

ITEM # 7* Jon Jensen requests approval of a Zone Map Amendment from the R1.8(PD) (One Family Residential) and RA (Residential Agricultural) Zones to the AI (Airport Industrial) Zone in order to develop a 25-acre flex-industrial campus, located approximately at 3450 West Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20240106

Applicant: Jon Jensen

Staff Coordinator: Aaron Ardmore

Property Owner: Halladay, Kris Albert & Stacy Kim; Halladay, Thomas K & Christine (ET AL)

Parcel ID#: 21:029:0030; 21:029:0042;
21:029:0043

Acreage: 25.00

Number of Properties: 3

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is August 28, 2024, at 6:00 P.M.*
2. **Deny** the requested zone map amendment. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Current Legal Use: There are three properties included in this request; two are half-acre, single-family homes, and the third is a 24-acre agricultural property.

Relevant History: This property was part of the following recent changes:

- **April 2021** zone map amendment from the A1 (Agricultural) Zone to the R1.8(PD) (One Family Residential) Zone in. *The development associated with that rezone was never started.*
- **December 2022** General Plan map amendment from the Residential to the Airport Related designation.
- **February 2024** current application submitted. *A similar rezone request to this one was started but abandoned in 2022.*

Neighborhood Issues: This item was presented at the May 15, 2024, District 3 meeting. The support at that meeting was split with the following concerns:

- Preserving trail/river access
- Style of the buildings
- Demand for more flex warehouse

Summary of Key Issues:

- Request follows the General Plan
- Plan provides over 380,000 square feet of new flex/industrial/warehouse space near the airport.
- Should allow public access to river amenities.

Staff Recommendation: Staff recommends that the Planning Commission recommends approval of the proposed zone map amendment if the applicant can guarantee river access and amenities shown in the plan.

OVERVIEW

Jon Jensen is requesting a zone map amendment for twenty-five acres of land near 3460 West Center Street to go from the R1.8(PD) Zone to the AI Zone in order to develop an industrial flex/warehouse campus adjacent to the Provo River.

The concept plan associated with this request shows two large warehouse buildings adjacent to Center Street buffered with landscaping, parking, and a trail. A third smaller, flex building is located adjacent to the Provo River and is buffered by open green space with picnic areas and a walking trail. The rest of the site is improved with parking for the buildings, landscaping around the site and building edges, and the trail that encircles the property.

The land is primarily surrounded by agricultural uses, apart from four single-family homes along Center Street (two of which are within this rezone request), and the ropes course to the west. However, the zoning surrounding the project site does vary and indicates the future neighboring uses will also include airport industrial and light manufacturing to the south and east.

STAFF ANALYSIS

The General Plan map for this property was changed from residential to the airport related designation in 2022, with a zone change and project similar to this request expected to follow. Justifications from that amendment would hold true for this proposed zone change, with its proximity to the airport, major roadways, and access to I-15. Section 14.02.020, Provo City Code, provides specific criteria for staff to show how this request aligns with the General Plan, as follows: **(staff responses in bold)**

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 purposes for the amendment stated by the applicant are “this property is in the flight path of runway 18, the airport, and the surrounding airport industrial uses.” The applicant goes on to mention that the General Plan would be followed by making this zone

change. Staff agrees with the above purposes in aligning the zone with the General Plan due to surrounding uses and the airport. Staff also believe that there are strong economic development purposes for the amendment in question, bringing additional sales tax to the city.

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

Staff Response: Staff believe that the proposed AI Zone is the best way to achieve the above purposes, and that new warehouse and office spaces near the airport will help fulfill these purposes.

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

Staff Response: The proposed amendment is compatible with goals in Chapter 5 of the General Plan to “encourage growth around the Provo Municipal Airport and facilitate development where appropriate.” Additionally, the amenities offered in the concept plan with this rezone help to “increase opportunities for recreation through development of passive spaces...” as stated in Chapter 8.

(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: The timing of this request comes somewhat ahead of available infrastructure connections for the site. However, those elements are addressed by Public Works in an existing agreement on the property and should be in any future agreements.

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

Staff Response: Staff believe that finding the best use for this land is important to meeting the policies and goals of the General Plan. Since there could be negative impacts with residential development here, and there is growth in the market for flex warehouse space; there should be no obstruction of reaching the General Plan’s articulated policies with this request.

(f) Adverse impacts on adjacent landowners.

