



Provo City Planning Commission

# Report of Action

May 08, 2019

ITEM 1           Katie Kahler requests Project Plan approval for a Starbucks coffee shop located at 1158 N University Ave in the General Commercial (CG) Zone. Carterville neighborhood. Aaron Ardmore (801) 852-6404 PLPPA20190036

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The following action was taken by the Planning Commission on the above described item at its regular meeting of May 08, 2019:

## APPROVED

On a vote of 4:0, the Planning Commission approved the above noted application.

Motion By: Dave Anderson

Second By: Andrew Howard

Votes in Favor of Motion: Dave Anderson, Andrew Howard, Deborah Jensen, Russ Phillips

*Deborah 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.

### **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: Staff gave an overview of the proposal and purpose of the CUP request and justifications.

### **NEIGHBORHOOD MEETING DATE**

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

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

### **CONCERNS RAISED BY PUBLIC**

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Eric Davis (BYU Neighborhood Vice-Chair) raised concerns about the parking for the site.
- Beth Allgood commented that the parking for this project works, but parking in the area is a concern.

**APPLICANT RESPONSE**

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

- Katie Kahler described the site limitations with drainage and traffic circulation, and described justifications for the reduced parking with drive-thru traffic and pedestrian access.

**PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included the following:

- Planning Commission discussed parking ratios in code for the proposed use, and encouraged staff to review parking requirements for the City.
- Questions were raised on the placement of the building on the site, to which the applicant answered.
- Maintenance of the southwest corner adjacent to the property was determined to belong to the City, but that it shall be maintained by the property owners of the subject parcel; which was confirmed by David Day of Provo City Public Works.



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Planning Commission Chair



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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**