



Provo City Planning Commission Administrative Hearing

Report of Action

Item 1 Kaylyn Brough requests Project Plan approval for remodel of existing commercial space for a Starbucks coffee shop with a drive-up window, located at 979 S University Ave in the Regional Commercial (SC3) zone. East Bay Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20200146

The following action was taken by the Administrative Hearing Officer on the above described item at its regular meeting on July 1, 2020:

APPROVED

Brian Maxfield was the Hearing Officer.

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

APPROVED/RECOMMENDED OCCUPANCY

Land Use Code #5810 – Eating places and restaurants

APPROVED/RECOMMENDED PARKING

23 stalls are required. Plans show 29 stalls available.

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

- CRC has approved this application.

NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

- No comments were made during public comment.

APPLICANT RESPONSE

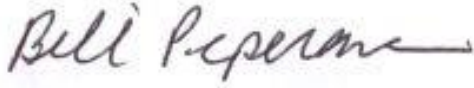
Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant agreed with the staff report and had no additional comments to make.

HEARING OFFICER DISCUSSION

The hearing officer has reviewed the staff report and found that the proposed project complies with Provo City Code.



Hearing Officer



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 Hearing Officer 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 Community and Neighborhood Services Department, 330 West 100 South, 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