

Provo City Planning Commission

Report of Action

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) 8526417 nrobison@provo.org PLPPA20230331

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 14, 2024:

APPROVED

On a vote of 6:0, the Planning Commission approved the above noted application.

Conditions of Approval:

Motion By: Lisa Jensen

Second By: Melissa Kendall

Votes in Favor of Motion: Barbara DeSoto, Melissa Kendall, Daniel Gonzales, Jonathon Hill, Lisa Jensen, Adam Shin.
Jonathon Hill was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

APPROVED/RECOMMENDED OCCUPANCY

Standard Land Use Code 5811

APPROVED/RECOMMENDED PARKING

67 Total parking stalls required

70 Total parking stalls provided

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

The Neighborhood District Chair determined that a neighborhood meeting would not be required.

CONCERNS RAISED BY PUBLIC

The property owner to the north was concerned about parking issues. He would like to see that Costa Vida customers do not use his parking stalls.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

There was agreement that it will be nice to have a smaller building footprint, that will allow for more parking all around. The Planning Commission brought up concerns about the location of the drive thru. They want to make sure that there is no spill over onto University Ave. Provo City code requires 3 stacking stalls. This location will have 10. There was further discussion about the need to possibly change the code so that Provo doesn't have drive thru on collector roads. This will be saved for further discussions.

The Planning Commission is also concerned about pedestrian traffic through the parking lot and suggested they put in vertical stripping to indicate the safest walkways through.

They would like the landscaping to be pedestrian friendly, so customers aren't forced to walk through the parking lot.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS