



**Planning Commission
Staff Report
Street Vacation
Hearing Date: March 22, 2017**

ITEM 4* Ken Menlove requests Street Vacation of 1780 South running west from Industrial Parkway to facilitate development of self-storage units on 4.79 acres of land in the Planned Industrial Commercial Zone. **East Bay Neighborhood.** 16-0002SV, Robert Mills, 801-852-6407

Applicant: Ken Menlove on behalf of Ratingen Holdings
Staff Coordinator: Robert Mills
Property Owner: Provo City
Parcel ID#: 384130008
Current Zone: PIC
General Plan Des.: Industrial
Acreage: 0.56
Number of Properties: N/A
Number of Lots: N/A
Total Building Sq. Ft.: N/A
Related Files: 16-0016PPA and 16-0040SF
Development Agreement Proffered: No
*Council Action Required: Yes

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is April 12, 2017, 5:30 p.m.*
2. **Recommend Denial** of the proposed Street Vacation. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*

Current Legal Use: The existing public right-of way is being used for vehicle and pedestrian transportation.

Relevant History:

A final subdivision plat was approved in August 2006 to allow the creation of five parcels and a cul-de-sac. The lots have remained vacant since that time.

Neighborhood Issues:

No neighborhood meeting was held and staff has not been contacted with any concerns.

Summary of Key Issues:

Vacation of street (1780 South) will allow for the better utilization of the site for a self-storage facility. All parcels are owned by the same owner.

Staff Recommendation:

Forward a positive recommendation to the Municipal Council to approve the proposed Street Vacation subject to the following condition:

1. All remaining concerns detailed in the CRC comments shall be resolved prior to recording.

OVERVIEW

The applicant is requesting approval of a street vacation of the street 1780 South to allow for construction of self-storage facility on the property. The vacation of 1780 South will allow for better site configuration and utilization. The applicant currently owns the five (5) parcels surrounding the cul-de-sac street of 1780 South.

GENERAL PLAN POLICIES

This proposed street vacation does not affect the goals of the General Plan.

FINDINGS OF FACT

1. The Coordinators Review Committee (CRC) has reviewed the plans. The Engineering Division of the Public Works Department has one final concern, which they are working on with the applicant.
2. The entirety of 1780 South Street will be vacated.
3. The vacation of 1780 South Street will not inhibit access to any existing businesses or residential developments.

CONCLUSIONS

This street vacation will allow the applicant to develop the property in a more uniform and effective manner. The applicant has met with the CRC as well as the Public Works Department to resolve any issues. The proposed street vacation will not negatively affect any surrounding properties. The development of the entire property will eliminate an existing cul-de-sac which does not provide any additional access points and inhibits the grid pattern of the City.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a positive recommendation to the Municipal Council for street and Public Utility Easement vacations for the area consisting of 1780 South Street and as shown in Attachment 2 and subject to the recommended Condition of Approval.

RECOMMENDED CONDITION OF APPROVAL

Prior to recording the revised plat, the applicant will comply with any outstanding concerns outlined by the CRC.

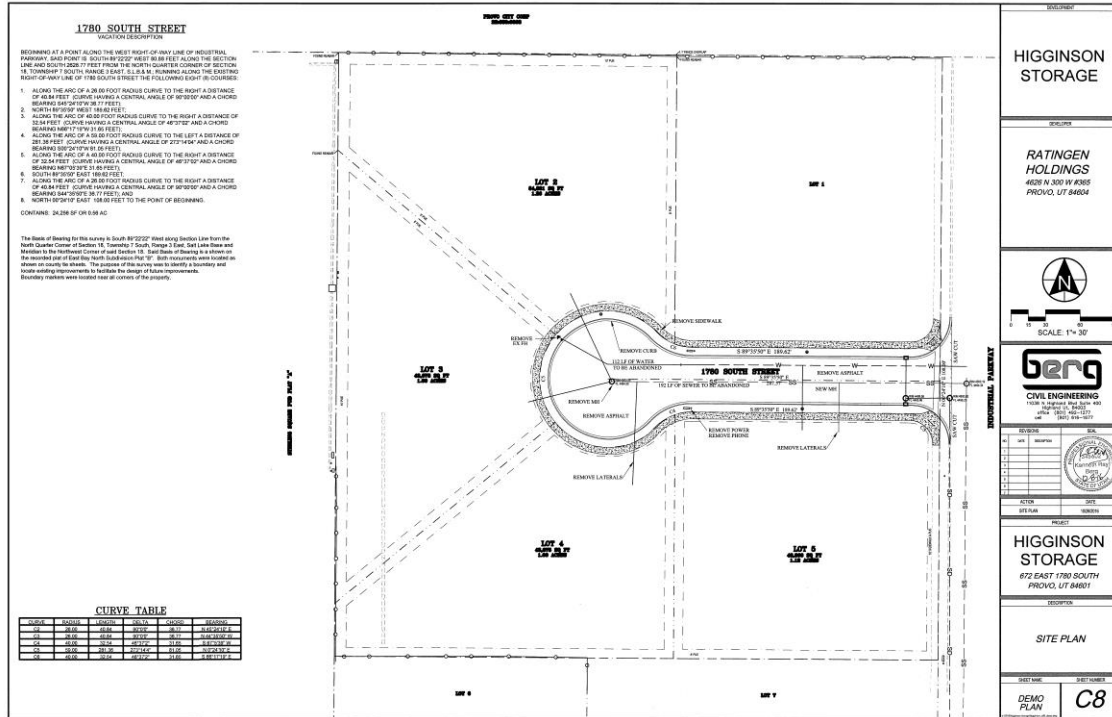
ATTACHMENTS

1. Project Location
2. Proposed Street Vacation
3. Proposed Project Site Plan

ATTACHMENT 1.



ATTACHMENT 2.



ATTACHMENT 3

