

ITEM # 4 Lindy Deller requests Concept Plan approval for three industrial buildings in a proposed Airport Industrial (AI), located at 3701 W Center Street. Dustin Wright (801)852-6414 dwright@provo.utah.gov Provo Bay Neighborhood. PLCP20210292

<p>Applicant: Lindy Deller</p> <p>Staff Coordinator: Dustin Wright</p> <p>Property Owner: KBO LIMITED PARTNERSHIP and G CARTER FARMS LLC</p> <p>Parcel ID#: 21:026:0054 and 21:033:0016</p> <p>Acreage: 32.6</p> <p>Number of Properties: 2</p> <p>Current Zone: A110</p> <p>Council Action Required: No</p> <p><u>ALTERNATIVE ACTIONS</u></p> <ol style="list-style-type: none"> Continue to a future date to obtain additional information or to further consider information presented. The next available meeting date is July 27, 2022 at 6:00 p.m. Deny the requested Concept Plan Application. This action <u>would not be consistent</u> with the recommendations of the Staff Report. The Planning Commission should <u>state new findings</u>. 	<p><u>Current Legal Use:</u> Vacant land in the Agricultural Zone.</p> <p><u>Relevant History:</u> The Airport Industrial zone was created in 2021 for property surrounding the Provo Municipal Airport.</p> <p><u>Neighborhood Issues:</u> No issues have been presented to staff.</p> <p><u>Summary of Key Issues:</u></p> <ul style="list-style-type: none"> • Future development around the property will not be blocked by this development. • Development agreement from the applicant will address the remaining comments from Public Works related to adequate utilities and traffic demands from end users. <p><u>Staff Recommendation:</u> Approve the requested Concept Plan Application with the following Conditions:</p> <ol style="list-style-type: none"> 1. The development agreement is approved and recorded. 2. Council approval of the zone change (PLRZ20210263) to Airport Industrial zone.
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BACKGROUND

The applicant is requesting approval for three warehouse buildings that would be part of the new Airport Industrial zone that they are proposing at this location.

The proposed development will consist of two parcels totaling approximately 32.6 acres of land. The parcels will be bisected with a public street. The buildings will cover approximately 12 acres. The remaining property would be landscaped and paved for parking and access areas.

Staff has reviewed the proposed concept plan for warehouse and office use with the code requirements for the new Airport Industrial zone that is being requested.

FINDINGS OF FACT

1. The Airport Industrial zone is consistent with the General Plan.
2. Warehouse and office are permitted uses in the AI zone.
3. Concept plan meets the lot standards and yard requirements of the proposed zone.
4. Required parking for warehouse is 1 stall per 600 sq. ft. GFA.
5. Required parking for office is 1 stall per 250 sq. ft.
6. Required parking for the proposed development is 970 stalls.
7. 1020 parking stalls are being provided.
8. Building height is limited to 55 feet.
9. If the concept plan and rezone are approved, a final project plan would need to be submitted for approval from Design Review Committee and the Planning Commission.

STAFF ANALYSIS

The property to the north is zoned Agricultural (A1.10) and unincorporated Utah County. To the east there is light manufacturing (M1) and the Public Facilities (PF) zone and to the south of the property is the new Airport (A) zone.

The concept plan would be able to comply with the zone requirements of the proposed AI zone. More detailed plans would be reviewed as part of a project plan application that would come back to the Planning Commission if the rezone were approved.

There are no remaining CRC comments that need to be addressed. The applicant has also agreed to have the other issues related to Public Works review of the plan to be part of a development agreement that would accompany the rezone approval from the Municipal Council.

Staff has discussed with the applicant that if there are any changes to the approved concept plan that the development agreement would need to be amended and get Municipal Council approval.

