



REQUEST FOR COUNCIL ACTION

Action: Provide information to Council

Meeting Date Requested : 9/22/2021

Presenter: Scott Langford

Deadline of item : 9/22/2021

Department Sponsor: Community Development

Agenda Type: New Business

Time Requested: 5 minutes presentation, 10 minute Council

(Council may elect to provide more or less time)

Approval Signatures *(required for all transmittals)*

Submitter: Ray McCullen

Dept. Head: Scott Langford
Scott Langford (Sep 14, 2021 12:46 MDT)

Reviewed as to Form: Duncan Murray
Duncan Murray (Sep 14, 2021 13:20 MDT)

Executive: My 2

Council Office: John Roll

Council Committee: _____

1. AGENDA SUBJECT

Pura Vita Senior Housing; 1978 West 9400 South; Preliminary Development Plan; R-3-20 (SHO) Zone; HPI Land, LLC/Gary Howland, Tina Franco (applicant)

2. EXECUTIVE SUMMARY

City Council consideration of Preliminary Development Plan for the Pura Vita Senior Housing development located at 1978 West 9400 South.

3. TIME SENSITIVITY / URGENCY

None

4. BUDGET IMPACT

None

5. DEPARTMENT RECOMMENDATION

Approval

6. PLANNING COMMISSION RECOMMENDATION

Approval (7-0)

7. MOTION RECOMMENDED

I move that the City Council approve the Preliminary Development Plan for the Pura Vita senior housing development located at 1978 West 9400 South in a R-3-20 (SHO) zoning district subject to the occupancy restrictions listed in City Code, Section 13-6H-6.

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

Exhibits Including the Pura Vita Preliminary Development Plan

10. OTHER INFORMATION

N/A

DRAFT REPORT

I. RECOMMENDED CONDITION OF APPROVAL:

1. The development must comply with the Occupancy Restrictions as stated in City Code, Section 13-6H-6.

II. BACKGROUND:

On July 31, 2013, the property was rezoned from R-3-20 (PD), (Multi-family Residential 20 units per acre maximum density – Performance Development Overlay) to R-3-20 (SHO), (Multi-family Residential 20 units per acre maximum density – Senior Housing Overlay) to accommodate a senior apartment development. The original project was never started and all 2013 site plan and subdivision approvals expired. In 2018, another site plan was approved for a 60-unit multi-family residential building, but again, the project was never started and all approvals expired.

The property is vacant and is designated as Very High Density Residential on the Future Land Use Map.

The subject property's surrounding zoning and existing land uses are as follows:

	Future Land Use	Zoning	Existing Land Use
North	Medium Density Residential	PRD (MF)(ZC)	Bridlewood Villas – Senior Housing
South	South Jordan City	R-2.5	Single-Family Residential
East	Very High Density Residential	LSFR	Willowcove Apartments
West	High Density Residential	PRD MF6.6	Jordan Villas – Senior Housing

III. GENERAL INFORMATION

The property is located at 1980 West 9400 South, adjacent to the Bridlewood Villas and Jordan Villas senior housing developments and the Willowcove Apartments. The applicant is requesting Preliminary Development Plan approval for the proposed development.

On March 23, 2021, the Design Review Committee reviewed the proposed site plan, subdivision and development plan and voted 3-0 to forward a favorable recommendation to the Planning Commission to approve the request.

On September 7, 2021, the Planning Commission reviewed the proposed development and approved the preliminary site plan, preliminary subdivision plat and voted 7 to 0 to forward a favorable recommendation to the City Council to approve the preliminary development plan.

IV. PRELIMINARY DEVELOPMENT PLAN FINDINGS FOR APPROVAL:

Any development located in a SHO Overlay District is required to contain a preliminary and final development plan with the site plan and/or subdivision application.

There are no specific findings of fact listed in the Zoning Ordinance for Preliminary Development Plans located within a Senior Housing Overlay (SHO) District; however, the following information is presented for the City Council's consideration in determining whether or not the Preliminary Development Plan, as submitted, will create a development that is in harmony with the stated purpose and intent of the R-3-20 zoning district and the Senior Housing Overlay (SHO) district (Chapter 6, Article H. Senior Housing Overlay District).

