

***ITEM 2** Development Services requests a Zone Map Amendment from the OSPR (Open Space, Preservation, and Recreation) Zone to the SC2 (Community Shopping Center) Zone for five (5) acres of land to attract businesses south of the Regional Sports Park, located approximately at 2662 West Lakeview Pkwy. Provo Bay Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLRZ20240059

<p>Applicant: Provo City</p> <p>Staff Coordinator: Mary Barnes</p> <p>Property Owner: Provo City Corporation</p> <p>Parcel ID#: 21:039:0024</p> <p>Acreage: 5.079 acres</p> <p>Number of Lots: 1</p> <p>Current Zone: Open Space and Preservation (OSPR)</p> <p>Proposed Zone: Community Shopping Center (SC2)</p> <p><u>ALTERNATIVE ACTIONS</u></p> <ol style="list-style-type: none"> Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is May 22, 6:00 P.M.</i> Recommend Denial of the requested ordinance text amendment. <i>This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should <u>state new findings.</u></i> 	<p>Current Legal Use: Vacant lot</p> <p>Relevant History: The idea of attracting commercial or hospitality support services to this area has been in the works for a while. Over the many iterations of the Regional Sports Park site plan, this area has been shown as a multi-use field and overflow parking. The adopted final site plan completely excludes this area of the property. The goal is to attract commercial and hospitality support services into the area. This zone map amendment is proactive, there is no commercial developer at this time. Therefore, there is no concept plan.</p> <p>Neighborhood Issues: This application has been scheduled for the May 15th District 5 meeting.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none"> Due to the current and potential heavy use and traffic from Provo Airport and the Regional Sports Park, commercial and hospitality support services are necessary. This location will ensure that park and airport patrons will have quick access, and there will be minimal access from the commercial support services into existing or future neighborhoods. <p>Staff Recommendation: That the Planning Commission recommend approval of the zone map amendment to the Provo City Council.</p>
---	--

OVERVIEW

The city has initiated this zone map amendment to allow for commercial and hospitality support services directly south of the new Regional Sports Park on the west side of Provo. This is city-owned property. Please see figure 1 and 2 below for the specific subject area.

- The property is currently zoned OSPR, which is the primary zone used for public open space amenities, such as parks, trails, sport courts, etc.
- The city is proposing to rezone a 5.079-acre section of the property to SC2, which is known as the Community Shopping Center Zone. A list of permitted and conditional uses within this zone can be found within this staff report.
 - o This proposed re-zone is proactive. Therefore, there is no concept plan for this parcel at this time.
 - o The city is planning on leasing the land to a future developer. This lease will help to fund the ongoing maintenance and development of the Regional Sports Park.
- The Regional Sports Park site plan will not be affected by this zone change, and the park will stay OSPR.



