

RESOLUTION NO. PC-2024-0007

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL AMEND ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM REZONING THE PROPERTY LOCATED GENERALLY AT 519 SOUTH GENEVA ROAD FROM THE R20 ZONE TO THE C2 ZONE (APPROXIMATELY 3.49 ACRES)

WHEREAS on October 17, 2023, Jonathan Holdaway filed an application with the City of Orem requesting the Planning Commission recommend the City Council amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 519 South Geneva Road from the R20 zone to the C2 zone (approximately 3.49 acres); and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on February 7, 2024; and

WHEREAS one hundred (100) notices were mailed to the property owners within 500 feet of the property; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

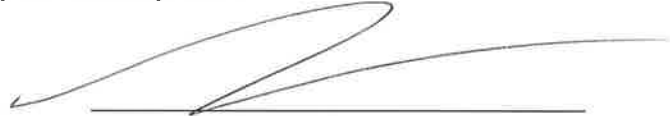
BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request is in the best interest of the City.
2. The Planning Commission hereby recommends the City Council amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 519 South Geneva Road from the R20 zone to the C2 zone (approximately 3.49 acres), as shown in Exhibit "A", which is attached hereto and incorporated herein by reference.
3. This resolution shall take effect immediately upon passage.

4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.

5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 7<sup>th</sup> day of February 2024.



CITY OF OREM, by  
Madeline Komen, Chair

ATTEST:



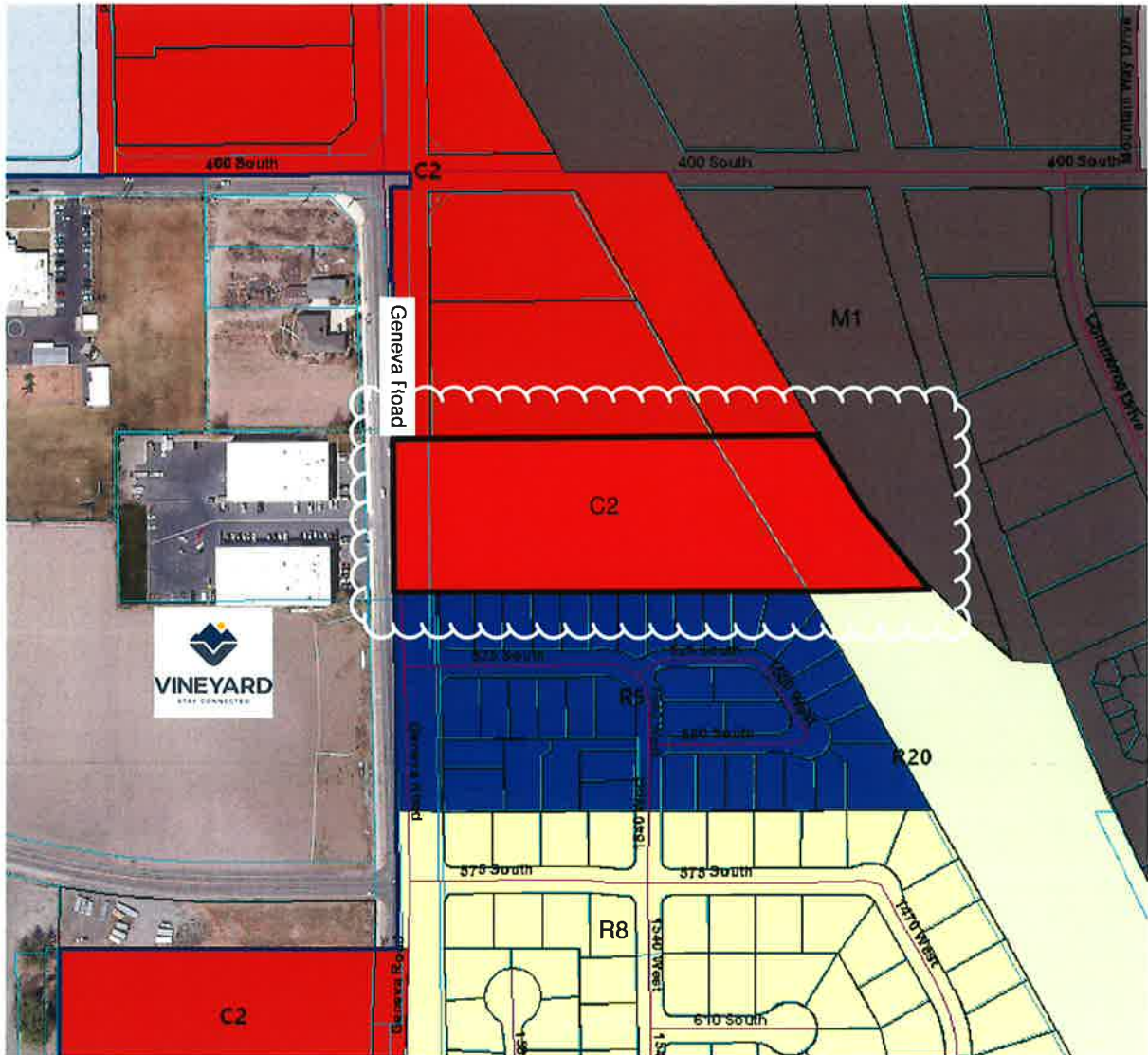
Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION  
MEMBER

