

ITEM #7 BYU requests Project Plan approval for the demolition and rebuild of the Cone Creamery building, located at 1209 North 900 East, in the CG (General Commercial) Zone. University Neighborhood. Nancy Robison (801) 852-6417
nrobison@provo.org PLPPA20240206

Applicant: BRIGHAM YOUNG UNIVERSITY

Staff Coordinator: Nancy Robison

Property Owner: BRIGHAM YOUNG UNIVERSITY

Parcel ID#: 35:700:0010

Acreage: 2.5 acres

Number of Properties: 1

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is November 13th, 2024.*
2. **Deny** the requested application. This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.

Current Legal Use: The existing creamery store and restaurant.

Relevant History: This building was used as a small grocery store from 1941 until 1999. In 2000 BYU converted it into a restaurant and grocery store.

Neighborhood Issues: No issues have been brought up at the time this report.

Summary of Key Issues:

- This project would complete the construction of a new creamery building located west of the current building.
- The new building will be 15,400 square feet.
- The proposal complies with all parking standards.

Staff Recommendation:

Staff recommends that the Planning Commission approve the proposed project.

OVERVIEW

Brigham Young University is requesting approval to build a new 15,400 square foot building to replace the one that is currently in use on the same property. The current structure is approximately 8,040 square feet. The new building will be constructed west of the current building. The number of required stalls is 112, and BYU will provide 140 parking spaces designated for the use of the Creamery on Ninth. The building will be approximately 20 feet tall with the entrance facade reaching 25 feet. The proposed parking lot meets all the current Provo City Code Standards.

FINDINGS OF FACT

1. The proposal is in the PF zone.
2. The existing building is 8,040 square feet
3. The new building will be 15,400 square feet.
4. The existing parking lot currently provides 42 spaces.
5. The proposed parking lot for the site provides 140 spaces.

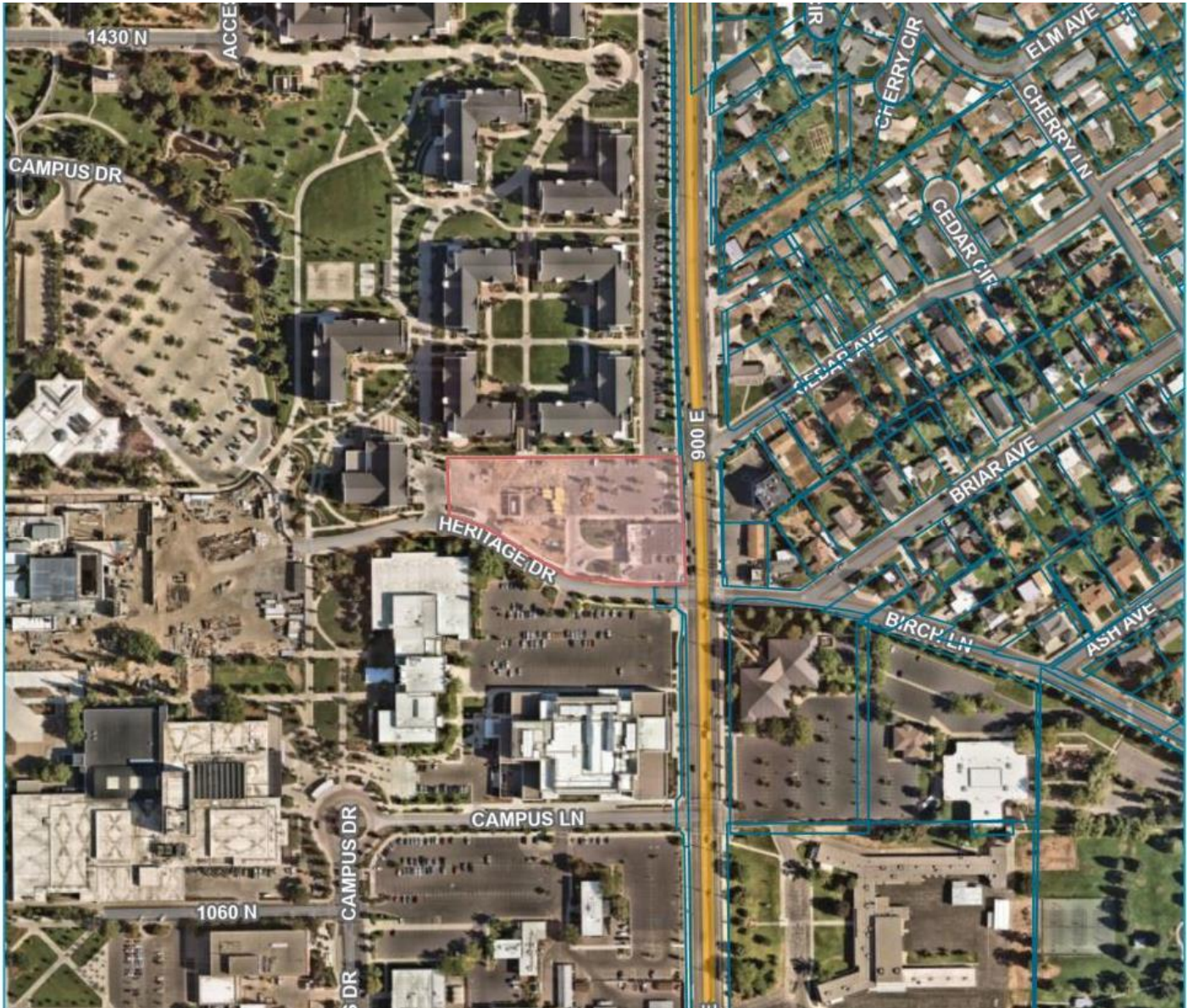
CONCLUSIONS

Staff has reviewed the Project Plan proposal and found it to meet all relevant requirements of the Provo City Code. Staff believe this will enhance the experience for BYU students and the surrounding neighbors with the close proximity of a grocery store.

ATTACHMENTS

1. Vicinity Map
2. Phasing Plan
3. Elevations
4. Landscape Plan

ATTACHMENT 1 - VICINITY MAP



ATTACHMENT 2 - PHASING PLAN



ATTACHMENT 3 - ELEVATIONS



