

ITEM # 8 Jon Jensen requests Concept Plan approval for a 25-acre flex-industrial campus in a proposed AI (Airport Industrial) Zone, located approximately at 3450 West Center Street. Fort Utah Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20240111

OVERVIEW

Jon Jensen is requesting concept plan approval associated with 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 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.

FINDINGS OF FACT

1. The General Plan designation for this property is AR (Airport Related).
2. The current zone is R1.8(PD).
3. The proposed zone is AI (Airport Industrial).
4. The total conceptual building square footage is 380,833 square feet.
5. The total conceptual parking count is 500 spaces.
6. The total conceptual lot coverage is 36% of the site.
7. The total conceptual open space is 31% of the site.
8. The required parking will depend on the final uses of the site (to be shown at Project Plan).

CONCLUSIONS

Staff are in support of this concept plan, noting that details on parking, utilities, and open space would need to be more refined in the project plan if the zone change is approved. The concept layout is subject to change and staff will ensure any future development will meet all city codes. The one element staff are excited about and will want to see is built is the amount and location of the open space amenities. Those items should be worked out through the associated zone change and future project plans.

ATTACHMENTS

1. Property Map
2. Site Plan
3. Conceptual Building Elevations

ATTACHMENT 1 – PROPERTY MAP



ATTACHMENT 2 – SITE PLAN



ATTACHMENT 3 – CONCEPTUAL ELEVATIONS