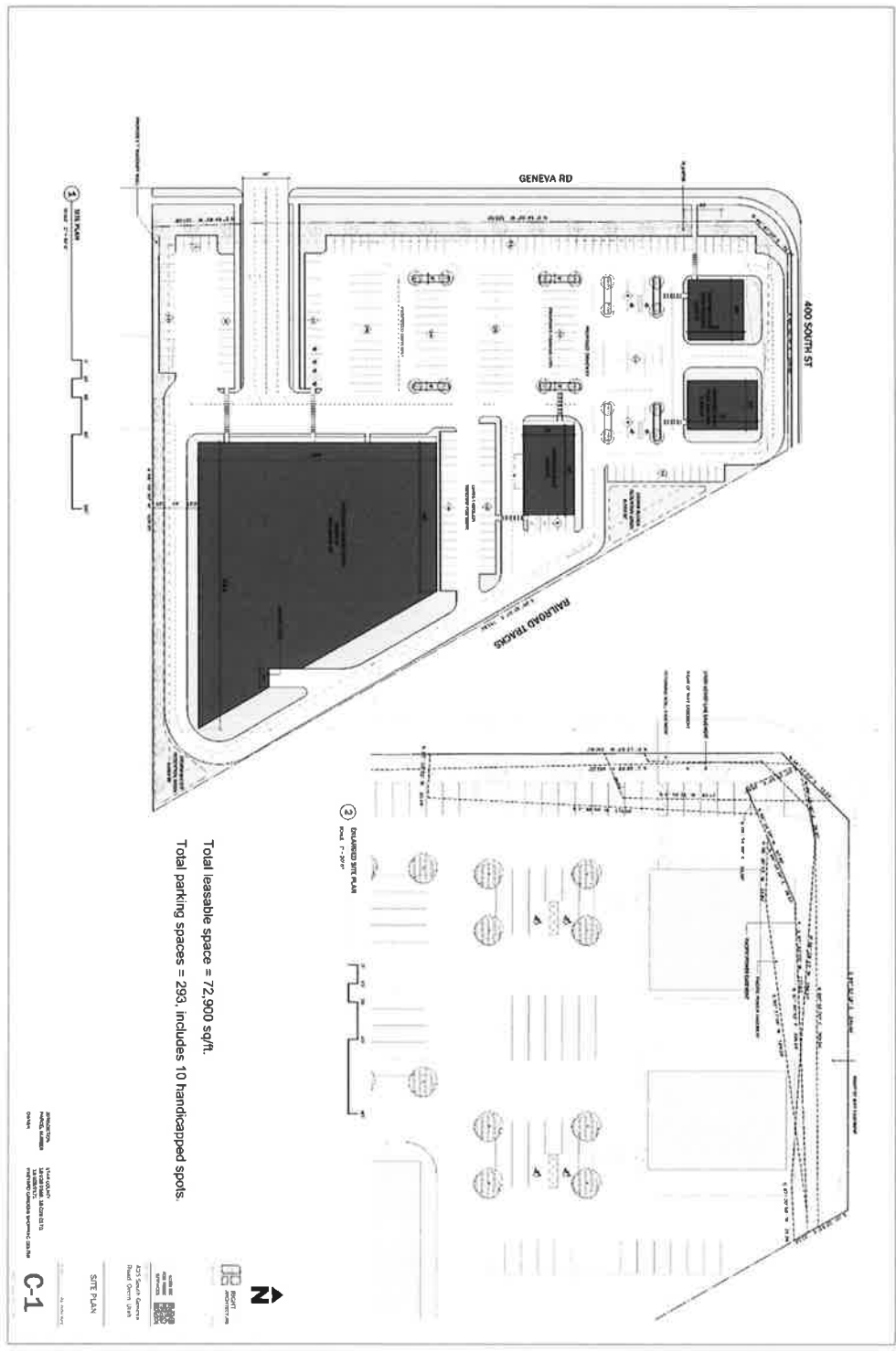
AYE      NAY      ABSTAIN      ABSENT

Mike Carpenter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerald Crismon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Hawkes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Helena Kleinlein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Murray Low	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Haysam Sakar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exhibit "A"



# Concept Plan

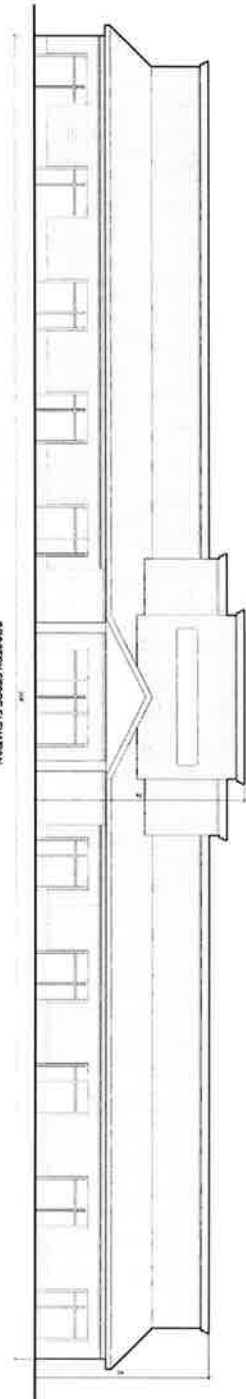


Total leasable space = 72,900 sq/ft.  
 Total parking spaces = 299, includes 10 handicapped spots.

PROPOSITION: **C-1**  
 PROJECT: **400 SOUTH ST**  
 ADDRESS: **400 South Geneva Road, Geneva, NY**

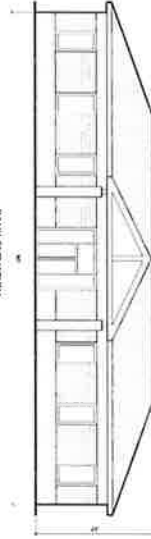
**PR**  
 PROJECT REVIEW  
 400 South Geneva Road, Geneva, NY  
 585.454.1234  
 www.prcorp.com

# Concept Elevations



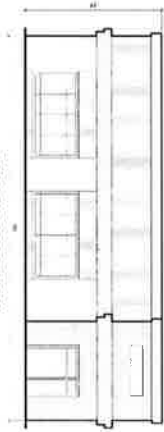
GROCERY STORE ELEVATION

Grocery store front will have stone facing surrounding entry doors.  
 Windows and doors will be metal framed.  
 Rest of front facing and parapet will be stucco.  
 Front roof will be metal sheeting.  
 Side and rear walls will be masonry.



BANK ELEVATION

Bank will have lower walls and columns made with stone facing.  
 Windows and doors will be metal framed.  
 Walls above stone facing will be brick.  
 Roof will be metal sheeting.



TYPICAL FAST FOOD ELEVATION

Fast food restaurants will have stucco walls.  
 Windows and doors will be metal framed.



435 South Denver  
 Aurora, CO 80014

ELEVATIONS

C-2