



Provo City Planning Commission

# Report of Action

September 28, 2022

Item #5 Craig Peterson requests Project Plan approval for student housing, located at 891 N 900 E in the Campus Mixed Use zone. Joaquin Neighborhood. Javin Weaver (801) 852-6413 [jweaver@provo.org](mailto:jweaver@provo.org)  
PLPPA20200362

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The following action was taken by the Planning Commission on the above-described item at its regular meeting of September 28, 2022:

## APPROVED WITH CONDITIONS

On a vote of 6:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval: That the Brickyard, Plat A Subdivision (PLFSUB20210337) be recorded at Utah County.

Motion By: Melissa Kendall

Second By: Robert Knudsen

Votes in Favor of Motion: Lisa Jensen, Raleen Wahlin, Melissa Kendall, Andrew South, Robert Knudsen, and Jeff Whitlock

*Lisa Jensen* 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.
- New findings stated as basis of action taken by the Planning Commission or recommendation to the Municipal Council; Planning Commission determination is not generally consistent with the Staff analysis and determination.

### **RELATED ACTIONS**

Design Review Committee approved the design of the project on September 22, 2022.

### **APPROVED/RECOMMENDED OCCUPANCY**

Total number of units: 159

Total number of beds: 284

Type of occupancy approved: Baching

### **APPROVED/RECOMMENDED PARKING**

Total parking stalls required: 259

Total parking stalls provided: 259

Required parking stalls per unit: .80 per bed and 0.20 per unit.

Total number of long-term bike parking: 162  
Total number of short-term bike parking: 112

### **DEVELOPMENT AGREEMENT**

- Does not apply at this stage of review or approval.

### **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.

- The use is permitted in the Campus Mixed-Use (CMU) Zone.
- This use aligns with the Joaquin Neighborhood Plan.
- The project meets all the Provo City Code requirements from the CMU zone.
- The applicant has not asked for any reductions of the code requirements.
- The applicant contacted the neighborhood chair when the project was submitted to Provo City and it was decided that no meeting would be required.
- No neighborhood meeting is required when the land use zone already allows for the use.

### **CITY DEPARTMENTAL ISSUES**

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

### **NEIGHBORHOOD MEETING DATE**

- The Neighborhood Chair determined that a neighborhood meeting would not be required.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood Chair (Leo Lines) was present /addressed the Planning Commission during the public hearing.
- Lines said that the building was massive, parking was not adequate, and there was no neighborhood meeting.
- A letter was submitted to Development Services from Hannah Dixon who expressed concerned about parking at the project and the surrounding area.

### **CONCERNS RAISED BY PUBLIC**

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission.

### **APPLICANT RESPONSE**

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

- Craig Paterson discussed building height, affordability, amenities, ingress and egress of the structure, and the exterior design of the project.

### **PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Melissa Kendall asked about the setbacks and was informed that the CMU Zone has a required setback.
- Jeff Whitlock thought the increase of beds next to the University was a good thing for the area.
- Lisa Jensen was pleased with the parking requirement being met and no reduction being proposed.
- Lisa Jensen was impressed how this developer met all of the requirements of the CMU Zone. She noted the quality of a project can come from meeting said requirements.



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Planning Commission 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