

ITEM #1 Robert Olsen requests Project Plan approval for a new 4,160 sq. ft. commercial building in the SC3 (Regional Shopping Center) zone, located at 475 West 2310 North. Cartersville Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLPPA20220358

Applicant: Robert Olsen

Staff Coordinator: Aaron Ardmore

Property Owner: Seven Castles Holdings LLC

Parcel ID#: 51:733:0015

Acreage: 0.60

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 March 1, 2023 at 5:00 P.M.*
2. **Deny** the requested 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: This property is currently vacant land permitted for uses defined in the SC3 zone, Section 14.20.020, Provo City Code.

Relevant History: This property is part of the River's Edge (formerly The Mix) commercial concept plan that was approved in 2021 (PLCP20210307). Since that approval there has been significant progress in the area plan including a plat to create the lot for this proposal and an Ordinance Text Amendment to allow for the proposed use of a pet hospital. This current proposal for a new commercial building has received Coordinator Review Committee (CRC) approval from City Staff.

Neighborhood Issues: Staff has not been made aware of any neighborhood issues or concerns at the time of this report.

Summary of Key Issues:

- The applicant has worked with staff to prepare this location for the proposed building and use.
- This project will be the latest addition for the commercial core of the River's Edge at University master project.
- The 4,160 square foot building will add pet hospital services to the mix of commercial services for the surrounding residents.

Staff Recommendation: Staff recommends that the Administrative Hearing Officer approves the proposed building, subject to the conditions listed in Section 14.34.250(9), Provo City Code.

OVERVIEW

The proposal for a 4,160 square-foot commercial building at 475 West 2310 North is related to an overall concept plan approved by the Planning Commission in October of 2021. This portion of the commercial core of River's Edge at University is just off the main entrance at University Parkway and 2310 North. The land is zoned SC3 and permits the proposed use of a pet hospital subject to the conditions of Section 14.34.250(9), Provo City Code (listed below).

The site will provide a twenty-two foot (22') tall, one-story building with a main entrance on the north side of the building and connecting pedestrian access from the east and west. The architecture is a mix of colored brick, stucco, and metal; and corresponds to the design of adjacent commercial structures. A total of thirty-six (36) off-street spaces are included on the parcel that shares spaces and access with adjacent commercial uses. The site will be enhanced with new water-wise landscaping around the building and twenty-two new trees.

The site is surrounded by the SC3 zone on all four sides with uses including a dentist office, restaurants, and a number of future development parcels. This area is expected to fill in with commercial uses over the next several years. The applicant has worked with staff to allow the proposed use in the SC3 zone and ensure it meets all zone standards and regulations.

FINDINGS OF FACT

1. The property is in the SC3 zone (Chapter 14.20, Provo City Code).
2. Pet hospitals are a permitted use in the SC3 zone.
3. The building has 4,160 square feet of proposed commercial (pet hospital) space, amounting to sixteen percent (16%) of lot coverage.
4. The SC3 zone restricts lot coverage to no more than thirty-percent (30%) of the lot (Section 14.20.120).
5. The parcel provides 36 parking stalls on site.
6. The parking requirement for the proposed use is eight (8) stalls (Section 14.37.060).

APPLICABLE ZONING CODES

14.34.250 Standards for Conditional Uses.

(9) Veterinarian Services (Including Animal Hospital Services and Animal Kennels, Animal Boarding, Breeding, Training and Grooming (Excluding Large Animals)).

- (a) Experimental or scientific research activities are prohibited;
- (b) No on-site disposal or burial of dead animals is permitted;
- (c) Each facility shall be located completely within an air-conditioned and soundproofed building; except for outdoor, on-leash (accompanied by an attendant) walking areas for not more than two (2) animals at a time;
- (d) Animal noise shall not be audible at the nearest property line;
- (e) Overnight boarding shall be limited to animals receiving treatment on the premises;
- (f) Services shall be limited to small animals only;
- (g) No services shall be permitted for poisonous or dangerous animals; and
- (h) Cremation services shall be:
 - (i) Provided only as an accessory use;
 - (ii) Limited to animals treated at a veterinary clinic or animal hospital where the cremation services are provided; and
 - (iii) Contingent upon obtaining a permit from the Utah State Division of Air Quality.

CONCLUSIONS

Staff have been working with the applicant on this proposal since the summer of 2022 to pave the way for this project, with a new plat being recorded and the Council passing a text amendment to allow the proposed use. Now, the site plan design has been approved by CRC and has been found to meet all standards and regulations of the SC3 zone.