“Overall Intent: The purpose of the senior housing overlay district (SHO) is to establish locations for the development of appropriate living arrangements, both assisted and independent, for residents fifty five (55) years and older. The SHO district provides standards for development which recognizes and accommodates the varied housing and lifestyle needs and desires of seniors, including decreasing mobility, changing health and the alternative needs of the senior person. The SHO district promotes independence and a high quality of life to meet the physical and social needs of seniors by encouraging specialized design features, and convenient access to community and civic centers, support services, mass transit stations and stops, recreational facilities, and shopping centers.”

City Code, Section 13-6H-12 contains the requirements for submittal of a development plan in the SHO district. According to this section, the development plan shall provide pertinent information relative to public improvements, density, universal design concepts being utilized in the development, development standards and compliance therein, and design criteria.” A copy of the Preliminary Development Plan is attached as Exhibit D.

General Plan - The goals and policies of the General Plan support the development of senior housing. Several examples of these goals are as follows:

- Increase housing opportunities for active seniors and the elderly (page 70).
- Provide Housing that serves different life cycle stages, including the active seniors, elderly, disabled, and others requiring specialized facilities or locations (Page 71).
- Encourage the development of senior and affordable housing (Page 174).

The Future Land Use Map designates this property as Very High Density Residential with a recommended density range of 10.1 and up dwelling units per acre. The R-3-20(SHO) district allows up to 20 dwelling units per acre which is consistent with the Future Land Use Map.

R-3 Zone – Per section 13-5B-1, the purpose of the multiple-family residential (R-3) zone is to provide an attractive setting for multiple-family, two-family and single-family dwellings, and associated uses as defined in this article. The R-3-20 (SHO) zoning district allows 20 dwelling units per acre. The subdivision plat shows 23 dwelling units with a net acreage of 2.90 acres. The proposed density of the development is 7.93 dwelling units per acre which is significantly less than the maximum number of units allowed under the current zoning. The proposed development is consistent with the intent of the R-3 zone.

SHO Overlay – According to City Code, section 13-6H-1, The purpose of the senior housing overlay district (SHO) is to establish locations for the development of appropriate living arrangements, both assisted and independent, for residents fifty-five (55) years and older. The SHO district provides standards for

development which recognizes and accommodates the varied housing and lifestyle needs and desires of seniors, including decreasing mobility, changing health and the alternative needs of the senior person. The SHO district promotes independence and a high quality of life to meet the physical and social needs of seniors by encouraging specialized design features, and convenient access to community and civic centers, support services, mass transit stations and stops, recreational facilities, and shopping centers. The proposed development meets the intent of the SHO Overlay as it supports the lifestyle and housing needs of independent seniors. The facility is located near shopping areas on Redwood Road and 9000 South.

Buildings - The proposed buildings are not out of character with other buildings in the area. The Willowcove Apartment Complex to the east are 2½ stories and the buildings to the north and west are single-story structures. The proposed units are 30' to the peak of the roof. It is not anticipated that the building height will adversely affect adjoining residential development. The elevation drawing provided shows that a variety of materials will be used on the buildings adding interest and variety to the site.

The buildings are set back from the north property line over 40' feet. This distance will reduce any foreseeable impacts to the residents to the north. The buildings are approximately 30 feet from the west property line and approximately 20' feet from the east property line. The building setbacks and buffer yards will adequately mitigate any foreseeable negative impacts of the building on adjoining properties.

Each unit will have a 2-car garage with a 22' driveway which will provide for guest parking. In addition, there are several guest parking stalls provided on the site plan. The parking requirement is met for the proposed use.

The buildings are appropriately located on the site with respect to open spaces and other buildings in the area. There are no topographic concerns on the site.

Occupancy will be limited to senior citizens fifty-five (55) years of age and older and their immediate families. This requirement is listed as a condition of approval.