Figure 2: Overall aerial view of subject area

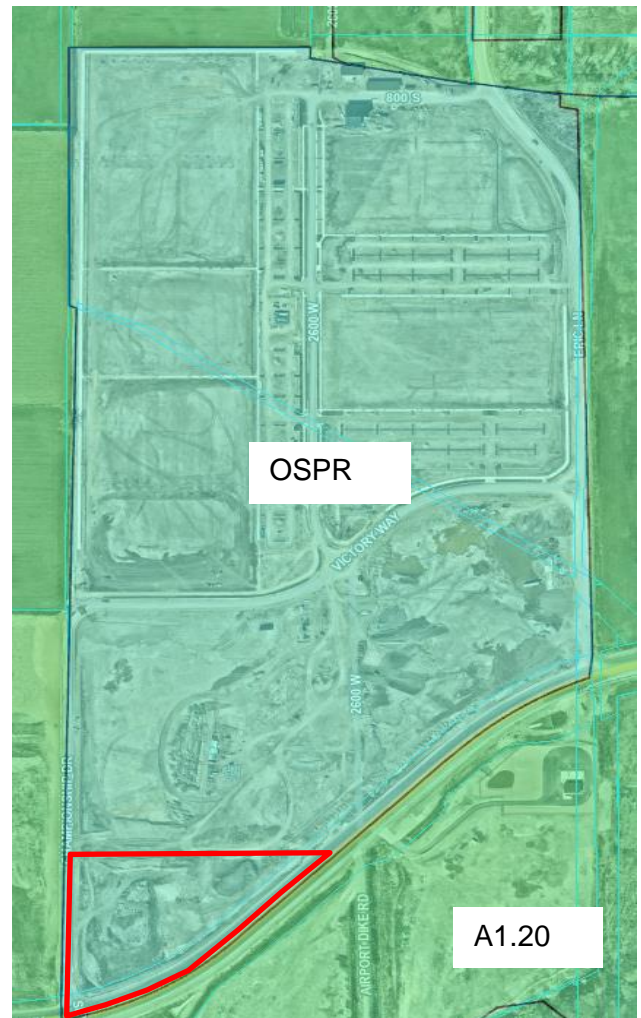


Figure 1: Current zoning map

- The subject area is located directly across Lakeview Parkway from the airport, and it is directly adjacent to the Regional Sports Park. Commercial and hospitality support services will help to facilitate multi-day sports tournaments within the Regional Sports Park, while also providing an area for concessions in the form of a gas station or some other small commercial and retail food outlet. Having a small eating establishment or a hotel would also serve airport patrons.



Figure 3: Regional context

FINDINGS OF FACT

1. The current zoning on the parcel is OSPR (Chapter 14.33)
2. The proposed zoning is SC2 (Chapter 14.19)
3. The general plan designation is Parks, Recreation and Open Space. Staff did not include a general plan amendment with this rezone request. The general plan policies take precedence over the map amendment, as seen in 14.02.020(2h).
4. There is no specific proposed use at this time. Any new development will have to submit a project plan and a subdivision plat. Because this is city-owned property, Development Services has the opportunity to ensure that the future use of this subject area will properly serve the surrounding area.

Permitted and Conditional Uses in the SC2 Zone

All permitted and conditional uses can be found in 14.19.020. This zone allows the following uses:

- General retail (shopping centers, department stores, etc.)
- Retail food and restaurants
- Hotels and motels
- Gas stations and car washes
- Personal services (beauty and barber services, laundry, banks, etc.)
- Gyms
- Vehicle Rental (with strict requirements)
- General professional services (physican, dental, legal, other)
- Amusements (ice skating, bowling, roller skating, other)

Conditional uses include day care, dance halls, and vet services.

Interaction with the Regional Sports Park and Provo Airport

The City approved the new Regional Sports Park in January 2021 with mostly multi-use fields. Since then, the site plan for the Park has been altered to include 21 multi-use fields, 45 pickleball courts, and 1,744 off-street parking spaces. Two signalized intersections on Lakeview Parkway have already been installed to help direct traffic from the airport, park, and potentially this small commercial area. There is no specific access connecting this small commercial area to any existing neighborhoods.

Past iterations of the Regional Sports Park plan showed multi-use fields and overflow parking within this area. Please see attachment 3 for these previous site plans. Further design and calculations, along with the addition of the pickleball courts and an extra parking lot, have proven that the overflow parking lot is not needed. Instead, Provo City has the opportunity to work with future developers and create a space that will be heavily used by the Regional Sports Park and Provo Airport patrons. Parks and Recreation and Provo Airport support this rezone.



Figure 5: Final site plan overlaid on aerial.

STAFF ANALYSIS

General Plan

Provo City Code Title 14.02.020(2) sets forth the following guidelines for consideration of amendments:

1. 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 of the amendment is to facilitate the provision of support services for the Regional Sports Park and Provo Airport. With the new terminal and increased capacity of the airport, and the regional and far-reaching draw of the Sports Park, there will be an increase in use within the area. Therefore, support services are needed.

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

Staff response: Commercial and hospitality services are needed to support the expected volumes of visitors and residents who will be using the new and improved facilities.

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

Staff response: The proposed text amendment is consistent with the General Plan economic development goals, specifically goal 2: “Encourage growth around the Provo Municipal Airport and facilitate development where appropriate”. Goal 2b states, “Encourage economic development and business opportunities at and around the airport”.

