

Planning Commission Hearing Staff Report

Hearing Date: July 10, 2024

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

Applicant: MILLER GENERAL

CONTRACTORS LLC

Staff Coordinator: Dustin Wright

Property Owner: Parcel ID#: Acreage: 3.98

Zone: Planned Industrial Commercial

Number of Lots: 1

ALTERNATIVE ACTIONS

- Continue to a future date to obtain additional information or to further consider information presented. The next available meeting date is August 14, 2024 6:00 P.M.
- 2. **Deny** the requested project plan.

 This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.

Current Legal Use:

Vacant land in the Planned Industrial Commercial (PIC) Zone.

Relevant History:

This item was scheduled for the last Design Review Committee (DRC) hearing that was canceled due to a lack of a quorum. It has been rescheduled for the July 11, 2024, hearing.

Neighborhood Issues:

No issues have been presented to staff.

Summary of Key Issues:

Two new office/warehouses, with a total of 68,000 square feet, will be constructed on the vacant parcel.

The proposed use of the property conforms with the zone and the surrounding uses. Since this has not been to DRC prior to this hearing, DRC approval will be listed as a recommended condition of approval for this item.

Staff Recommendation:

Approve the requested Project Plan Application with the following Conditions: Approval from the Design Review Committee is received.

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:

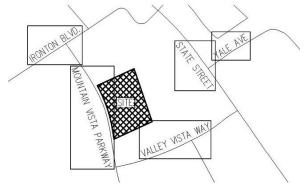
1. Approval from the Design Review Committee is received.

ATTACHMENTS

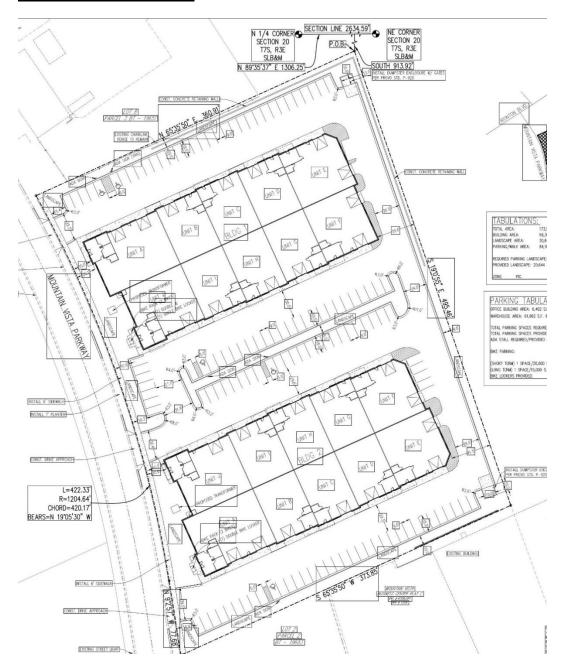
- 1. Aerial of Site
- 2. Site Plan
- 3. Landscape Plan
- 4. Rendering/Elevations

Attachment 1 – Aerial of Site





Attachment 2 - Site Plan



Attachment 3 – Landscape Plan



Attachment 4 – Rendering/Elevations



