

**ITEM #1** Brighton Development requests Concept Plan approval for a commercial master plan in the Regional Shopping Center (SC3) zone, located at 2300 N University Pkwy. Carterville Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20210307

## **OVERVIEW**

Shawn Poor, with Brighton Development, is requesting Concept Plan approval for an overall commercial plan as part of a mixed-use development at 2300 N University Pkwy. This area, known as “The Mix” would include existing retail and restaurant uses, condominiums, and apartments. This specific request is for the central commercial uses within the development.

The concept for this area has identified four different uses spread among eight building pads. There are four proposed restaurant pads, two office pads, one pad for retail sales, and one for a hair school. Based on the sizes of these buildings and their proposed uses, a total of 509 parking stalls would be required. The concept provided shows 517 parking stalls to be shared among these pads. A copy of the CC&Rs allowing this has been provided and reviewed by staff. Pedestrian connections are displayed throughout the concept, with a large outdoor gathering space in the middle of the commercial area.

## **FINDINGS OF FACT**

1. The General Plan designation for this property is Mixed-Use.
2. The Zoning for this property is the SC3 zone.
3. The required parking for the proposed uses is 509 spaces.
4. The provided parking for the proposed uses is 517 spaces.

## **CONCLUSIONS**

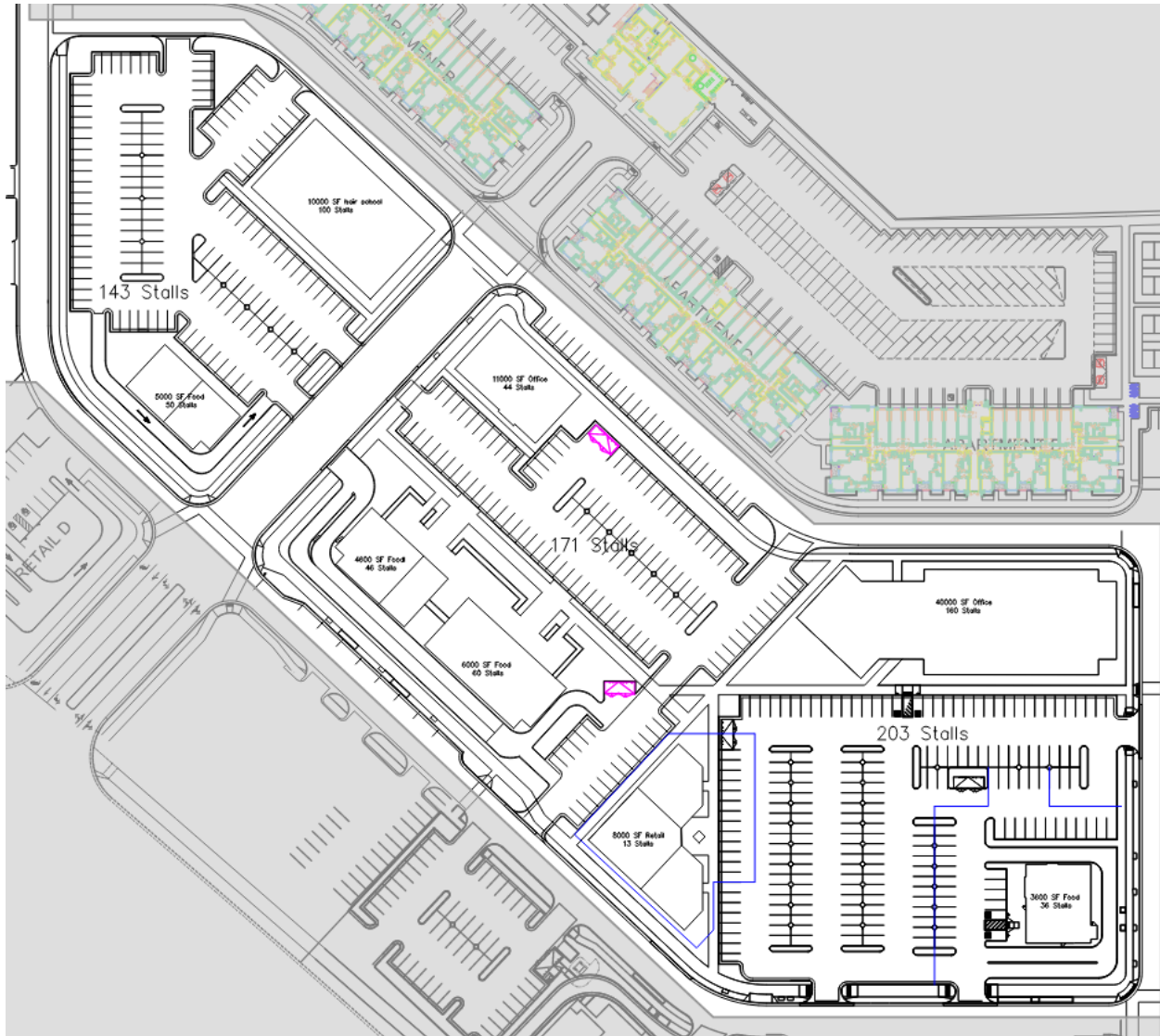
The proposed concept plan for the commercial core of The Mix shows a good mix of uses and connectivity within the site. The decision to locate the office and education uses directly across from the residential provides a good buffer between the apartments and the busier restaurant or retail uses in the site. With plenty of parking, the site still attempts to make pedestrians a priority by creating multiple connections and a large gathering area in the middle. The parking lot landscaping provided at a conceptual level meets tree spacing requirements of Section 15.20.090 and should provide a good tree canopy at maturity.

Knowing that each building pad and associated parking and landscaping will still need to go through the Project Plan approval track, staff is happy to move forward with the concept shown. Hopefully, this should give the applicant the confidence to move forward with getting tenant agreements. Staff recommends that the Planning Commission approve the overall commercial concept plan.

**ATTACHMENTS**

1. Concept Site Plan
2. Concept Elevations

ATTACHMENT 1 – CONCEPT SITE PLAN



**ATTACHMENT 2 – CONCEPT ELEVATIONS**

**Concept for Office Pad C**  
Co-Working Office Space - +/-40,000 Square Feet



**Concept for Retail Pads D-F and H**  
Single and Multi Tenant Food - +/-5,000 Square Feet Average



**Concept for Office Pad I**

Condo Office Building - +/-10,500 Square Feet



**Concept for Retail Pad J**

Hair School - +/-10,000 Square Feet

