

# Planning Commission Hearing Staff Report

Hearing Date: August 14, 2024

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

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**

- 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.
- <u>Deny</u> the requested concept plan. 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 approves the proposed concept plan.

#### <u>OVERVIEW</u>

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 Al 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

## <u>ATTACHMENT 1 – PROPERTY MAP</u>



### **ATTACHMENT 2 – SITE PLAN**



## ATTACHMENT 3 – CONCEPTUAL ELEVATIONS







