

ITEM # 4 Cal Johnson requests Project Plan approval for a redevelopment plan to demolish an existing commercial building and build a new multi-tenant commercial building in the CG (General Commercial) Zone, located at 1200 N University Ave. Carterville Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.org PLPPA20230331

OVERVIEW

Cal Johnson and Fat Cats LLC are requesting approval to demolish the current building that has housed Costa Vida and Fat Cats bowling alley. Costa Vida is currently the only business that will be returning to the space. However, there will be two other commercial spaces available for lease. With this new design there will be a drive-through window for Costa Vida and there will be 70 parking spaces, 67 spaces are required. This Project Plan was given approval by the Design Review Committee on July 11, 2024. The building will be approximately 22 feet in height. Taller buildings are permitted in the zone. The exterior surfaces will be stucco and metal cladding. The landscaping will have 24 trees. This project plan also increases the parking in the area, which will be helpful for all the surrounding businesses.

FINDINGS OF FACT

1. The property is in the General Commercial zone (CG).
2. The project shows the area of the building to be 6,716 square feet.
3. The number of required parking spaces is 67.
4. There will be 70 parking stalls provided and 4 bicycles spaces.

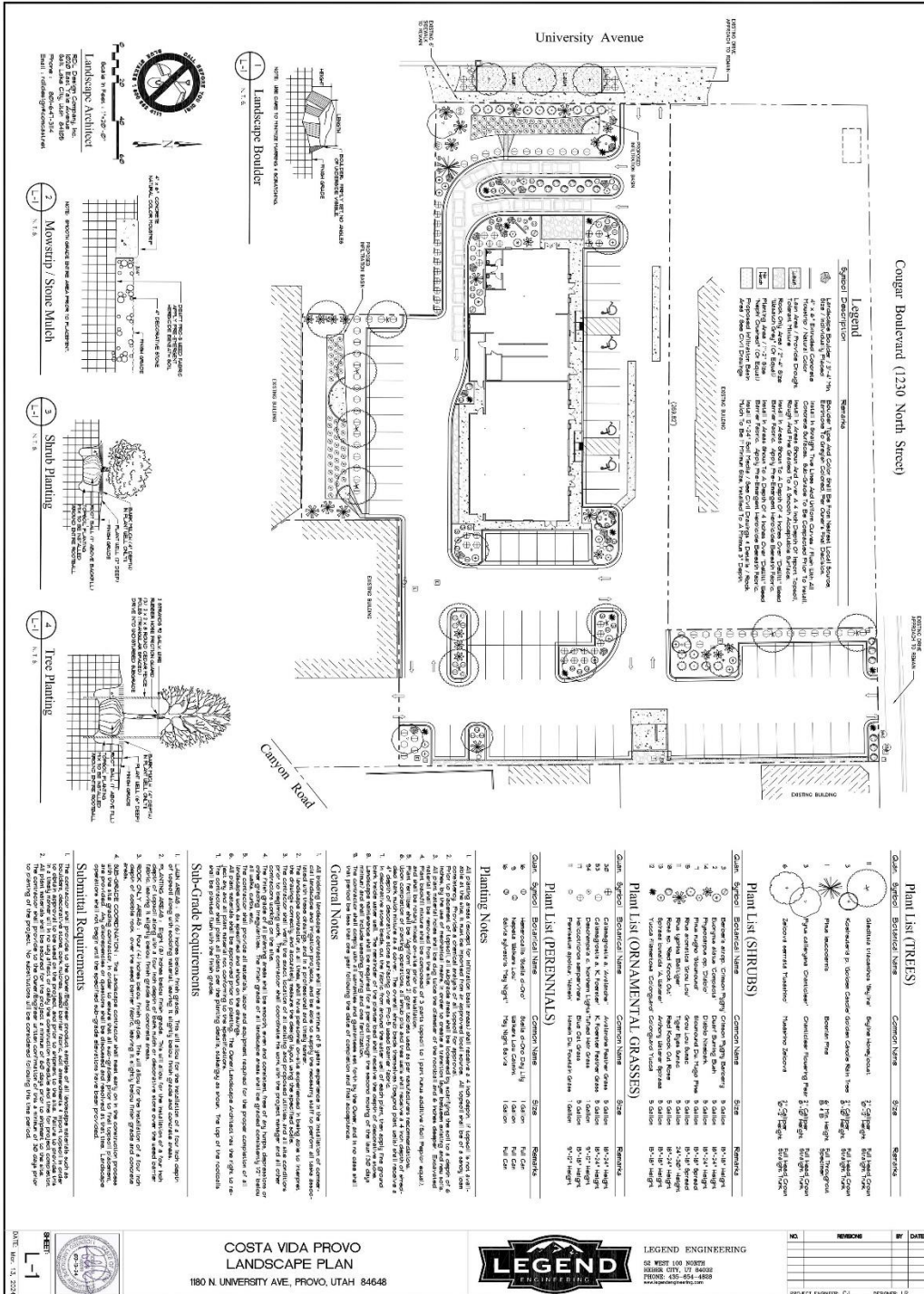
CONCLUSIONS

Staff is comfortable with the remaining comments from CRC and the ability for the applicant to address these moving forward towards demolish and building permit applications. Staff recommends that the Planning Commission approves the proposed project with the condition that all remaining CRC comments will be resolved prior to building permit approval.

ATTACHMENTS

1. Site plan
2. Landscape plan
3. Elevations
4. CRC Report

ATTACHMENT 2 - LANDSCAPE PLAN



DATE: MAR. 15, 2024
SHEET: L-1
PROJECT: COSTA VIDA PROVO LANDSCAPE PLAN

**COSTA VIDA PROVO
LANDSCAPE PLAN**
180 N UNIVERSITY AVE, PROVO, UTAH 84646



LEGEND ENGINEERING
50 WEST 100 SOUTH
PROVO, UT 84601
PHONE: 435-654-4888
WWW.LEGENDENGINEERING.COM

NO.	REVISION	BY	DATE

PROJECT ENGINEER: CJ DESIGNER: LR

ATTACHMENT 4 - CRC REPORT

Coordinator Review Committee Report

