



Provo City Planning Commission

Report of Action

February 13, 2019

Item 6 Michael Wade requests Conditional Use approval for a reduction in required parking for a nonconforming commercial building, located at 485 E 600 N in the Residential Conservation (RC) Zone. Joaquin neighborhood. Austin Taylor (801) 852-6423
PLCUP20190032

The following action was taken by the Planning Commission on the above described item at its regular meeting of February 13, 2019

APPROVED

On a vote of 6:0, the Planning Commission approved the above noted application.

Motion By: Jamin Rowan

Second By: Shannon Ellsworth

Votes in Favor of Motion: Jamin Rowan, Shannon Ellsworth, Deborah Jensen, Robert Knudsen, Andrew Howard, Dave Anderson, Russel Phillips

Deborah Jensen was present as Chair.

The motion 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.

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

- Location of the request, zoning of the area, and historical use of the property
- Location's proximity to fixed transit stops, high-density housing, and BYU campus

CITY DEPARTMENTAL ISSUES

In an effort to make the site safer for pedestrians, the Public Works department recommended site additions such as curb extensions, ADA-approved crosswalks, and sidewalk restoration. All were included in the requirements for the conditional use permit.

NEIGHBORHOOD MEETING DATE

On February 5, the Joaquin Neighborhood held a special meeting on-site for the project. Michael Wade gave us a tour of the building and answered questions. The neighbors are happy to see the building being preserved and used for a restaurant. They are in favor of the conditional use permit.

NEIGHBORHOOD AND PUBLIC COMMENT

Celeste Kennard and Wayne Leavitt, Joaquin neighborhood chair and vice chair spoke in favor of the project. They mentioned that on-street parking is almost always full already on that block and they don't see this restaurant having a large impact on that.

CONCERNS RAISED BY PUBLIC

No concerns.

APPLICANT PRESENTATION AND RESPONSE

The applicant spoke of his vision for the project; turning it into a mini-food court with five small food providers and a general seating area inside and above the building.

PLANNING COMMISSION DISCUSSION

The Planning Commission asked for clarifications on the conditional use requirements. They also commented about how, because of the proximity to dense housing, the restaurant will have thousands of customers within a block or two. The restaurant should have an easy time bringing in customers with limited parking.



Planning Commission Chair



Director of Community Development

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 Development 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