

***ITEM #1** Dudley & Associates requests a Zone Map Amendment from the MDR (Medium Density Residential) zone and A1 (Agricultural) zone to the PO (Professional Office) zone to allow for new office development, located approximately at 5515 N Edgewood Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20220005

OVERVIEW

Dudley & Associates is acting as the applicant for the owner of the properties along Edgewood Drive between 5400-5600 north in requesting approval for a zone change from the MDR and A1 zones to the PO zone in order to build new commercial office buildings on the property. This application is one of four that is now moving forward to public hearings as the development team moves ahead with their proposal after the General Plan was amended last October. The related items for this Commission are the concept plan application for the site and the conditional use permit to increase the allowable building height for the development; the fourth being the street vacation request for a portion of Edgewood Drive that will be handled by the City Council on March 14th.

The concept plan for this land shows multiple office buildings, to be built in three phases, with a consistent design located against University Avenue and 5600 North, with parking between. These concept plans will be part of a Development Agreement on this rezone application, thereby alleviating any concern of something else being built once the approvals are given by the City. The proposal shows four-story office buildings with a height of just over seventy feet (70'), which will need approval of the related conditional use permit. The property, when fully developed, will provide around 325,000 (255,000 leasable) square feet of office space, around 108,000 square feet of landscaped area, and 1,030 parking stalls.

The development agreement is still being negotiated at the time of this report. However, staff has indicated the items that need to be addressed regarding the site plan, building height, 5600 N University intersection improvements, and the University Parkway trail. We anticipate that those items will be agreed upon and resolved by the City Council hearing.

The area around this development is currently a commercial property to north in the CG (General Commercial) zone, a State highway to the east, one residence in the A1 (Agricultural) zone and two office buildings in the RBP (Research and Business Park) zone to the south, and the Provo River and vacant RBP zoned land to the west. The only residence that is adjacent to the project is at 5366 N Edgewood Drive, and the closest the office buildings get to that property line is approximately thirty-eight feet (38').

RELEVANT HISTORY

In addition to the brief history stated above in this report, there have been some important events during the review of this proposed concept plan. While any project

goes through site design changes during the staff review period of the process, there have been adjustments of note. Specifically, one major change from the first submittal was to bring the buildings out to the east edge of the property to front against University Avenue. This was done to help provide a presence on the street on an important gateway and hide the parking.

Through consequent reviews staff identified another issue that resulted in a major site plan shift. Revised iterations of the site plan had the access lane further east into 5600 North and more of a building presence on that street. However, due to site access concerns and proximity to the 5600 N University Avenue intersection, the applicant's team rotated the western building and moved the access drive through the parking lot further west into 5600 North.

These site changes are important enough to mention in this section and will be guaranteed to be preserved by including the staff CRC (Coordinator Review Committee) approved site plan in the Development Agreement tied to the rezone of the property.

FINDINGS OF FACT

1. The subject property is currently zoned MDR (Medium Density Residential) and A1 (Agricultural).
2. The General Plan designation for the property is Commercial.
3. The proposed zone for the property is PO (Professional Office).
4. The proposed use is permitted in the PO zone (Section 14.16.020, Provo City Code).

ANALYSIS

Staff have reviewed this request against the standards of the PO zone and the General Plan and found it to meet those standards and goals for the area. Criteria for evaluating zone map amendments is specified below (from Subsection 14.02.020(2), Provo City Code) to ensure that the zoning and uses will comply with the policies and goals of the General Plan:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:

- (a) Public purpose for the amendment in question.*

Staff response: The public purpose for this change is to provide for more commercial office space along University Avenue to enhance the economic viability and tax base for Provo.

(b) Confirmation that the public purpose is best served by the amendment in question.

Staff response: This amendment would pave the way for the property owners to move forward in designing new commercial office space on these properties in a key corridor of Provo, helping to fulfill the public purpose stated above.

(c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

Staff response: Chapter Seven of the General Plan lists goals to “foster the entrepreneurial spirit” and “encourage growth” of businesses within the city. Staff believes that allowing for new office space on this underutilized and blighted land would help to meet these goals.

(d) Consistency of the proposed amendment with the General Plan’s “timing and sequencing” provisions on changes of use, insofar as they are articulated.

Staff response: There are no “timing and sequencing” issues with this request.

(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan’s articulated policies.

Staff response: Since the applicants are completing a swap of commercial land for residential land in this area, there should not be any hinderance in achieving the goals and policies of the General Plan. Staff believes that having commercial land against University Avenue will allow the City to more effectively meet the articulated Policies of the General Plan.

(f) Adverse impacts on adjacent land owners.

Staff response: While increased traffic will impact adjacent land owners with the development of these properties, the concept plan, development agreement, and future project plan will ensure that the design and infrastructure installed will mitigate any impact on safety.

(g) Verification of correctness in the original zoning or General Plan for the area in question.

Staff response: Staff has verified that the zoning and General Plan designation for the area is correct.

(h) In cases where a conflict arises between the General Plan Map and

General Plan Policies, precedence shall be given to the Plan Policies.

Staff response: Staff does not see a conflict with the proposed change and the policies of the General Plan but believes that this amendment will be more aligned with the General Plan policies.

ATTACHMENTS

1. Zone Change Area Map
2. Concept Site Plan

ATTACHMENT 1 – ZONE CHANGE AREA MAP



ATTACHMENT 2 – CONCEPT SITE PLAN

FOULGER-PRATT
Provo, Utah
THE HANGARS AT PROVO RIVER

