



**Planning Commission
Staff Report
Project Plan Approval
Hearing Date: December 14, 2016**

ITEM 2 Thomas Taylor requests Project Plan Approval to remodel the existing building located at 410 South University Avenue in the ITOD Zone. ***Downtown Neighborhood.*** 16-0025PPA, Robert Mills, 801-852-6407

<p>Applicant: Thomas Taylor Staff Coordinator: Robert Mills Property Owner: Provo Nonprofit Housing Development Corp. Parcel ID#: 40210020 Current Zone: ITOD Proposed Zone: N/A General Plan Des.: TOD Acreage: 1.83 Number of Properties: 1 Number of Lots: 1 Council Action Required: No</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is January 11, 2016, 5:30 p.m.</i></p> <p>2. Deny the requested Project Plan. <i>This action <u>would be inconsistent</u> with the recommendations of the Staff Report. Additional findings to support the decision to deny should be provided by the Planning Commission.</i></p>	<p>Current Legal Use: Land uses listed in the Interim Transit Oriented Development (ITOD) 14.23.020 of the Provo City Code.</p> <p>Relevant History: A portion of the existing structure on the site is currently occupied by a furniture store. A separate portion of the site was used for automotive repair. There are plans currently under review by the City to subdivide this parcel into two lots (16-0035SF).</p> <p>Neighborhood Issues: A neighborhood meeting was held on December 1, 2016. Concerns regarding adequate parking were discussed.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">- A Conditional Use Permit (CUP) is required to allow new principal uses over 2,500 square feet and to hold public and private events.- Off-street parking. <p>Staff Recommendation: Move to grant Project Plan Approval for the proposed remodel of the existing building to allow new office space, event space, and three “live-work” residential units and associated parking with the following conditions:</p> <ol style="list-style-type: none">1. Prior to building permit approval, the applicant shall do one or a combination of the following:<ol style="list-style-type: none">a. Provide a Parking Count Justification Study, as outlined in Section 14.37.050(3) of the Provo City Code, for review and approval by the Community Development Department, which details the number of
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	<p>parking stalls required for the proposed uses based on calculated usage.</p> <ol style="list-style-type: none"><li data-bbox="899 415 1542 596">b. Provide an additional eight (8) parking stalls either on the site or through a parking agreement with the adjacent property owner to accommodate the required parking spaces.<li data-bbox="805 600 1542 814">2. Prior to building permit approval, the applicant shall submit a revised site plan which includes incorporation of the Downtown Streetscape Standards and designates three (3) parking stalls for the three (3) “live-work” units and one (1) visitor space.<li data-bbox="805 819 1542 886">3. Prior to building permit approval, final approval shall be obtained from CRC.
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OVERVIEW

The applicant, Thomas Taylor, requests Project Plan Approval to remodel the existing building from a furniture store and former automotive repair shop into office space, video production areas, and an event space.

The proposed remodel will not involve the addition of any new structures, only interior remodel and reconfiguration of existing spaces. The building will be updated and improved to allow the proposed uses listed above. It is anticipated that the facility will become a resource to the video and film production industry in Provo and the greater Utah County region.

FINDINGS OF FACT

1. The existing building is within the ITOD Zone.
2. The existing building complies with the standards of the ITOD Zone with the exception of lacking the minimum number of parking stalls.
3. The proposed uses within the building are permitted with the approval of a CUP, which is being processed concurrently. The CUP will address parking details.
4. Properties to the north are primarily within the General Downtown (DT1) Zone, whereas properties to the east and west are mainly in the DT1 Zone and then properties to the south are primarily in the ITOD zone.
5. The applicant presented the project to the Design Review Committee who approved the design, provided the applicant send final exterior plans, including colors, to Community Development staff for final approval.

6. The site is within the area subject to the Provo City Downtown Streetscape Standards; however, the site plan does not reflect the subject standards.

STAFF ANALYSIS

The proposed project meets the requirements of the ITOD Zone with the exception of parking. While the parking situation will be discussed in the CUP staff report, it is important to note here that, neighbors came to the neighborhood meeting held onsite and expressed concerns about potential parking issues if off-street parking is insufficient for the use.

The following table illustrates the parking requirements as well as the parking ratios and available off-street parking stalls for the site.

Proposed Use	Parking Ratio	Units/ Square Feet	Parking Stalls Required	Parking Reduction (50%)	Total Parking Stalls Required
“Live-work” Units	1.75:1 unit + 0.25:1 unit (for visitors)	3 units	7	3.5	4
Assembly Area and Office Space	1:250 sq. ft.	3,557+16,636=20,193	80.772	40.386	41
Total					45

The building is an existing structure that is will be remodeled to accommodate a niche industry that is fast becoming an integral part of the economic viability of the region. It is reasonable to allow the 50 percent (50%) parking reduction because there are no structural changes or additions proposed for the building. The proposed project does include three (3) residential units; however, those are intended to be “live-work” units geared toward individuals who would likely work and reside on the premises. The rest of the building would be for commercial use and will likely not have the same type of parking impact as a building of similar size which consists entirely of residential units.

The site only includes 37 off-street parking stalls; however, based on square footage and unit size, the parking requirement for the lot is 45, a deficiency of 8 stalls. It would

seem reasonable to reduce the total number of stalls required if the applicant can provide a Parking Count Justification Study, as noted in Section 14.37.050(3) of the Provo City Code, relating to a Reduction in Off-street Parking Requirements. Otherwise, the applicant will need to provide an additional eight (8) parking spaces either on the site or through an agreement with the adjacent property owner. This should be incorporated as a condition of approval.

