

ITEM #2 Joel Pilling requests Project Plan approval for three new warehouses in a proposed AI (Airport Industrial) zone, located at 652 S Lakeview Pkwy. Provo Bay Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20220018

Applicant: Joel Pilling

Staff Coordinator: Aaron Ardmore

Property Owners: 501 Properties LLC (ET AL); PCS Investments LC

Parcel ID#: 44:236:0002; 21:043:0116;
21:034:0014

Acreage: 8.1

Number of Properties: 3

Related Applications: PLRZ20220022

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is October 26th, at 6:00 P.M.*
2. **Deny** the Project Plan. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Current Legal Use: All the land associated with this request is currently vacant.

Relevant History: The applicant has been working with Staff since January 2022 on this Project Plan to address code requirements. This application and the associated rezone request had been awaiting a public hearing until all the staff corrections were addressed. The property was identified for future airport related activities with the Southwest Future Land Use Map in 2018.

Neighborhood Issues: This items' associated rezone request has been on Open City Hall since February and has three comments; two positive and one with a concern of having warehouses in west Provo. There was also a neighborhood meeting held where concerns of increased traffic on Center Street were shared.

Summary of Key Issues:

- The proposed plan meets standards of the AI zone.
- The proposal would bring over 109,000 square feet of spec warehouse space adjacent to the airport.
- The proposal meets the General Plan and Southwest Future Land Use Map for the site.

Staff Recommendation: That the Planning Commission approve the Project Plan application subject to the Zone Map Amendment being approved by the City Council.

OVERVIEW

Joel Pilling is requesting approval for a new warehouse development in a proposed Airport Industrial (AI) zone at 652 South Lakeview Parkway. This proposal is subject to the zone map being amended on the property from the Public Facilities (PF) and Agricultural (A1) zones.

The project plan shows three separate buildings totaling 109,668 square feet of leasable warehouse space. Adjacent to the street is a landscaped yard, with additional landscaping on the site to buffer the buildings and provide shade in the parking lot.

The elevations show a mix of brick and concrete masonry with grey tones. These have been reviewed by the Design Review Committee against the Airport Adjacent Development Design Standards in Section 14.34.296.

The adjacent properties include a construction company in the PF zone to the south, vacant Provo City land in the PF zone to the west, and agricultural land in the A1 zone to the north and east. However, all of these properties are included in the Airport Compatible designation in the Southwest Future Land Use Map.

FINDINGS OF FACT

1. The property is currently in the PF and A1 zones.
2. The property is proposed to be in the AI zone.
3. The property is 8.1 acres in size.
4. Warehouse is a permitted use in the proposed AI zone (Section 14.17D.020).
5. The maximum building height in the proposed AI zone is 55 feet (Section 14.17D.060).
6. The proposed building height is 25 feet.
7. The required parking for the 109,668 square feet of warehouse is 182 spaces (Section 14.37.060).
8. The parking provided on the site is 281 spaces.

CONCLUSIONS

Staff has worked with the applicant to get the project plan to this point, and he has now addressed all the concerns of the Coordinator Review Committee. The use and building style are compatible with the General Plan and proposed zoning and staff would recommend that the Planning Commission approve the proposed development subject to the City Council approving the zone change to AI for the property.

ATTACHMENTS

1. Area Map
2. Site Plan
3. Elevations
4. Public Works Report

ATTACHMENT 1 – AREA MAP



ATTACHMENT 2 – SITE PLAN



1
A0.2  LANDSCAPE PLAN
1" = 50'-0"

ATTACHMENT 3 – ELEVATIONS



- 2. SMOOTH FACE CMU - NATURAL
- 3. 1" THIN BRICK - ASH INTERSTATE BRICK
- 4. SMOOTH TILED CMU - NETWORK GRAY
- 5. SIGNAGE AND SIGNAGE MOUNTING KEYS (SEE SIGNAGE DETAIL)
- 6. SIGNAGE AND SIGNAGE MOUNTING KEYS (SEE SIGNAGE DETAIL)
- 7. SIGNAGE AND SIGNAGE MOUNTING KEYS (SEE SIGNAGE DETAIL)
- 8. ROOF ACCESS LADDER, SEE DETAIL SPEC. LADDER FOR ROOF ACCESS (SEE DETAIL SPEC. FOR ROOF ACCESS)

BUILDING B - NORTHWEST PERSPECTIVE



BUILDING B - WEST ELEVATION
 3/16" = 1'-0"

MATERIALS LEGEND



THIN BRICK - ASH INTERSTATE BRICK



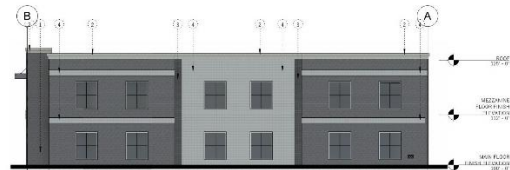
SPLIT FACE CMU - CHARCOAL GRAY



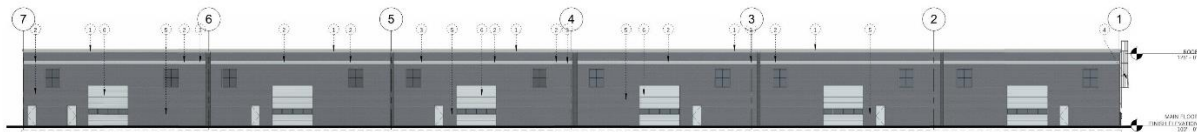
SMOOTH FACE CMU - NATURAL



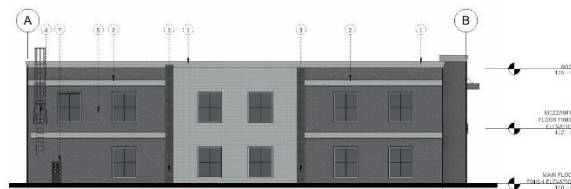
SMOOTH TILED CMU - NETWORK GRAY



BUILDING B - NORTH ELEVATION
 1/4" = 10'-0"



BUILDING B - EAST ELEVATION
 1/16" = 2'-0"



BUILDING B - SOUTH ELEVATION
 1" = 10'-0"

MATERIALS LEGEND



THIN BRICK - ASH INTERSTATE BRICK



SPLIT FACE CMU - CHARCOAL GRAY



SMOOTH FACE CMU - NATURAL



SMOOTH TILED CMU - NETWORK GRAY

ATTACHMENT 4 – PUBLIC WORKS REPORT



PUBLIC WORKS
TEL 801 852 6780
1377 S 350 E
PROVO, UT 84606

Public Works Staff Report **Hearing Date: 10/12/2022**

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Item #2 Summary:

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Staff Recommendation:

Public Works staff has no concerns with the requested action.

Dave Decker, Public Works Director
David Day, Development Engineering Coordinator