Site Design - Landscaping plans have been submitted which comply with City Code, Chapter 13, Landscaping Requirements. The applicant has provided a lighting plan showing the site will be adequately lit and that the light will not spill over onto adjoining properties.

Pedestrian ways and driveways are designed to promote safety and convenience throughout the site as shown on the site plan.

The housing is specifically designed for seniors. The nearest bus stop is located at the southwest corner of Redwood Rd. and 9400 South, approximately a quarter mile from the subject property. Pickleball courts will be installed on the north side of the property and a pavilion will be constructed on the northeast side of the property. There will be a sidewalk along the east side of the property which will interconnect the units. The sidewalk on the east side of the development will provide safe and efficient pedestrian movement throughout the site.

The site has adequate access to 1980 West. There are no concerns with traffic volume anticipated by this development. Access is provided via three driveways on 1980 West as shown on the proposed site plan. Access points are appropriately located and are not a concern.

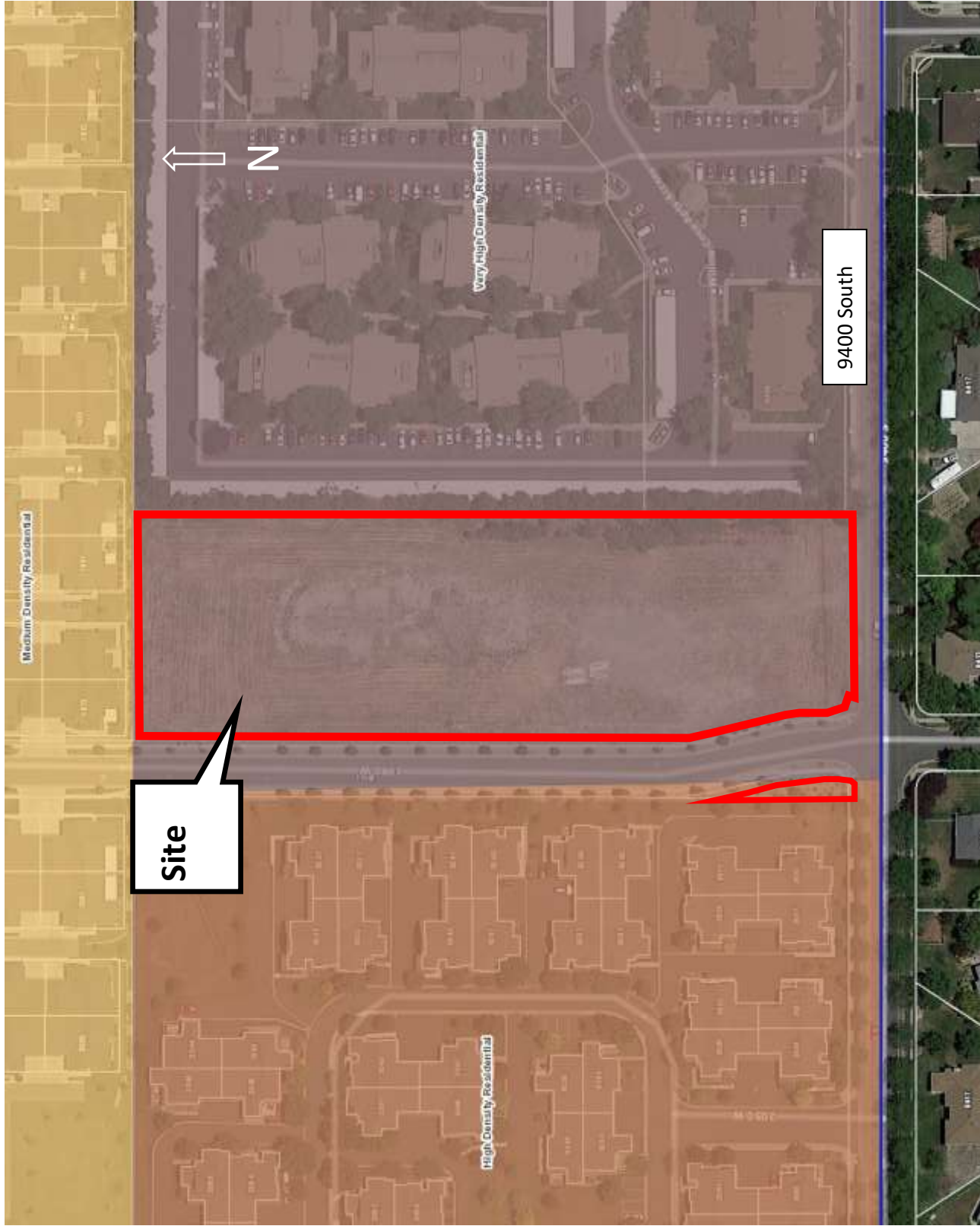
Public Facilities - The Engineering Department has determined that the City will have the ability to service the property with water, sewer, streets and storm drainage. The Police and Fire Departments will review any proposed developments to ensure full serviceability.

