

**ITEM # 1**     5600 N University, LLC requests Concept Plan approval for existing buildings to be converted to commercial uses, subject to approval of a proposed General Commercial (CG) zone change, located at 5600 N University Ave. Riverbottoms Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLCP20200279

<p><b>Applicant:</b> 5600 N University, LLC</p> <p><b>Staff Coordinator:</b> Dustin Wright</p> <p><b>Property Owner:</b> Q INVESTMENTS LLC</p> <p><b>Parcel ID#:</b> 20:014:0013 &amp; 20:014:0096</p> <p><b>Acreeage:</b> 3.8</p> <p><b>Number of Properties:</b> 2</p> <p><b>Council Action Required:</b> No</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <ol style="list-style-type: none"> <li>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is June 23, 2021, at 6:00 p.m.</i></li> <li>2. <b>Deny</b> the requested Concept Plan. <i>This action <u>would not be consistent with the recommendations of the Staff Report. The Planning Commission should <u>state new findings.</u></u></i></li> </ol>	<p><b><u>Current Legal Use:</u></b> Existing vacant buildings in the MP zone.</p> <p><b><u>Relevant History:</u></b> This property has been vacant, and the existing structures needed repairs. The applicant took design plans to the Design Review Committee and received approval to repair and improve the existing structures. Utah County owns a portion of land along the University Avenue frontage of this location. The applicant has been working on an agreement with the County to acquire this property or an access agreement.</p> <p><b><u>Neighborhood Issues:</u></b> A neighborhood meeting was held in September 2020 and this item has been placed on Open City Hall.</p> <p><b><u>Summary of Key Issues:</u></b></p> <ul style="list-style-type: none"> <li>• This property is located on the Provo-Orem border with a portion of the land to be used to serve the proposed development located in Orem City.</li> <li>• The street frontage on University Avenue is part of the Provo River trail.</li> <li>• The existing building along University Avenue is considered a non-conforming structure as it does not meet the front setback of the current or proposed zone.</li> <li>• Approval from Orem City was provided to staff for the parking lot in Orem.</li> </ul> <p><b><u>Staff Recommendation:</u></b> <b>Approve</b> the requested Concept Plan for existing buildings to be converted to commercial uses with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The Rezone is approved by the City Council.</li> <li>2. The easement or transfer of property is finalized for the access and improvements along the University Avenue frontage.</li> <li>3. Future pad sites are for illustrative purposes and will be subject to project plan approval in the future.</li> </ol>
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## **BACKGROUND**

The applicant is looking to change the use on their properties on approximately 3.8 acres located at approximately 5600 N University Avenue to commercial. There are two properties, each with an existing building located on them. These buildings have been vacant for a while and have needed repairs and improvements. The applicant would like to bring new life and appeal to these buildings and this area at the northern entrance into Provo City by making the needed improvements.

## **FINDINGS OF FACT**

1. Existing zone is MP.
2. General Plan designation is Commercial.
3. The existing zone does not conform with the General Plan Map designation.
4. The proposed zone would conform with the General Plan Map Commercial designation.
5. The existing structures are non-conforming as to their front setback and with the design corridor standards.
6. Orem City has given approval to have the parking lot in their city.
7. This property is located adjacent to the Provo River.
8. Property located adjacent to the Provo River has a 100-foot setback from the river.
9. Retail parking requirement is 1/600 square feet.
10. Restaurant parking requirement is 1/100 square feet.
11. Parking requirement is 116 and the applicant has 126. (This does not include future pad sites.)

## **STAFF ANALYSIS**

The existing building along University Avenue is considered a non-conforming structure as it does not meet the front setback of the current or proposed zone. The building will be improved, but the location will stay. Other than the non-conforming structure, staff finds that the concept plan will comply with the zoning requirements of the proposed CG zone. The existing structures will be improved, and the use of this location will become more aligned with the General Plan and surrounding uses.

The concept plan shows future pad sites. These sites are only for illustrative purposes of what may go there, but there is not a current plan to build these at this time. There is more parking provided than is required at this time, so there will be space available to allocate to future pad sites.

The applicant has obtained approval from Orem City to locate part of the parking lot for this development outside of Provo city limits.

The applicant is also working on an agreement with the County to acquire the frontage along University Avenue for access to the parking on the north side of the structure. Staff has included this as a recommended condition of approval.

### **STAFF RECOMMENDATION**

Approve the requested Concept Plan for existing buildings to be converted to commercial uses with the following conditions:

1. The Rezone is approved by the City Council.
2. The easement or transfer of property is finalized for the access and improvements along the University Avenue frontage.
3. Future pad sites are for illustrative purposes and will be subject to project plan approval in the future.

### **ATTACHMENTS**

1. **Aerial of Site**
2. **Concept Plan**
3. **Landscape Plan**
4. **Elevations**
5. **Floor Plans**

**Attachment 1 – Aerial of Site**



**Attachment 2 – Concept Plan**



**Attachment 3 – Landscape Plan**



PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT
UT20092	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.	<b>5600 NORTH UNIVERSITY</b>	5600 NORTH UNIVERSITY, LLC C/O SUZANNE RON SUZANNE@QDEVELOPMENT.NET
DATE			Developer / Property Owner

**Attachment 4 – Elevations**



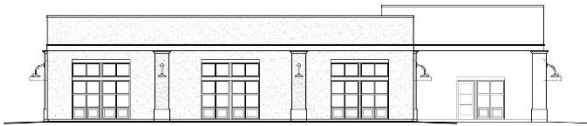
NEW SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



NEW EAST ELEVATION  
SCALE: 1/8" = 1'-0"



NEW NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

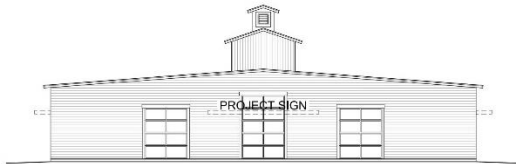


NEW WEST ELEVATION  
SCALE: 1/8" = 1'-0"

SUZANNE F  
5600 NORTH FLEX  
PROVO, UT  
15-2018-226  
**CF**  
CURTIS MEN  
ARCHITECTS



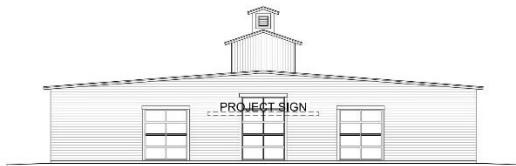
NEW EAST ELEVATION  
 SCALE: 1/8"=1'-0"



NEW NORTH ELEVATION  
 SCALE: 1/8"=1'-0"



NEW WEST ELEVATION  
 SCALE: 1/8"=1'-0"



NEW SOUTH ELEVATION  
 SCALE: 1/8"=1'-0"

5600 1

21

### Attachment 5 – Floor Plans

