

City Council Staff Report December 16, 2020



Project Name:

Residence at South Haven Farms

Applicant:

Jeff Southard, representing owner

Owner:

South Haven Farms LC

Location:

Parcel bound between 50 South to 100 South & 1400 East to 1500 East

Zone:

RMF-20, Multi-Family Residential

ATTACHMENTS:

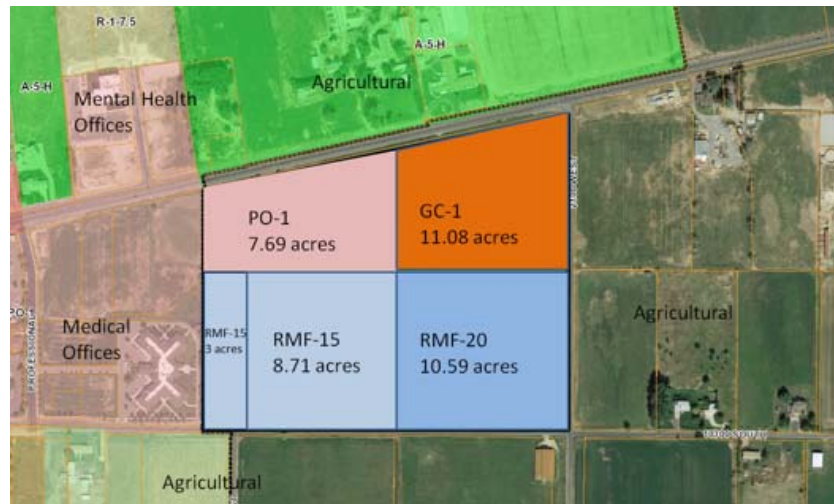
1. Locator map
2. Civil drawings
3. Landscaping plan
4. Building elevations
5. Amenity package
6. RV parking request
7. DRC redlines

REQUEST

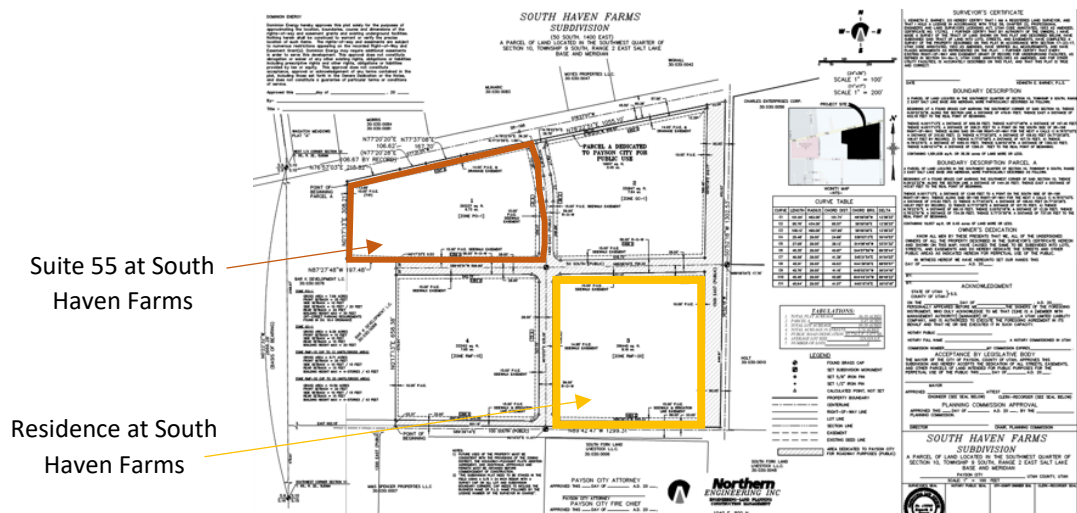
Request for preliminary and final approval of the Residence at South Haven Farms development arranged on Utah County Parcel 66:747:0003.

BACKGROUND AND PROJECT DESCRIPTION

The property was annexed into the municipal boundaries on August 6, 2019 as part of the Holdaway-Pleasant Flats Addition Annexation. Zoning was assigned at the time of annexation and anticipates professional office, general commercial, and residential uses.



Since annexation, the applicant has received approval of the South Haven Farms Subdivision, Plat A to create four lots, or quadrants, that represent future development areas. The four lot subdivision reconfigures and divides the area into four zoning districts, each represented by one of the lots and bounded by the project "skeleton" roads that create the vehicular grid. Internal roadways, trails, landscaping, parking, amenities, elevations, and other development details will be finalized at the time of Preliminary and Final Development Plan approval for each quadrant.



There are several features and improvements unique to this phase of the development. The following list outlines some of the improvements that will be integrated into the development as required by the Payson City General Plan, the annexation agreement, and the land use ordinances.

- As reflected on the Future Land Use Map of the Payson City General Plan, the project is located with a Mixed Use Development Node. These development nodes are important to the future economic vitality of the community and have the potential to be served by urban infrastructure, which may offer the opportunity for higher densities and more intense land uses.
- Street improvements associated with the development are important to the overall transportation network in the area. 1500 East is classified as a Future Arterial street on the Future Functional Classification Map. The applicant has dedicated a proportionate share of the right-of-way to accommodate the future arterial street; however, the street improvements will be limited to a local street at this time.
- As required by the East Side Comprehensive Plan, a ten foot trail will be installed along 1500 East to facilitate the expansion of the city's non-motorized trail system.
- The annexation agreement anticipates a farmhouse style and design to be integrated into the overall development. The applicant has provided building elevations and color renderings that demonstrate the project is consistent with the design standards for this area.

