

Provo City Planning Commission

Report of Action

January 14, 2026

***ITEM 4** Andrade Christensen requests a Zone Map Amendment from the A1.5 (Agricultural) and RA (Residential Agricultural) Zones to the CG (General Commercial) and VLDR (Very Low Density Residential) Zones to develop a 4.17-acre mixed-use development, located approximately at 1560 South and 1100 West. Lakewood Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.gov PLRZ20250028

The following action was taken by the Planning Commission on the above described item at its regular meeting of January 14, 2026:

RECOMMEND APPROVAL

On a vote of 8:1, the Planning Commission approved the above noted application.

Motion By: Joel Temple

Second By: Matt Wheelwright

Votes in Favor of Motion: Joel Temple, Jon Lyons, Jonathon Hill, Barbara DeSoto, Melissa Kendall, Lisa Jensen, Matt Wheelwright, Anne Allen

Votes Against the Motion: Daniel Gonzales

Jonathon Hill 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.

RELATED ACTIONS

Planning Commission approved the associated concept plan (Item 3, 1/14/26 agenda, PLCP20250025)

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the VLDR and CG Zone is described in the attached Exhibit A.

APPROVED/RECOMMENDED OCCUPANCY

- 2 Total Residential Units
- Type of occupancy approved: Family

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. Staff addressed Planning Commission questions regarding surrounding uses, potential adjacent development, parking numbers, and traffic.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.
- Traffic study may be required with future stages of approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/19/2025.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was present /addressed the Planning Commission during the public 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:

- Brooke Barnes (neighborhood program representative) presented the results of the February 2025 meeting. She illustrated that there were concerns about multiple small buildings, increased crime, and traffic; but that the majority of the people in the meeting supported this proposal.

APPLICANT RESPONSE

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

- Andrade Christensen responded to concerns and questions from the Planning Commission, noting that there aren't any specific users lined up for this project but that there is a lot of interest, especially with a gas station.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Lisa Jensen asked if the zone boundaries could adjust, if the site layout could change, and when traffic studies and specific plans would come back.
- Matt Wheelwright noted that this is not a "walkable" area of the city, but that design and architecture should be carefully thought of and reviewed to make sure the area gets a nice product. He is supportive of the proposal because it could bring commercial uses to an area that desires them.
- The Commission discussed the advantages of commercial use at this location near the airport and sports park.
- Daniel Gonzales noted that he would look for the entire site to be commercial zoned.
- Joel Temple desired that the project plans to follow the zone change decision should provide a better layout and mix of the proposed uses.
- Commission discussed the gradient of intensity from north to south on the lot is good and will depend on a lot of vehicle traffic that passes through.
- Commissioners discussed alternatives with design and uses for the applicant and Council to consider.
- A straw poll to recommend a larger residential zone portion of the proposal to the Council was made but received only two in favor so was not included in the motion.



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 Development Services Department, 445 W Center Street, 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

EXHIBIT A

RESIDENTIAL LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED S88°50'23"W 665.63 FEET ALONG THE SECTION LINE AND SOUTH 1559.96 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°46'28"E 119.56 FEET; THENCE S00°48'47"E 120.50 FEET; THENCE WEST 121.27 FEET; THENCE NORTH 120.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.33 ACRES.

COMMERCIAL LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED S88°50'23"W 665.63 FEET ALONG THE SECTION LINE AND SOUTH 1679.97 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 121.27 FEET; THENCE S00°48'47"E 80.82 FEET; THENCE S89°39'14"E 105.86 FEET; THENCE S00°22'02"W 682.52 FEET; THENCE N76°40'00"W 231.98 FEET; THENCE N33°47'58"W 14.69 FEET; THENCE NORTH 66.82 FEET; THENCE N03°39'20"W 78.42 FEET; THENCE NORTH 466.95 FEET; THENCE N45°00'00"E 21.21 FEET; THENCE NORTH 71.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.84 ACRES.