



Provo City Planning Commission

Report of Action

September 23, 2020

*Item 2 Reid Family Limited Partnership requests a Zone Change from Residential Agricultural (RA) to General Commercial (CG) for approximately .5 acres located at 2022 W Center Street. Fort Utah Neighborhood. Brandon Larsen (801) 852-6408 jblarsen@provo.org PLRZ20200275

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 23, 2020:

RECOMMENDATION OF APPROVAL

On a vote of 7:0, the Planning Commission recommended approval of the above noted application.

Motion By: Brian Henrie

Second By: Deborah Jensen

Votes in Favor of Motion: Deborah Jensen, Ally Jones, Laurie Urquiaga, Lisa Jensen, Brian Henrie, Dave Anderson, and Robert Knudsen

Laurie Urquiaga was present and acted as Chair.

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED

The property to be rezoned to the General Commercial (CG) Zone is described in the attached Exhibit "A."

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 Staff's presentation to the Planning Commission included the following: Staff gave an overview of the proposal and staff recommendation as read in the Staff Report.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on September 3, 2020. Generally, no concerns were raised.

NEIGHBORHOOD AND PUBLIC COMMENT

- No comments or questions for this item were received from the public at this meeting.

APPLICANT RESPONSE

The following are key points the applicant made during the meeting:

- This is a straight-forward request; the current zoning is inappropriate.
- The property is neither a good location for residential nor agricultural use, but it is in a perfect place for a commercial development.
- The applicant would like to do a build-to-suit on the property and work to attract tenants.
- A quick lube, convenience store, or fast food restaurant would fit on the property.

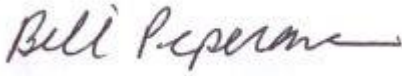
PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission typically does not like recommending approval of zone changes without having a concept plan to review, but this case appears to be an exception. It's logical that this corner should be zoned for commercial use.



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 Development Services 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

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED

COM S 1740.747 FT & W 60.72 FT FR W 1/4 COR. SEC. 2, T7S, R2E, SLB&M.; S 89 DEG 0' 0" E 100 FT;
N 1 DEG 0' 0" E 200 FT; N 89 DEG 0' 0" W 100 FT; S 1 DEG 0' 0" W 200 FT TO BEG. AREA 0.459 AC.

and

COM S 1739.12 FT & E 39.28 FT FR W 1/4 COR. SEC. 2, T7S, R2E, SLB&M.; N 1 DEG 0' 0" E 106.31 FT;
S 89 DEG 13' 8" E 15.35 FT; S 0 DEG 6' 39" E 106.07 FT; S 89 DEG 58' 0" W 17.42 FT TO BEG. AREA
0.040 AC.