



Provo City Planning Commission Administrative Hearing

Report of Action

October 04, 2023

Item 1 Veritas Architecture and Design requests Project Plan approval for a new drive-through only coffee shop in the SC3 (Regional Shopping Center) Zone, located at approximately 2298 N University Parkway. Carterville Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20230156

The following action was taken on the above described item by an Administrative Hearing Officer, acting on behalf of the Provo City Planning Commission, on: October 04, 2023.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Aaron Ardmore

Includes facts of the case, analysis, and conclusions outlined in the Staff Report, with any changes noted. Administrative Hearing Officer determination is consistent with the Staff analysis and determination.

Conditions of Approval

1. CRC comments need to be addressed and final approval given.
2. DRC approval is received.

APPROVED/RECOMMENDED OCCUPANCY

- Standard Land Use Code 5811 (Coffee Shop)

APPROVED/RECOMMENDED PARKING

- 8 Total parking stalls required.
- 8 Total parking stalls provided.
- 2 short- and 2 long-term bike parking stalls required and provided.

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.
- The Design Review Committee continued the item to allow for changes to be made to the materials.

NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.

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 comments were made by the public.

APPLICANT RESPONSE

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

- No comments were made by the applicant.

HEARING OFFICER DISCUSSION

Key points discussed by the Planning Commission included the following:

- The hearing officer reviewed the staff report and was present at the Design Review Committee (DRC) meeting and could see that the updated plans were in line with the required changes. He approved the PPA with conditions that the remaining CRC items are addressed, and that the DRC review the updated plans and give final approval.



Administrative Hearing Officer



Development Services Director

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report for further detailed information. The Staff Report is a part of the record of the decision of this item.

Administrative decisions **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Hearing Officer'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