



**Planning Commission
Staff Report
Project Plan Approval
Hearing Date: March 22, 2017**

ITEM 5 Ken Menlove requests Project Plan Approval for self-storage units on 5.71 acres of land located at 1780 South Industrial Parkway in the Planned Industrial Commercial Zone. **East Bay Neighborhood.** 16-0016PPA, Robert Mills, 801-852-6407

Applicant: Ken Menlove
 Staff Coordinator: Robert Mills
 Property Owner: Ratingen Holdings
 Parcel ID#: 384130001, 384130002, 384130003, 384130004, 384130005
 Current Zone: PIC
 General Plan Des.: Industrial
 Acreage: 5.71
 Number of Properties: 5
 Number of Lots: 5
 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. **Deny** the requested Project Plan. *This action would be consistent with the recommendations of the Staff Report.*

Current Legal Use:
 Property is currently vacant.

Relevant History:
 A final subdivision was approved in August 2006 which divided the land into five lots; however, the lots have remained vacant since that time.

Neighborhood Issues:
 No neighborhood issues were reported to staff.

- Summary of Key Issues:**
1. The applicant is proposing to consolidate the site and vacate 1780 South Street in order to construct a self-storage facility consisting of 802 storage units, a 1,200 square-foot office, and seven (7) parking stalls.
 2. The applicant will also provide appropriate landscaping as required by the provisions of Provo City Code.

Staff Recommendation: Staff recommends the Planning Commission approve the Project Plan Application subject to the following conditions:

1. Approval of the Project Plan Application is contingent upon approval of the proposed 1780 South Street vacation application by the Municipal Council.
2. All outstanding concerns of the Coordinating Review Council (CRC) shall be resolved prior to building permit approval.

OVERVIEW

The applicant, representing Ratingen Holdings, requests approval of a Project Plan Application to allow construction of an 802-unit self-storage facility on the subject 5.71-

acre site. The site consists of 5 separate lots which are currently accessed via 1780 South Street, which is a cul-de-sac. The applicant is concurrently requesting approval of a street vacation application for 1780 South Street to allow better configuration of the site and improved functionality of the site.

The proposed self-storage facility will contain a range of unit sizes for rental. The self-storage facility will also provide landscaping consistent with the landscaping guidelines established for the PIC Zone as enumerated in Chapter 15.20 of the Provo City Code.

FINDINGS OF FACT

1. The proposed project is in the PIC Zone and the plan is consistent with the design standards of the PIC zone.
2. The proposed self-storage facility is a permitted use in the PIC Zone.
3. The proposed landscaping plan is consistent with the landscaping requirements of Chapter 15.20 of the Provo City Code.
4. Staff has not been made aware of any neighborhood concerns regarding this project or its proposed location.

CONCLUSIONS

The proposed self-storage facility is consistent with the intent of the PIC Zone and conforms to the code requirements of the applicable sections of the Provo City Code. In order to construct the self-storage facility as shown in the attached plans, a street vacation application of 1780 South Street must be approved by the Municipal Council. Staff has reviewed the application for street vacation of 1780 South Street and has recommended the Planning Commission forward a positive recommendation to the Municipal Council.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the Project Plan Application to allow an 802-unit self-storage facility on the subject site, subject to the following conditions of approval.

1. Approval of the Project Plan Application is contingent upon the Municipal Council's approval of a street vacation application for 1780 South Street.
2. All outstanding concerns of the Coordinating Review Council (CRC) shall be resolved prior to building permit approval.