The Residence at South Haven Farms is the fifth land use application submitted for property within the annexation. The applicant has applied for the following approvals:

1. Holdaway-Pleasant Flats Annexation (approved and recorded)
2. South Haven Farms Subdivision, Plat A (approved and recorded)
3. South Haven Farms Senior Living Overlay (approval of 90 apartments for persons 55+ years of age)
4. Suite 55 at South Haven Farms (approved and building plans submitted)
5. Residence at South Haven Farms Development Plan (pending application)

The Residence at South Haven Farms is located on Lot 3 of the South Haven Farms Subdivision, located on the southeast quadrant of the South Haven Farms development. The proposed development consists of 210 residential apartments, which is consistent with the land use and density outlined in the Holdaway-Pleasant Flats Annexation Agreement. Development of the property must be consistent with the Payson City Code and the requirements of the annexation agreement. Furthermore, a development agreement will be prepared for each phase for review and approval by the city council.

APPROVAL PROCESS

To develop the property as proposed, the applicant will need to obtain legislative and administrative approvals. These approvals are listed below. The planning commission and city council will need to determine if the requests are consistent with the Payson City Code and will further the land use goals of the city.

- Preliminary and Final Development Plan (administrative)
- Waiver of recreational vehicle parking and storage (legislative)
- Housing product (administrative)
- Amenity package (administrative)

Approval of the Preliminary and Final Development Plan requires approval by the city council, following a recommendation by the planning commission. The planning commission considered the project on December 9, 2020 and recommended the city council approve the project, contingent upon the satisfaction of staff conditions. The motion also included a recommendation to waive the RV parking and storage requirement and to allow the landscaping requirement and project amenities to be provided on- and off-site. The required public hearing was conducted at the planning commission meeting and only one individual participated, a property owner adjacent to the site. He stated that staff and the applicant had addressed his questions.

EVALUATION

City staff has completed a review of the proposed project for compliance with the applicable requirements of the Payson City Code. Staff has provided a list of items that need to be addressed before Preliminary and Final Development Plan approval, recordation, or construction, as required by ordinance. The applicant must demonstrate the project layout and design, housing product, and amenities are consistent with the land use goals of the Payson City General Plan, the Holdaway-Pleasant Flats Annexation Agreement, and the adopted land use and development ordinances.

General Plan

The proposed development is consistent with the Payson City General Plan in so much that it is consistent with the Holdaway-Pleasant Flats Annexation Agreement as determined by the city council at the time of annexation approval.

Standard of Review

A request for development plan approval that satisfies the minimum requirements of the zone, or a project that is consistent with a previous approval granted by the land use authority (i.e. zoning), is an **administrative action (or ministerial)**. At this stage, the planning commission and city council cannot change the rules. The land use authority is responsible to ensure the project satisfies any previous approvals and all applicable ordinances. If these requirements are met, there is no discretion to deny the application.

The planning commission and city council may require additional information in order to make a well-informed recommendation or decision, respectively.

Overall Development

Staff has completed a review of the project for compliance with the Payson City Code and the annexation agreement. The following will need to be considered by the planning commission and city council:

- To ensure compliance with the land use and development ordinances, the applicant will need to properly address the review comments provided by the Development Review Committee (DRC). Because the proposal includes modifications to the requirements of the Payson City Code, legislative approvals are necessary. If the modifications are not approved, preliminary plan approval should not be granted until the layout is modified to conform to the adopted regulations.
- City ordinance requires applicants to address the provision of recreational vehicle parking and storage. The applicant is requesting the city council waive the requirement. A written explanation and justification for the request is included in the packet. City ordinance allows modification and/or waiver of this requirement if the applicant can demonstrate, to the satisfaction of the city council, the proposed modification and/or waiver is justified.
- The annexation agreement contemplates the creation of distinct neighborhoods to accommodate a mixture of housing products. The planning commission and city council will need to determine if the proposed product and design is consistent with the annexation agreement.
- Project amenities are an important element of residential neighborhoods, especially multi-family projects. The applicant is proposing to aggregate the amenities required for Lots 3 (Residence at South Haven Farms) and Lot 4 (future townhome neighborhood). These neighborhoods, as well as the senior housing on Lot 1, will have access to these amenities. It should be noted that a portion of the open space requirement will be accommodated off-site.

These items represent the issues staff found to be inconsistent with the adopted ordinances of Payson City or need additional approvals. The planning commission and city council will need to determine if the proposed project is consistent with the adopted land use goals, ordinances, and policies or if modifications are necessary to accomplish the goals established in the Payson City General Plan and/or the Holdaway-Pleasant Flats Annexation Agreement. The staff, planning commission and city council may require additional information in order to make a well-informed recommendation or decision.

RECOMMENDATION

The applicant is seeking a recommendation of approval for the Preliminary Development Plan for the Residence at South Haven Farms development. The planning commission, following a public hearing to receive public input, may:

1. Remand the proposed request back to staff for further review. This action should be taken if it is determined there is not enough information provided by the applicant for the planning commission to formulate a well-informed recommendation.
2. Recommend approval contingent upon the satisfaction of staff suggestions and any additional conditions deemed necessary to achieve the land use goals of Payson City. Staff would suggest that if the planning commission recommends approval of the Preliminary Development Plan contingent upon the satisfaction of appropriate conditions, the applicant will be required to satisfy the regulations of the Payson City Code, the annexation agreement, and the land use goals of the City.
3. Recommend denial of the proposed Preliminary Development Plan. This action should be taken if the planning commission determines the applicant is unwilling or unable to satisfy the regulations of the Payson City Code and the land use goals of the City.

Any motion of the planning commission should include findings that indicate reasonable conclusions for the recommendation forwarded to the city council.