

Provo City Planning Commission

# Report of Action

September 22, 2021

Item 1 Dudley and Associates request Project Plan approval for reuse of commercial buildings, located at 5600 N University Ave, with additional parking and landscaping, in the General Commercial (CG) zone. Riverbottoms Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.utah.gov PLPPA20210270

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The following action was taken by the Planning Commission on the above-described item at its regular meeting of September 22, 2021:

## APPROVED WITH CONDITIONS

On a vote of 5:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. The Development Agreement from the rezone is recorded.
2. The remaining comments from CRC are addressed and approval from CRC received.

Motion By: Lisa Jensen

Second By: Robert Knudsen

Votes in Favor of Motion: Lisa Jensen, Robert Knudsen, Ally Jones, Daniel Gonzales, Laurie Urquiaga

Laurie Urquiaga was present as Vice-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.

**APPROVED/RECOMMENDED OCCUPANCY**

\*Standard Land Use Code 5810 and 5990

**APPROVED/RECOMMENDED PARKING**

\*124 Total parking stalls required

\*126 Total parking stalls 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 for final approval of this application.

**NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held for the rezone and concept plan for this property.

### NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood 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:

- The neighborhood chair said that the neighborhood has met about this redevelopment before, and they are excited to see the improvements that will be made to the site.

### APPLICANT RESPONSE

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

- The applicant stated that she has the deed from the County for the parcel of land between University Avenue and her property.
- All the suites will have access to restroom facilities within the building.
- There is not a second level that would be for occupancy, it is for screening the view to mechanical equipment on the roof.

### PLANNING COMMISSION DISCUSSION

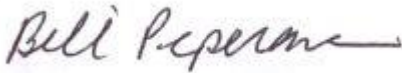
Key points discussed by the Planning Commission included the following:

- Parking lot landscaping still needs to be addressed as part of the CRC review as noted by staff.
- New buildings will need to be checked for compliance with Provo River setback.
- The improvements to this site will be a good addition to University Avenue and entrance into the city.



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Planning Commission Acting Chair



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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 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