VII. CONCLUSION:

The preliminary development plan will meet zoning requirements of the 2009 City Code, Engineering and Fire Department requirements and is consistent with the goals and objectives of the General Plan once all the redline comments from each department and the conditions of approval have been met.

VIII. ATTACHMENTS:

- Exhibit A – Vicinity Map
- Exhibit B – Future Land Use Map
- Exhibit C – Zoning Map
- Exhibit D – Preliminary Development Plan
- Exhibit E – Design Review Committee Meeting Minutes
- Exhibit F – Application
- Exhibit G – Draft Planning Commission Minutes



Future Land Use Map

Exhibit B



Exhibit C Zoning Map

Preliminary Development Plan
(embedded electronically)

Exhibit D Preliminary Development Plan

West Jordan Senior Living; 1978 West 9400 South; R-3-20 (SHO) Zone

Ray McCandless said this is similar to the senior communities in the area. The attached single family will be configured in three and four-plex units with a total of 23 homes. The design includes dormers, brickwork, and a variety of materials. The access is from three driveways on 1980 West. All of the property will be common open space, excluding each building footprint that will be separately owned. A walkway and three pavilions on the east side of the project are shown. Stamped concrete is along the drive and in the driveways.

The checklist was reviewed. It is in line with the surrounding communities, vehicle circulation isn't an issue, there is pedestrian connection, and street lighting is on 1980 West. The open space requirement is 40%, which is shown in their calculation worksheet. Landscaping is all common area and will be maintained by an HOA.

MOTION: Pamela Bloom moved to forward a positive recommendation for West Jordan Senior Living to the planning commission. The motion was seconded by Spencer Hancock and passed 3-0 in favor. Eric Plath was absent.



Development Services Application

Major Subdivision #23452 8000 South Redwood Road, 2nd Floor, South
Site Plan & DRC #23453 801-568-5180
Dev. Plan #23454 COA@westjordan.utah.gov

Property:

Sidwell/Parcel # from SL Cnty: 2703-351-015 Acreage 2.98 Lots: 2

Approximate Street Address: 1978 West 9400 South

Project Name: West Jordan Senior Living

Project Location: 1980 West 9400 South

Type of Application:

☐ Concept ☒ Preliminary ☒ Final

- | | | |
|---|---|---|
| ☐ Agreement | ☒ Site Plan | ☐ Temporary Use Permit |
| ☐ Conditional Use Permit | ☐ Site Plan Amended | ☐ Zone Change |
| ☒ Design Review Committee | ☒ Subdivision Major | ☐ Planned Community |
| ☒ Development Plan | ☐ Subdivision Minor | |
| ☐ General Land Use Amendment | ☐ Subdivision Amended | |
| ☐ Other: | | |