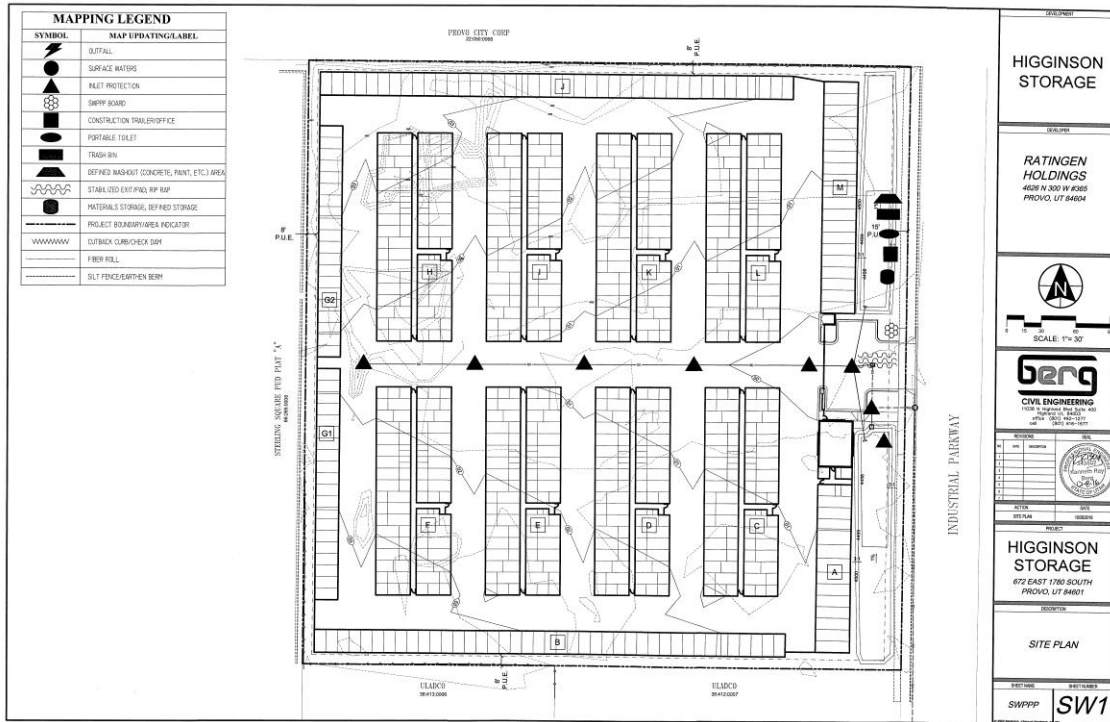
ATTACHMENTS

1. Location Map
2. Site Plan
3. Landscaping Plan
4. Street Vacation Plan

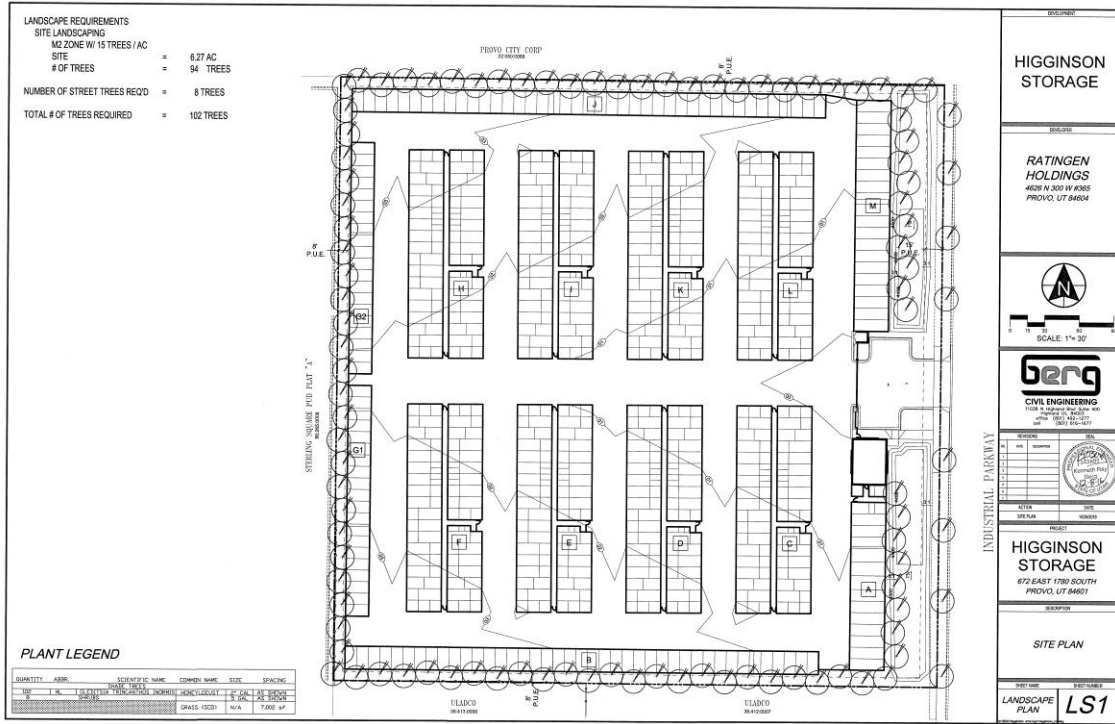
ATTACHMENT 1 – SITE PLAN



ATTACHMENT 2 – SITE PLAN



ATTACHMENT 3 – LANDSCAPE PLAN



ATTACHMENT – 4 STREET VACATION