CONCLUSIONS

The proposed project is consistent with the purpose and intent of the ITOD Zone. The proposed project is consistent with the requirements of the ITOD Zone with the exception of the required number of off-street parking spaces and the Downtown Streetscape Standards. However, it would seem that the applicant could provide solutions for these issues prior to building permit approval.

STAFF RECOMMENDATION

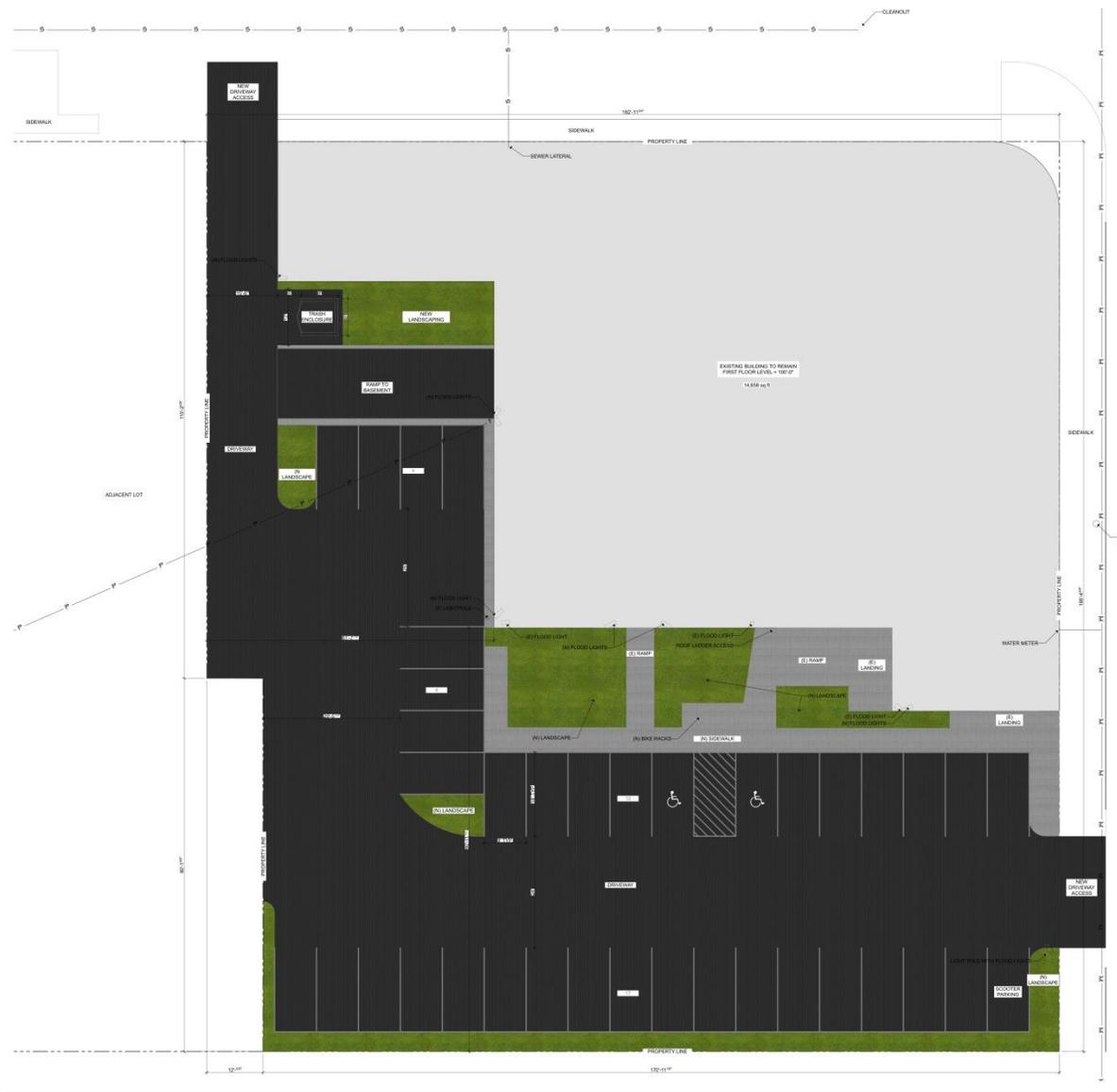
Move to grant Project Plant Approval for the proposed remodel of the existing building to allow new office space, event space, and three “live-work” residential units and associated parking with the following conditions:

1. Prior to building permit approval, the applicant shall do one or a combination of the following:
 - a. Provide a Parking Count Justification Study, as outlined in Section 14.37.050(3) of the Provo City Code, for review and approval by the Community Development Department, which details the number of parking stalls required for the proposed uses based on calculated usage.
 - b. Provide an additional eight (8) parking stalls either on the site or through a parking agreement with the adjacent property owner to accommodate the required parking spaces.
2. Prior to building permit approval, the applicant shall submit a revised site plan which includes incorporation of the Downtown Streetscape Standards and designates three (3) parking stalls for the three (3) “live-work” units and one (1) visitor space.
3. Prior to building permit approval, final approval shall be obtained from CRC.

ATTACHMENTS

1. Site Plan
2. Floor Plan

ATTACHMENT 1 – SITE PLAN



ATTACHMENT 2 – FLOOR PLAN

