

ITEM 1 TPGC Ventures LLC requests Project Plan approval for new storage units in the M2 (Heavy Manufacturing) Zone, located at 1775 S East Bay Blvd. East Bay Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLPPA20230184

Applicant: TPGC VENTURES LLC
Dudley & Associates c/o Roger Dudley

Staff Coordinator: Nancy Robison

Property Owner: TPGC VENTURES
LLC

Parcel ID#: 38:687:0002

Acreage:3.01

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 March 6, 2024, at 5:00 P.M.*
2. **Deny** the requested project plan. *This action would not be consistent with the recommendations of the Staff Report.*

Current Legal Use: The current property has an existing warehouse in use.

Relevant History: This zoning for this property is Heavy Manufacturing (M2). Two buildings were built on this property, one in 1973 and a second one in 1974. These buildings have served as several different warehousing business.

Neighborhood Issues: Staff is not aware of any issues that have been raised.

Summary of Key Issues:

1. The property currently has two buildings with 40,442 sq ft.
2. The proposal will add an additional 23,814 sq ft.
3. The project plan adheres to the Heavy Commercial (M2) zone.
4. The project plan fits into the general plan for this area.

Staff Recommendation: Staff recommends that the proposed project plan is approved with the following condition:

1. That the plat is recorded prior to obtaining any building permits.

OVERVIEW

Roger Dudley with Dudley and associates is representing the developer in requesting the addition of 23,814 sq feet to one of the existing buildings on the property. Both buildings will be used for indoor storage rental space. The project plan was submitted at the same time as a final subdivision application. The new plat still needs to be recorded with the county. As a result of this subdivision the applicants will have an access easement and a parking agreement with the property to the north. The project adheres to all city codes relating to the Heavy Manufacturing (M2) zone including having adequate parking for the proposed addition.

FINDINGS OF FACT

1. The subject property is in the Heavy Manufacturing (M2) zone.
2. The subject property is 3.01 acres in size.
3. The proposed addition will bring the total building size to 64,256 sq feet.
4. Indoor storage is a permitted use in the zone.
5. The buildings are one story in height.

CONCLUSIONS

Staff has reviewed this proposal against the Heavy Manufacturing (M2) zone standards and found it to meet all relevant sections of Provo City Code. Indoor storage units for rent will be a good addition to the area, as well as serving the population of Provo. Staff supports the approval of the proposed project, with the listed conditions.

1. Subdivision plat must be recorded before a building permit is issued.

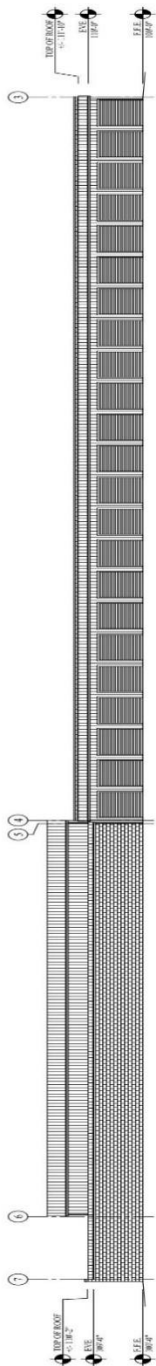
ATTACHMENTS

1. Area Map
2. Elevations
3. Landscape Plan

Attachment 1 – Area Map



Attachment 2 – Elevations

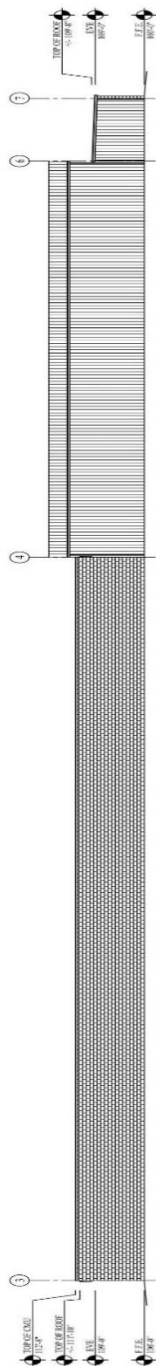


BLDG B - WEST ELEVATION
SCALE: 1/8" = 1'-0"

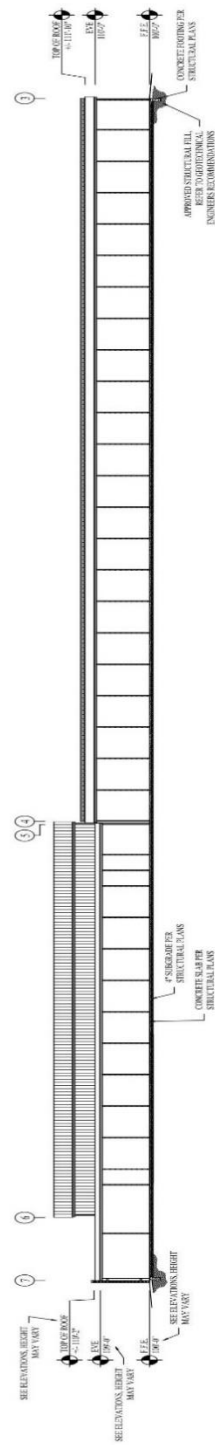


BLDG B - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BLDG B - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BLDG B - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING SECTION 'A'
SCALE: 1/4" = 1'-0"

KALSBRENER ARCHITECTURE

