, as outlined in the overlay ordinance.

RV Storage: The applicant is not proposing dedicated RV storage at this time. Payson City legislative bodies will need to determine whether this needs to be required as a condition of approval.

Standard of Review

Approval of an annexation request is a **legislative action**. A legislative action is made only by the City Council, who has broad discretion in balancing private conduct against the public health, safety and general welfare of the community. Because the City Council has great deference in how the community grows, the Council may approve, amend and approve, or deny the land use application. Any modifications to project density, layout and design, housing product, and any other similar land use and development considerations should be addressed at this time.

The Planning Commission may recommend and City Council may require additional or modified requirements. Either body may request additional information in order to make a well-informed decision.

Recommendation

Staff recommends approval of the overlay based on consistency with the annexation agreement and East Side Area Plan, and subject to completion of all requirements in the Annexation Agreement, Senior Housing Overlay ordinance, and staff redlines. The Planning Commission may:

1. Recommend approval of the application of the Senior Housing Overlay, contingent upon the satisfaction of conditions, including the recommendations of the Planning Commission and in the Staff Report. The Planning Commission should select this option if the proposal is consistent with City Code, the General Plan, advances the land use goals of the city, and is not detrimental to the health, safety, and welfare of the city.
2. Remand the request of the applicant back to staff for further review. The Planning Commission should select this option if it is determined that the applicant has not provided sufficient information for the Planning Commission to formulate and forward a well-informed recommendation to the City Council.
3. Recommend denial. The Planning Commission should select this option if it is determined that the proposed overlay is not in the best interest of the City or does not meet the requirements needed for approval.

The Planning Commission should include findings that indicate reasonable conclusions for their recommendation.