

ITEM 1 Miller General Contractors requests Project Plan Approval for a new warehouse project in the PIC (Planned Industrial Commercial) Zone, located at 2601 S Mountain Vista Pkwy. Spring Creek Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLPPA20240003

BACKGROUND

The applicant is requesting approval for a project plan to develop two new office/warehouses spaces with a combined 68,000 square feet. The proposed office/warehouse will be 32 feet tall and cover approximately 40% of the four-acre site.

The property is in the Planned Industrial Commercial (PIC) zone and is surrounded by other properties in the same zone with developed properties to the west, north and south. The property to the east is undeveloped.

Although the project has not been reviewed by the Design Review Committee, the PIC zone has no specific architectural guidelines or standards.

FINDINGS OF FACT

1. The property is zoned as PIC.
2. Permitted uses for this zone are listed in 14.29.010.
3. Warehouse/manufacturing are permitted uses in PIC under various SLU codes including 6370.
4. Project plan meets the lot standards and yard requirements of the PIC zone.
5. The building's height is limited to 55 feet and the proposed structure is 32 feet in height.
6. The required parking for the office is 26 stalls.
7. The required parking for the warehouse is 103 stalls.
8. The required parking for the proposed development is 129 stalls.
9. On-site stalls provided equal 129.

STAFF ANALYSIS

Staff have reviewed the proposed project plan and is recommending approval based on the findings that the development complies with code requirements and that the proposed use is appropriate for the zone. The development will be compatible with the surrounding uses.

The minimum required parking spaces are being provided for both vehicular and bicycle parking. There will be 129 parking spaces for vehicles and there will be four short-term bike stalls and five bike lockers for long-term storage.

The building height at 32 feet is well below the maximum allowable 55 feet, and the building design is compatible with other structures throughout the same zone.

STAFF RECOMMENDATION

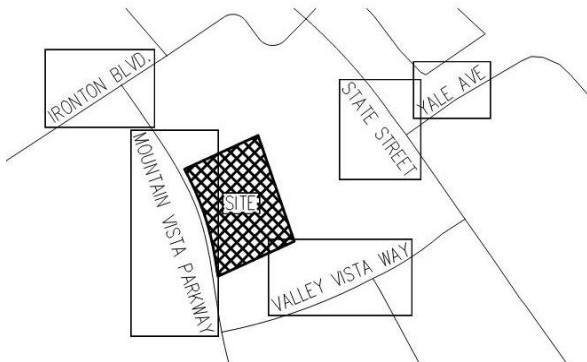
Approve the requested Project Plan Application with the following Conditions:

1. Approval from the Design Review Committee is received.

ATTACHMENTS

1. **Aerial of Site**
2. **Site Plan**
3. **Landscape Plan**
4. **Rendering/Elevations**

Attachment 1 – Aerial of Site



Attachment 2 – Site Plan



Attachment 3 – Landscape Plan



Attachment 4 – Rendering/Elevations



