

ITEM 2 Sierra Moore requests Project Plan approval for a new three-story office building in the SC2 (Community Shopping Center) zone, located at 1255 S. State Street. Provost South Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20230087

BACKGROUND

The applicant is requesting approval for a new three-story office building to be built on a vacant lot in the Community Shopping Center (SC2) zone. The existing parcel is almost ten acres in size. The plan is to subdivide the parcel into two parcels. The northern parcel will remain vacant, and the southern parcel will be used for this 4.6-acre development. A separate subdivision plat has been submitted to the city for CRC review.

The proposed use of the property will be for professional services. The total building square footage is 68,793 square feet. The building includes 5,561 square feet of indoor pickleball courts as accessory to the office space and is not used for the parking calculation. Based on the office square footage, the required parking count is 253 stalls at 1/250 SF. The total number of stalls provided is 268; 15 more stalls than the minimum required by the code.

The property is currently zoned SC2. The surrounding property is zoned Low Density Residential (LDR) to the east and southeast, Heavy Commercial (CM) to the north and southwest, with a park and residential PRO zone with townhomes to the west across State St.

Since the property is located next to a residential zone, there are transitional standards that are required. There is a ten-foot landscape buffer along the adjoining property line that meets the requirements. The trash enclosure was relocated from an earlier version that is now too close to the property line. It needs to be relocated 25 feet away from the property line. This has been included as a condition of approval.

FINDINGS OF FACT

1. The SC2 zone allows for professional services (SLU #6590)
2. The project plan meets the lot standards and yard requirements of the SC2 zone.
3. A final subdivision plat will be required to divide the parcels into two lots.
4. The max building height is 65 feet in the SC2 zone.
5. The proposed building height is 52 feet.
6. The total building square footage is 68,667.
7. At one parking stall per 250 square feet, the total parking requirement is 253.
8. The project has 268 stalls; 15 more than required.
9. The development will comply with the South State Street Design Corridor guidelines from 14.34.290(4).
10. Design Review Committee (DRC) approval was given on August 10, 2023.

STAFF ANALYSIS

Staff is supportive of this project as it meets the zoning requirements for the SC2 zone and will be a good fit at this location that has been vacant for many years. It has been through CRC review and there are a few minor items to be addressed and so that has

been included as a condition of approval. The land will need to be subdivided and they are currently working on this in a separate application.

The project meets the parking requirements and also has additional parking stalls beyond the minimum required by the code. The height and setbacks comply with the zone as well. The trash enclosure will need to be relocated 25 feet from the residential property line.

The DRC approved the design of the project and allowed parking to be in front of the building as allowed in the design corridor.

CONCLUSION

Staff has reviewed the proposed project plan and finds that it meets the zoning requirements for the project to be approved with the conditions that are listed in the staff recommendation. The project will be a good asset to the area.

ATTACHMENTS

1. Aerial of Site
2. Site Plan
3. Landscape Plan
4. Elevations

ATTACHMENT 3 – LANDSCAPE PLAN



