

Planning Commission Hearing Staff Report

Hearing Date: August 14, 2024

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

Applicant: Cal Johnson

Staff Coordinator: Nancy Robison

Property Owner: FAT CATS SPE LC

Parcel ID#: 19:075:0039

Acreage:1.29

Number of Properties: 1

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 28, 2024 5:00 P.M.*

<u>Deny</u> the requested application. This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.

Current Legal Use:

This parcel is in the General Commercial Zone (CG). It currently has a restaurant and bowling alley on the property.

Relevant History:

The current building on this property was built in 1953.

Neighborhood Issues:

No issues have been brought up before writing this report.

Summary of Key Issues:

- The project would demolish the current 25,000 square foot building.
- In its place a new restaurant and other commercial space totaling 6,716 square feet would be built.
- The proposal complies with all current parking standards.
- The proposed plan was approved by the Design Review Committee on July 11th, 2024.

Staff Recommendation:

Staff recommends that the Planning Commission approve the proposed project plan with the following condition:

1. That all remaining CRC comments are resolved prior to Building Permit approval.

<u>OVERVIEW</u>

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.

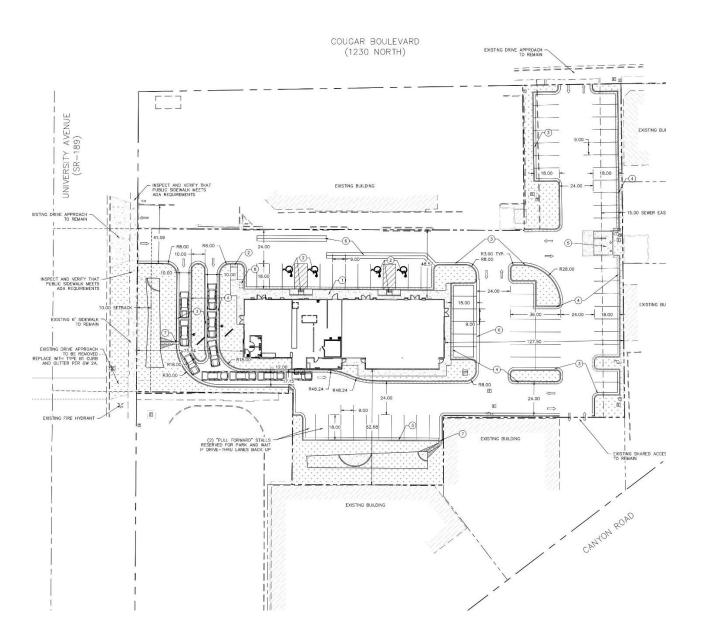
CONCLUSIONS

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.

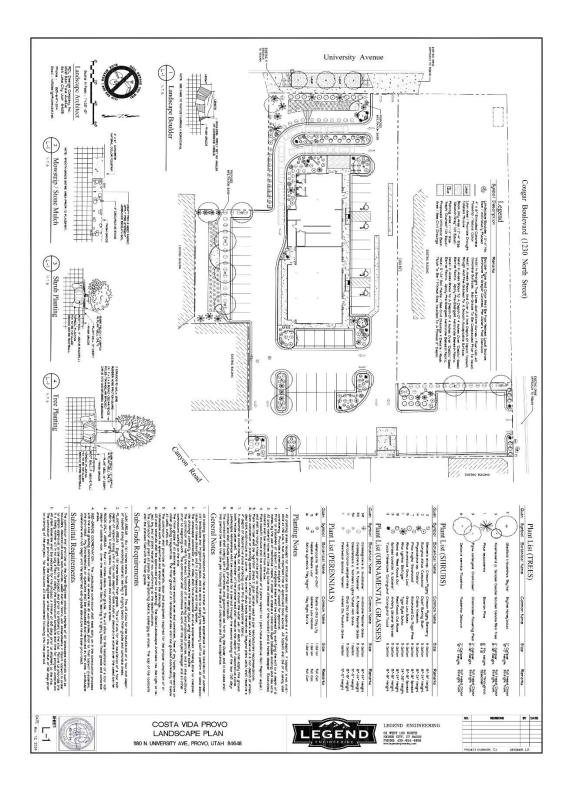
ATTACHMENTS

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

ATTACHMENT 1 - SITE PLAN



ATTACHMENT 2 - LANDSCAPE PLAN



ATTACHMENT 3 - ELEVATIONS



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	Review Date:	06/11/2024
Department: Reviewer Email: Phone:	-1		
Approval Status:	No Revisions Required		
Comments:			
Review:	Power Review	Review Date:	05/09/2024
Department:	Power		
Reviewer	Jonathan Saluone		
Email: :jsaluone@provo.utah.gov			
Phone: :8018526792			
Approval Status:	No Revisions Required		
Comments:			
Review:	Urban Forester	Review Date:	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.		