



Provo City Planning Commission

Report of Action

August 28, 2024

ITEM #3 Ryan McCoard requests Project Plan approval for two new flex industrial warehouses in the AI (Airport Industrial) Zone, located at 3155 West Center Street. Provo Bay Neighborhood. Mary Barnes (801) 852-6408 mabarnes@provo.org PLPPA20240015

The following action was taken by the Planning Commission on the above-described item at its regular meeting of August 28, 2024:

APPROVED WITH CONDITIONS

On a vote of 7:0 the Planning Commission approved the above noted application, with the following conditions:

Conditions of Approval:

1. That a final subdivision plat is approved and recorded;
2. A flat roof is permitted after Planning Commission review; and
3. That Public Works evaluate a sidewalk along Lakeview Parkway.

Includes facts of the case, analysis, and conclusions outlined in the Staff Report, with any changes noted. Administrative Hearing Officer determination is consistent with the Staff analysis and determination.

RELATED ACTIONS

Design Review Committee recommended approval on this item on August 22, 2024.

APPROVED/RECOMMENDED OCCUPANCY

Standard Land Use Code 6370 - Warehousing

APPROVED/RECOMMENDED PARKING

236 Total parking stalls required (97 for office, 139 for warehouse).

237 Total parking stalls provided, including 7 ADA parking stalls.

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

- A neighborhood meeting was not held.
- The Neighborhood District Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- *Quinn Peterson, Design Review Committee and citizen of Provo.* This application came before the DRC last week, and we are happy with how the design corridor standards have been implemented on this site.

APPLICANT RESPONSE

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

- Lakeview Parkway chopped off the subject property from the rest of the applicant's property. This isolated the subject property, necessitating these warehouses.
- The traffic circulation shown in the site plan was engineered and accepted by the Provo City engineering department.
- This space is not meant to be heavy industrial warehouses, it is going to be a flex space for all types of businesses. Not anticipating heavy uses, the uses will be geared towards e-commerce, or lighter industrial use.
- There is considerable landscaping on this site.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The sidewalk along Lakeview Parkway was omitted on the landscaping plan. It was decided to add a condition of approval to ask the engineering department to review the sidewalk and possibly require the sidewalk on the final project plan.
- A concern was brought up regarding traffic circulation for semi-trucks around the site.
- Commissioner Jensen requested clarification on the flat roof condition of approval. The design corridor code states that flat roofs with decorative front parapet walls may be permitted upon review of the Planning Commission and Design Review Committee. The DRC approved this project with a condition of approval allowing a flat roof. The Planning Commission agreed that a flat roof was acceptable for this project.
- The commission agreed that the amount of landscaping helps to buffer the surrounding residential and agricultural properties.



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 the 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 **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Development Services Department, 445 West Center Street, Provo, Utah, **within fourteen (14) calendar days of the Hearing Officer'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