For reference, redlined plans may be found online at provo.org/portal under the "My Items" tab.

Submitted: December 20, 2023
Report Date: June 12, 2024

Project Name: Costa Vida - University Avenue
Address: 1200 N University Ave, Provo, UT 84604
Project #: PLPPA20230331
Application Type: Project Plan Approval
Application Expiration: This application will expire (No Expiration Date Set). For exceptions to this rule see Section 15.01.040 Provo City Code.

Your plans have received approval from the Coordinators Review Committee. You will now be scheduled for the next Design Review Committee meeting and the next Administrative hearing.

Project Review

Review: **Building Inspection Review** **Review Date:** 05/15/2024
Department: Community Development
Reviewer: James Anderson
Email: janderson@provo.utah.gov
Phone: 8018526411

Approval Status: No Revisions Required
Comments:

Review: **Fire Review** **Review Date:** 05/09/2024
Department: Fire
Reviewer: Lynn Schofield
Email: lynns@provo.utah.gov
Phone: 8018526339

Approval Status: No Revisions Required
Comments:

Review: **Parks and Recreation Review** **Review Date:** 05/09/2024
Department: Parks and Recreation
Reviewer: John Bunderson
Email: JBunderson@provo.org
Phone: 8018526643

Approval Status: No Revisions Required
Comments:

Review: **Planning Review** **Review Date:** 05/09/2024
Department: Community Development
Reviewer: Nancy Robison
Email: nrobison@provo.utah.gov
Phone: 8018526417

Approval Status: No Revisions Required
Comments:

Review:	Public Works Review	<u>Review Date:</u>	06/11/2024
Department:	Public Works		
Reviewer	Danielle Nixon		
Email:	dnixon@provo.utah.gov		
Phone:			
Approval Status:	No Revisions Required		
Comments:			
Review:	Power Review	<u>Review Date:</u>	05/09/2024
Department:	Power		
Reviewer	Jonathan Saluone		
Email:	jsaluone@provo.utah.gov		
Phone:	:8018526792		
Approval Status:	No Revisions Required		
Comments:			
Review:	Urban Forester	<u>Review Date:</u>	05/21/2024
Department:	Power		
Reviewer	Chaz Addis		
Email:	caddis@provo.utah.gov		
Phone:	:8018526920		
Approval Status:	No Revisions Required		
Comments:	I would advise against the Pyrus Calleryana 'Chanticleer' because they are an invasive species, weak wooded, and overall a bad choice. Please consider the Maylus X 'Spring Snow' Flowering Crabapple, if white flowers are what you are after.		