- 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: Goal 2b of the economic development chapter is indicated to have a “short-long” timing in the implementation matrix. According to the reading notes in the implementation matrix chapter, “short” timing is 1-3 years, and “long” timing is 10-20 years. This re-zone would be within the “short” period.

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

Staff response: Staff believes that this proposal would not hinder or obstruct General Plan policies.

- f) Adverse impacts on adjacent landowners.

Staff response: There should be limited impact on adjacent landowners. Most of the land surrounding the project is currently being used as agricultural land. There are no direct connections between the subject area and existing neighborhoods, although it will be possible to get to the existing neighborhoods through Epic Lane. Due to the location of the subject area, it is expected that most traffic generated by a commercial development will be directed towards Lakeview Parkway or the roads within the Regional Sports Park. Traffic is not expected to go through existing or possible future neighborhoods.

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

Staff response: The original zoning (OSPR) matches the general plan designation (Parks, Recreation, Open Space).

- 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: In this case, there is a conflict between the general plan map and plan policies. Precedence has been given to the plan policies, which call for more economic development and services around the airport.

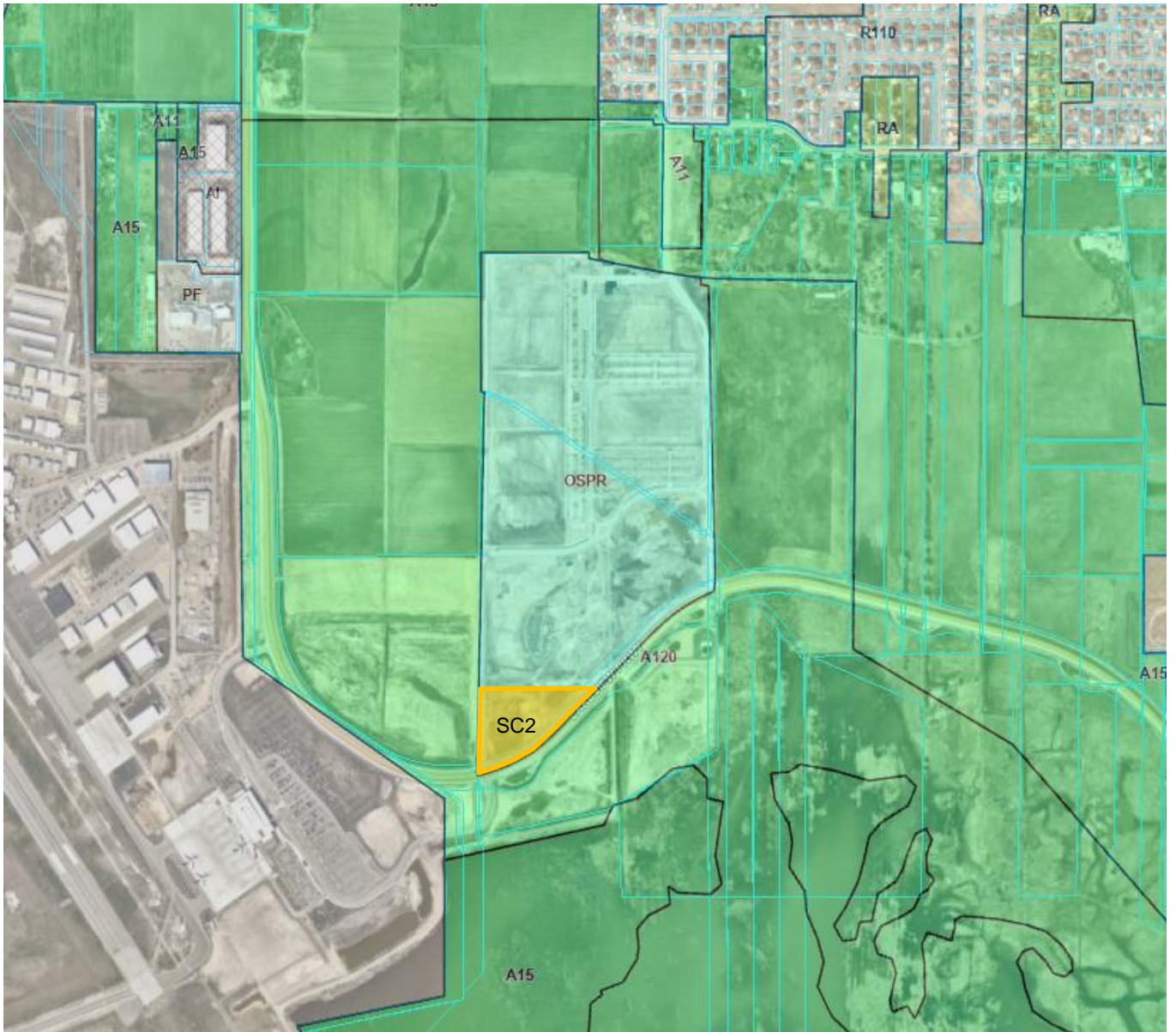
CONCLUSIONS

In conclusion, staff recommends that the Planning Commission recommend approval for this zone map amendment. Provo Airport, Parks and Recreation, and Economic Development are in support for commercial development in the subject area. The volume of visitors and residents traveling through this area is expected to increase, and this proactive rezone will help to draw high-quality commercial development. Any new development will be required to go through project plan and subdivision plat approval.

ATTACHMENTS

1. Proposed Zone Map Amendment
2. Exact boundary of the subject area
3. Final Regional Sports Park Plan
4. Previous iterations of the Regional Sports Park Plan

ATTACHMENT 1: PROPOSED ZONE MAP AMENDMENT



ATTACHMENT 2: EXACT BOUNDARY OF THE SUBJECT AREA



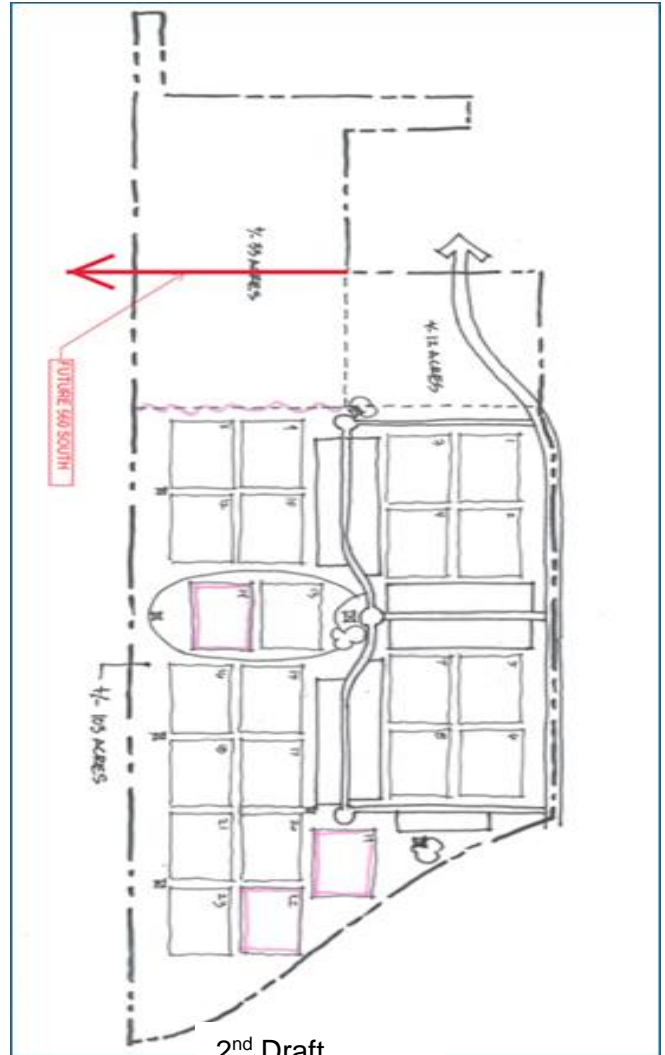
ATTACHMENT 3: FINAL REGIONAL SPORTS PARK



PROVO REGIONAL SPORTS PARK
MASTER PLAN



ATTACHMENT 4: PREVIOUS ITERATIONS OF THE REGIONAL SPORTS PARK PLAN





3rd Draft



4th Draft