Staff Response: The amount of traffic associated with the proposed zone is much lower than it would be if it remained residential, so there should not be an adverse impact regarding daily vehicle trips in the area. Additionally, the landscape buffers required by code should prevent any other adverse impacts.

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

Staff Response: Staff have verified the zoning and General Plan designations are correct.

(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: No conflict exists.

CONCLUSIONS

Staff is in support of this zone map amendment request. The property is very isolated from any conflicting future land uses and the plan provides appropriate buffers from the street and river. This property is appropriate for the AI Zone, as indicated by the General Plan designation of AR (Airport Related). The associated concept plan does well to keep the access to the Provo River open and improved through this site, and the project should bring additional economic value to the city.

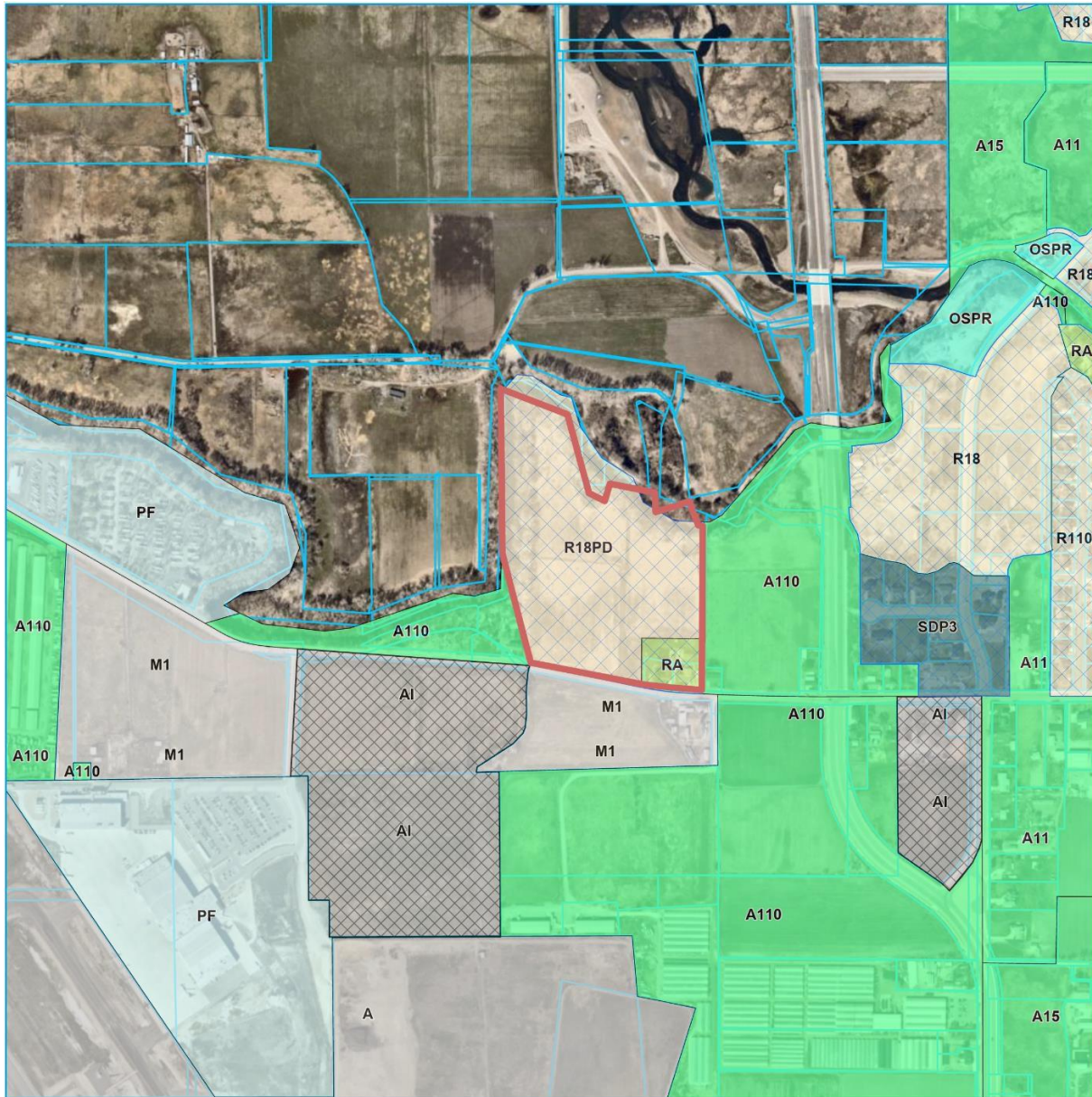
ATTACHMENTS

1. Property Map
2. Zone Map
3. General Plan Map
4. Site Plan

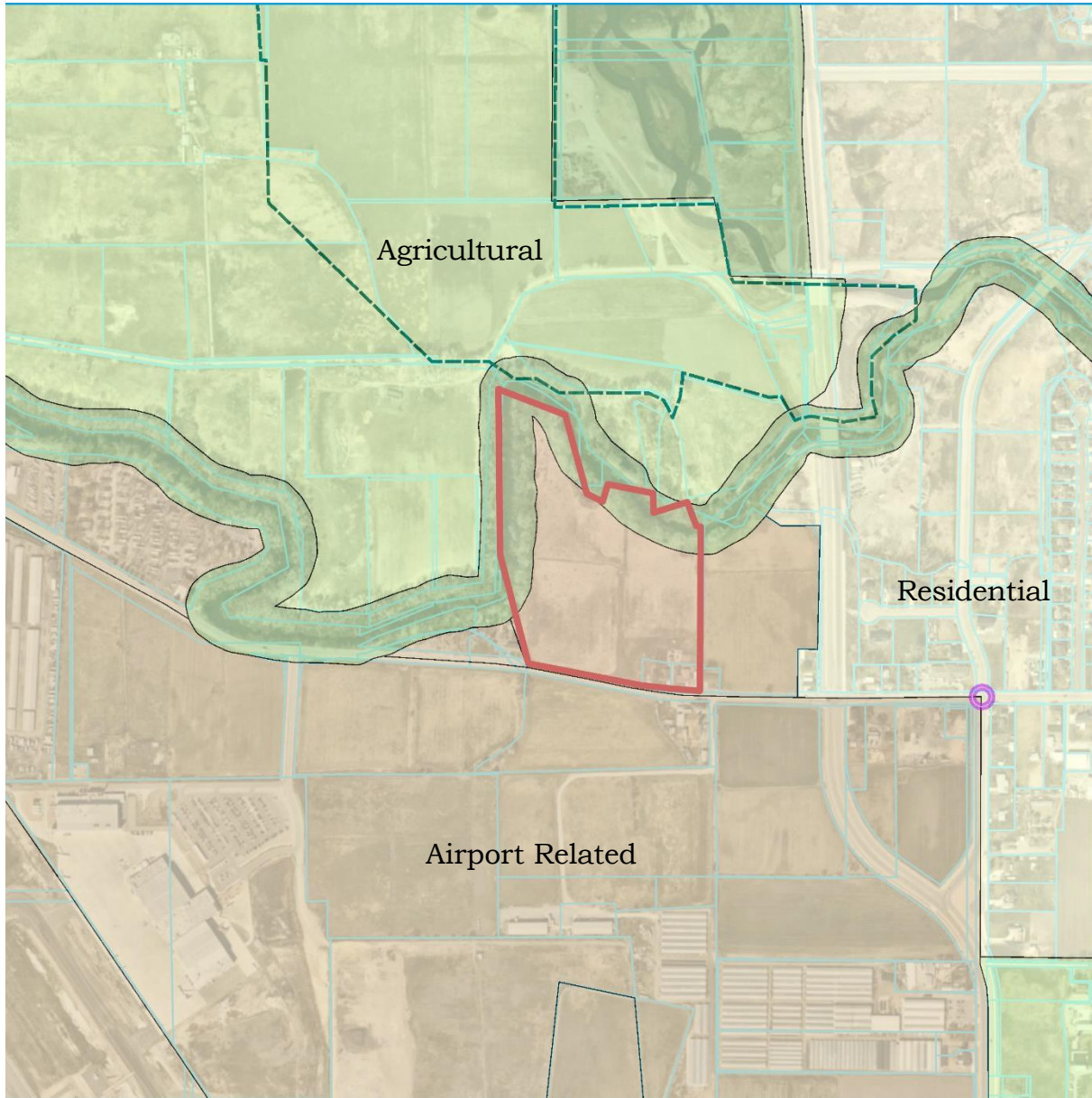
ATTACHMENT 1 – PROPERTY MAP



ATTACHMENT 2 – ZONE MAP



ATTACHMENT 3 – GENERAL PLAN MAP



ATTACHMENT 4 – SITE PLAN

