
ITEM #1 Tom Stuart Construction requests Project Plan approval for a new industrial building in the PIC (Planned Industrial Commercial) zone, located at 2103 S Tracy Hall Pkwy. Spring Creek Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20220088

Applicant: Tom Stuart Construction

Staff Coordinator: Aaron Ardmore

Property Owner: VISTA HEIGHTS INVESTMENTS LLC

Parcel ID#: 35:082:0002

Acreage:1.00

Number of Properties: 1

Number of Lots:1

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is August 17 at 5:00 P.M.*
2. **Deny** the Project Plan. *This action would not be consistent with the recommendations of the Staff Report. The Administrative Hearing Officer should state new findings.*

Current Legal Use: The property is currently vacant land that has been used as storage at times for adjacent industrial uses.

Neighborhood Issues: There have been no reported issues at the time of this report.

Summary of Key Issues:

- The proposed industrial building is a permitted use in the PIC zone.
- The plan would provide a new 12,317 square foot spec building with 28 parking stalls.
- The project plan meets all the standards of the PIC zone.

Staff Recommendation: Staff would recommend that the project plan is approved.

OVERVIEW

Tom Stuart Construction is requesting approval for a new spec industrial warehouse building in the PIC zone on Tracy Hall Parkway. The proposed warehouse is a permitted use in the PIC zone and has been shown to meet the zone standards. The site would provide 28 parking spaces and provide 27 trees throughout the property. There will also be a new masonry wall on the east edge of the property to meet the transitional standards found in Section 14.34.300, Provo City Code.

The adjacent properties to the north and south are also in the PIC zone and currently have industrial uses. The properties to the east are in the R1.10 (One Family Residential) zone and have single-family homes.

The applicant has worked with staff through the CRC (Coordinator Review Committee) process to address technical issues for the site and has received approval from that staff review committee.

FINDINGS OF FACT

1. The property is in the PIC zone.
2. The General Plan designation for the property is Industrial.
3. The proposed building is 12,317 square feet.
4. The required parking for the site is twenty (20) spaces.
5. The proposed parking for the site is twenty-eight (28) spaces.

CONCLUSIONS

This project plan has been found to meet the standards of the PIC zone and will be a good addition to this area of the Spring Creek neighborhood. Staff recommends that the project is approved.

ATTACHMENTS

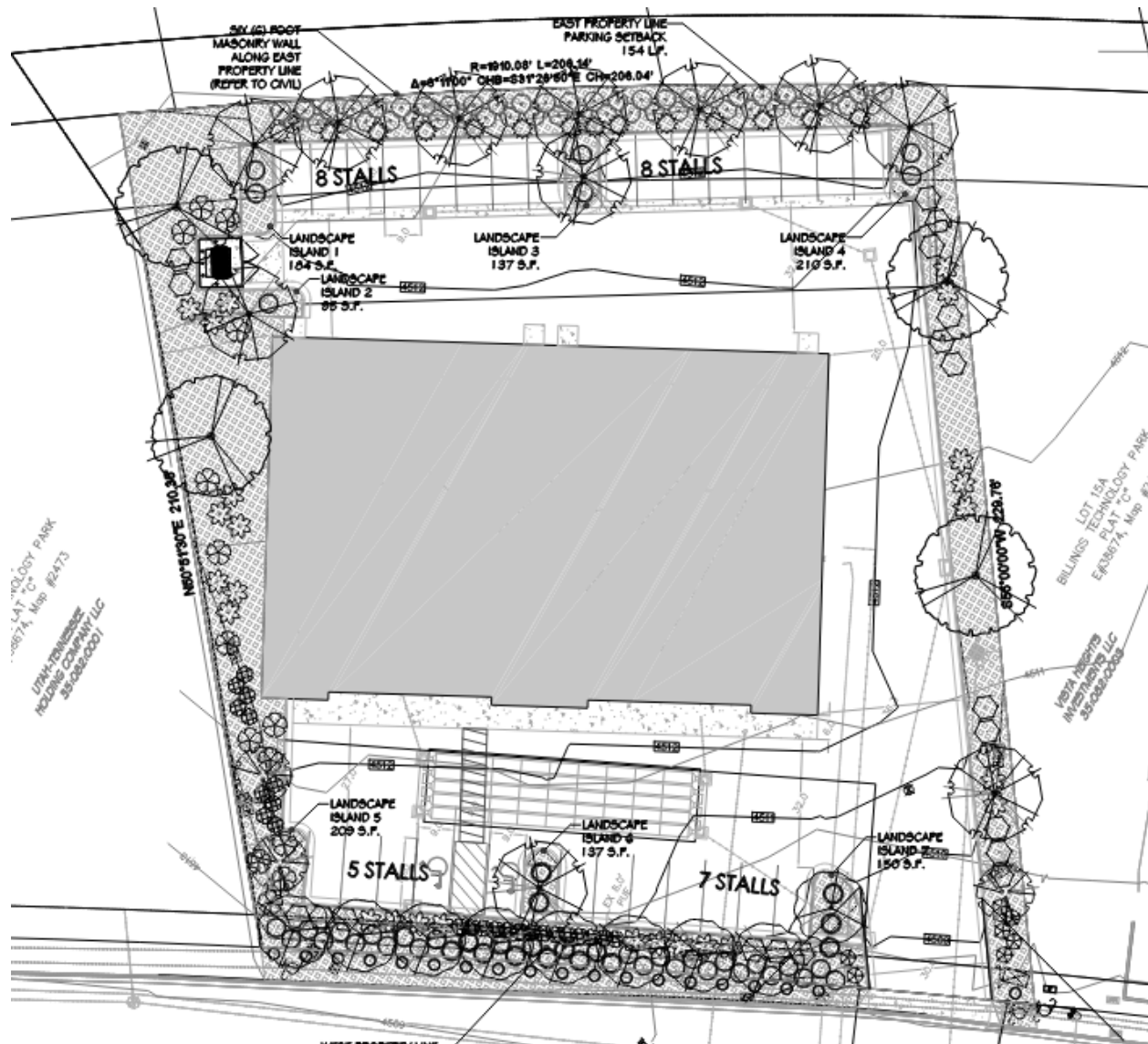
1. Area Map
2. Site Plan
3. Landscape Plan
4. Floor Plan

ATTACHMENT 1 – AREA MAP



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ATTACHMENT 3 – LANDSCAPE PLAN



ATTACHMENT 4 – FLOOR PLAN

