

Provo City Planning Commission

Report of Action

November 11, 2020

Item 9 Robert Vernon requests Project Plan approval for a 74-unit apartment building, located at 85 N 100 E in the General Downtown (DT1) zone. Downtown Neighborhood. Dustin Wright (801) 852-6414
dwright@provo.org PLPPA20200177

The following action was taken by the Planning Commission on the above described item at its regular meeting of November 11, 2020:

APPROVED WITH CONDITIONS

On a vote of 5:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. All remaining CRC items are addressed and CRC approval is given on Downtown Streetscape Design;
2. TDM is recorded to allow a reduction in parking to 38 required stalls.

Motion By: Lisa Jensen

Second By: Laurie Urquiaga

Votes in Favor of Motion: Lisa Jensen, Laurie Urquiaga, Daniel Gonzales, Brian Henrie, Dave Anderson

Dave Anderson 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.

APPROVED/RECOMMENDED OCCUPANCY

*74 Total Units

*Type of occupancy approved: Family - One-bedroom units

*Standard Land Use Code 1291 and 1292

APPROVED/RECOMMENDED PARKING

*38 Total parking stalls required

*38 Total parking stalls provided

*0.5 Required parking stalls per unit

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.

CITY DEPARTMENTAL ISSUES

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

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:

- The HOA president of the parking garage had concerns about how many stalls are available based on others also using the garage.
- Living in the downtown is not a quiet place and those with sensitivity may find it challenging.
- One neighbor didn't know that there was a neighborhood meeting held for this item.
- The parking garage has been over-sold.
- Entering and exiting the parking garage can be challenging, and if more users are allowed, it will become even more difficult.
- There is a home across the street that will now have a very tall building across the street and face even more challenges with parking and having the driveway to the home blocked.
- Residents of the new building will not have a good access to parking garage.

APPLICANT RESPONSE

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

- Some of the units will be used for seniors over 62 year of age and the other will be for individuals with autism. These are tax credit affordable housing units and the Provo City Housing Authority (PCHA) is required to own them for 15 years and then they are required to be used another 15 years as affordable units. The PCHA does not plan to ever sell the project.
- The PCHA owns other similar projects with senior housing for 55 and older residents and all their parking lots are over parked. They use less than half of a space per unit. With this project being for 62 and older it can be expected that even less parking will be needed.
- Changes have been made to the design to match the DRC request to have vertical integration of materials and colors.
- There will be a three foot parkstrip with pavers and trees and eight feet will be sidewalk and sidewalk extended to the building.
- There will be a designated postal delivery space.
- The alley will have lighting and cameras to provide added safety and security.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- There are approximately 504 stalls in the parking garage. The applicant has control of 120 stalls and is working with the HOA to determine how these spaces can be designated.
- It would be nice if there was a drive-up area for pick-up and delivery.
- ADA stalls were discussed. There will be ADA stalls in the on-street angled parking and stalls in the parking garage. The building has elevators as does the parking garage.
- The amenity space includes a sensory room for the resident with autism to have a controlled environment for light and sound.
- Visitors will be able to park in the garage and on-street angled parking spaces near the building.
- With the proposed type of housing there will be less need for parking and a reduction makes sense.

- The stalls in the garage can then be sublet to others with parking needs to help address the parking issues in the downtown.



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 and Neighborhood 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