Staff believes that the proposal is in-line with the approved concept plan for this area and complies with all relevant zoning codes. The new building and service should provide a good amenity for the nearby residents and staff is in support of approving this project plan.

APPLICANT AGREEMENT TO CONDITIONS

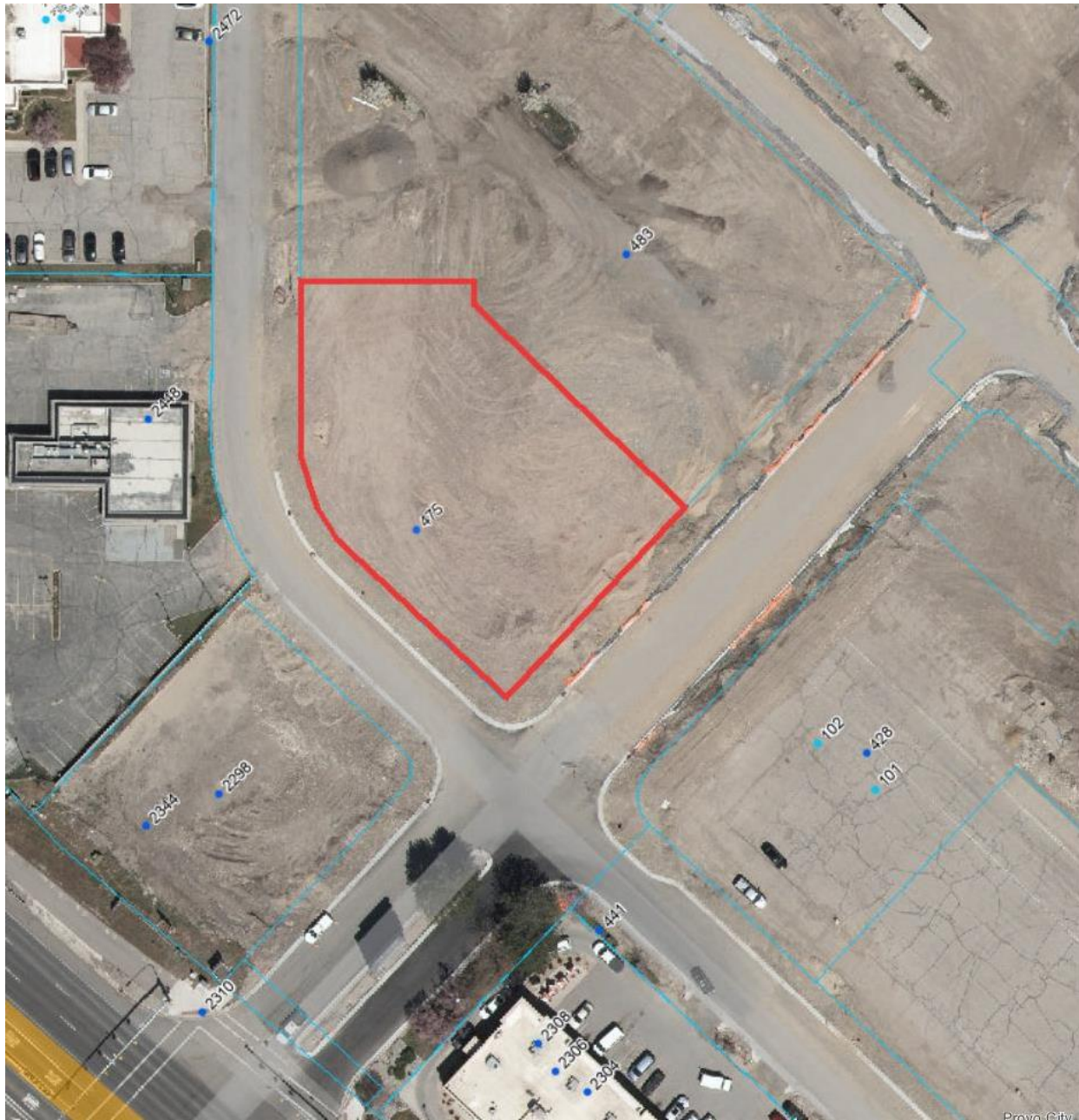
Pursuant to Section 14.04.050 of the Provo City Code, relating to Staff Action on Planning Commission Matters, by signing below, the applicant agrees to the recommended conditions. If the applicant does not agree to the recommended conditions, the applicant may request to have the item heard by the Planning Commission.

(x) _____ Date _____

ATTACHMENTS

1. Area Map
2. Site Plan
3. Building Elevations

ATTACHMENT 1 – AREA MAP



ATTACHMENT 2 – SITE PLAN



ATTACHMENT 3 – ELEVATIONS