Applicant: Gary Howard Company: HPI Home LLC

Address: 4505 Redwood Road

City: South Jordan State: UT Zip: 84095

Phone: 801-251-8950 Cell: 801-518-8440

Email: Tim@hpihome.com

Consultant: Jason Peterson - Wilding Engineering

Address: 14721 S Hervey Court Wg

City: Bluffdale State: UT Zip: 84005

Phone: 801-553-1112 Cell: 801-867-1300

Email: j.peterson@wildingengineering.com

** Property Owner(s):

Name: HPI Home LLC

Address: 4505 Redwood Road

City: South Jordan State: UT Zip: 84095

Phone: 801-251-8950 Cell: 801-518-8440

Email: Tim@hpihome.com

Name: 1992 West Property LLC

Address: 124 East 2200 North

City: Dehi State: UT Zip: 84043

Phone: Cell: 801-400-5095

Email: Thom@west203@yahoo.com

** Applicant must identify as a "Property Owner", all holders of any legal title to the Property; if necessary, attach additional page(s) to this Application to identify additional Property Owners.

2019

Application

Exhibit F

1. **Pura Vita Senior Housing; 1978 West 9400 South; Preliminary Subdivision Plat, Preliminary Site Plan (23 units and 2 parcels on 3.139 acres), and Preliminary Development Plan; R-3-20 (SHO) Zone; HPI Land, LLC/Gary Howland, Tina Franco (applicant) [#23452, 23453, 23454; parcels 27-03-351-012, 013]**

Gary Howland, applicant, said the original approval was for 60 senior living apartments. Covid-19 made them take another look at the project. They felt that a 60-unit senior apartment complex would potentially expose these seniors to each other and to Covid-19. The new product is more in line with what the neighbors wanted from the start. They are excited about the project.

Tina Franco, applicant, said the 23-unit project will develop starting with three model units on 9800 South. Each unit will have two bedrooms and two full bathrooms. There is an option to have either a full bedroom and a den on the first floor with a basement bedroom and bathroom or to have both bedrooms on the main floor. The homes will be about 1560 square feet on each level. The plan is to use shaker and vertical ~~hardi-board~~ hardi-board with light colored stone and bronze colored metal facia. The amenities include a walkway around the property, pickleball courts and a picnic area with tables, pagoda, and grill. There will be stormwater chambers in the driveway areas.

Ray McCandless said the new plan is for 23 units of senior housing. The R-3-20 zone allows for up to 20 units per acre, so this will be a good improvement to the area. He reviewed the layout. Three drive approaches will serve as access from 1980 West. Each unit will have an attached two-car garage with 22 feet of driveway length, so there should be plenty of guest parking. The product is very similar to the developments to the north and west.

Staff recommended that the Planning Commission approve the Preliminary Site Plan and Preliminary Subdivision Plat subject to the conditions listed below and forward a favorable recommendation to the City Council to approve the Preliminary Development Plan as discussed in the staff report.

1. The preliminary subdivision shall remain valid for one year following the date of approval (14-3-8).
2. The proposed subdivision plat shall meet all applicable Zoning Ordinance requirements.
3. The development must meet all requirements of the Engineering and Fire Departments.
4. Approval of a Final Site Plan shall become null and void if development does not commence within two (2) years of final site plan approval.
5. The development must comply with the Occupancy Restrictions as stated in City Code, Section 13-6H-6.

Trish Hatch opened the public hearing.

Paul Brockbank, West Jordan Fire Marshal, noted for the record that each home will be installed with fire sprinklers to meet the exception of having a dead-end roadway longer than 150 feet.

Further public comment was closed at this point for this item.

MOTION: **Kent Shelton moved to approve the Preliminary Site Plan and Preliminary Subdivision Plat subject to the conditions 1 through 5 listed in the report and forward a favorable recommendation to the City Council to approve the Preliminary Development Plan as discussed in the staff report. The motion was seconded by Pamela Bloom and passed 7-0 in favor.**

NB a - Pura Vita Senior Housing

Final Audit Report

2021-09-16

Created:	2021-09-14
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAU2ZH3DAd_tmw641OankIirbzMVXUDwK

"NB a - Pura Vita Senior Housing" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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