



Provo City Planning Commission

Report of Action

October 09, 2019

ITEM 8 McClean Properties LLC request Concept Plan approval for a new six-plex building on property located at 385 N 500 W in the Residential Conservation Zone. The Concept Plan approval is subject to a PRO Zone approval for the property. Dixon neighborhood. Brian Maxfield (801) 852-6429 PLCP20180294

The following action was taken by the Planning Commission on the above described item at its regular meeting of October 09, 2019:

APPROVE

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the above noted application, subject to approval of the related rezoning of the property to a PRO zone.

Motion By: Shannon Ellsworth

Second By: Maria Winden

Votes in Favor of Motion: Shannon Ellsworth, Maria Winden, Robert Knudsen, Andrew Howard, Laurie Urquiaga, Deborah Jensen

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.

RELATED ITEMS

This item is related to PLOTA20180292 – A proposed text amendment to establish the 500 West Medium-Density Mixed-Use PRO zone; and, PLRZ20180293 – The proposed rezoning of the subject property to the related PRO zone.

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:

- The proposed PRO zone would apply to a specific site that already has apartment units and an office building approved through former actions of the Planning Commission.
- The three main items in the proposed PRO Zone included: Limiting the office type uses allowed within the proposed zone to avoid future parking conflicts; an allowance for shared parking between the office and residential uses; and, not having a parking requirement for additional office parking as the amount of residential spaces would be sufficient for the office need during their business hours.

CITY DEPARTMENTAL ISSUES

None

NEIGHBORHOOD MEETING DATE

This item was discussed at two neighborhood meetings last Fall.

NEIGHBORHOOD AND PUBLIC COMMENT

Neither the Neighborhood Chair nor the general public spoke regarding this item.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission.

APPLICANT PRESENTATION AND RESPONSE

The applicant presented colored pictures of the site and the buildings, and supported what had been presented by staff.

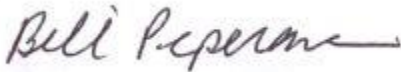
PLANNING COMMISSION DISCUSSION

The discussion by the Planning Commission included the following items related to the site plan:

- The Commission asked clarifying questions regarding the access to the site, including the right-in/right-out on 500 West, and the potential for any other access points such as the neighboring property to the south. Staff responded that a connecting access to the south would likely cause more issues as it would create a by-pass access for parents dropping children off at the school on the north side of the site.
- The Commission generally commented that they otherwise did not even realize the office building had approved apartments, and that given the existing nature of the site and its basically having a 20-year trial period, they did not believe the additional 6-unit building would have a large impact on the site.



Planning Commission Chair



Director of Development Services

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