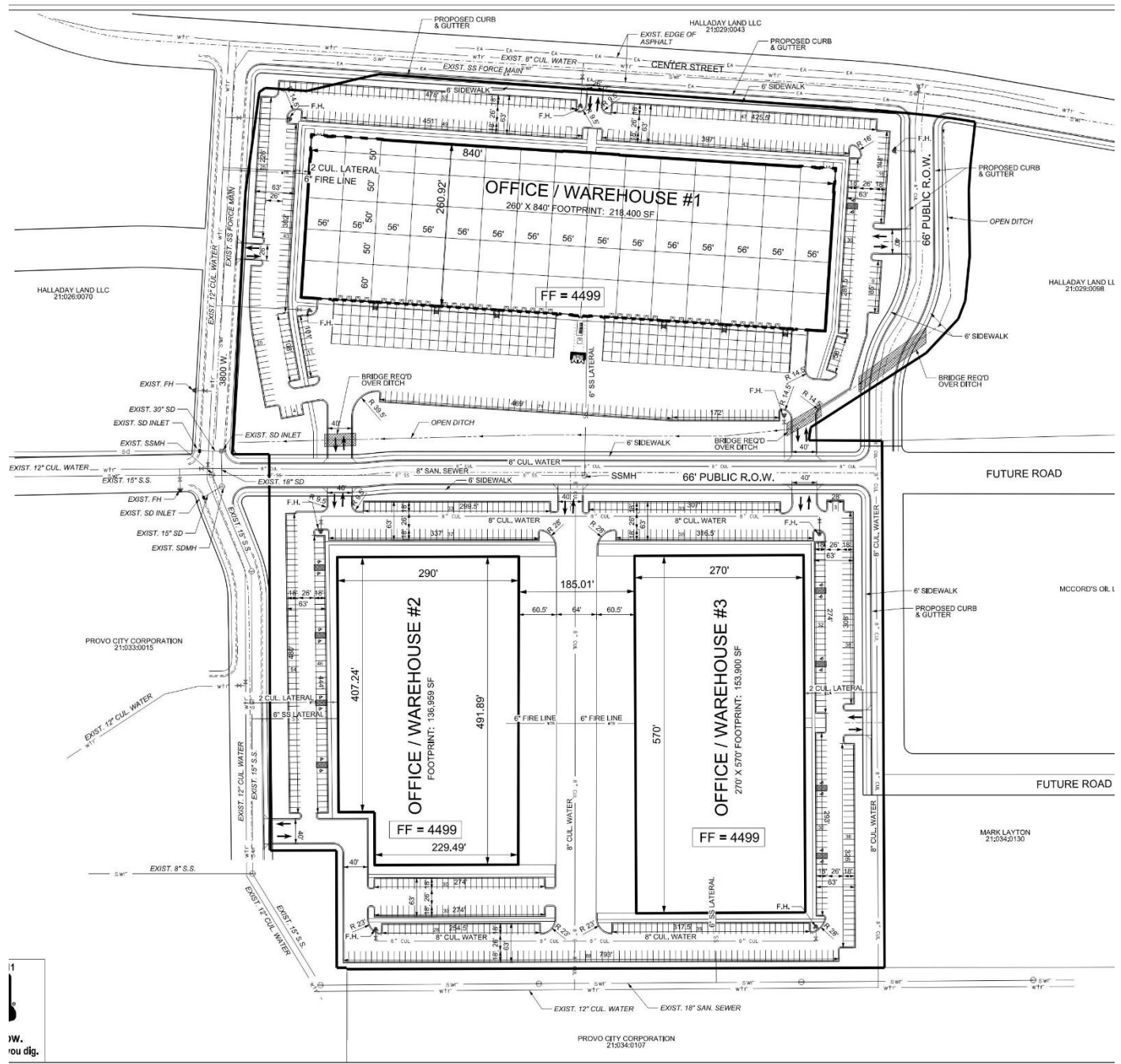
ATTACHMENTS

1. **Aerial of Site**
2. **Concept Plan**
3. **Elevations**

Attachment 1 – Aerial of Site



Attachment 2 – Concept Plan



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Attachment 3 – Elevations

