

Provo City Planning Commission

Report of Action

April 24, 2024

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

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 24, 2024:

APPROVED WITH CONDITIONS

On a vote of 7:0, the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. Remaining CRC comments are addressed for final approval.
2. The lot to be used for this PPA is subdivided from the larger parcel and a new plat is recorded.
3. The trash enclosure is relocated to be 25 feet from residential property line per 14.34.300(10) of the Provo City Code.

Motion By: Melissa Kendall

Second By: Robert Knudsen

Votes in Favor of Motion: Melissa Kendall, Robert Knudsen, Daniel Gonzales, Andrew South, Jonathan Hill, Lisa Jensen, Barbara DeSoto

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

APPROVED/RECOMMENDED OCCUPANCY

*Standard Land Use Code 6590

APPROVED/RECOMMENDED PARKING

*253 Total parking stalls required

*268 Total parking stalls provided

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood District Chair.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- The public expressed concern with the amount of noise, light, construction, shade, blocked visibility, and privacy for residential homes nearby.
- Other uses allowed in the zone could be worse than what is being proposed.
- The trash enclosure is too close to the residents and needs to be relocated.
- There is a school bus stop near the proposed development, and this could conflict with the added traffic to the site.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- A lot of work and focus has been placed on making sure that this development will fit well with the surrounding uses.
- Sustainability was also a key focus on the project.
- They have tried to get a grocery store to come to this location and so has the City, but that just has not been a viable option.
- The covered parking will be solar-ready and will be able to have EV charging stations.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The tenant hours will be standard business hours.
- There are no current plans for the remainder of the land to the north currently.
- There are transitional standards that apply to this property since it is located next to residential.
- The commercial zoning was in place when the adjacent homes were built, so that information was available before they purchased their homes.
- This is a great example of how zoning should be; there is an arterial street with commercial adjacent, there is higher density housing that transitions into single-family housing.
- There would be less privacy if townhomes were built along this property line with the existing townhomes. This office building is setback very far from the property line.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to Development Services, 445 W Center St, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS