



**Planning Commission
Staff Report
Minor Project Plan Approval
Administrative Hearing Date:
April 2, 2014**

ITEM 2 WPA Architecture, agents for the LDS Church, request Minor Project Plan Approval for a parking lot expansion around a meeting house, generally located at 1120 North 850 West in the R1.8 (One-Family Residential) zone. ***Rivergrove Neighborhood*** 13-0004MPPA

Applicant: WPA Architecture

Staff Coordinator: Aaron Ardmore

Property Owner: LDS Church

Parcel ID#: 19:060:0069; 19:060:0053;
19:060:0049; 37:004:0014; 19:060:0031;
19:060:0043; 37:004:0015

Current Zone: R1.8

Proposed Zone: R1.8

General Plan Designation: R

Acreage: 3.3

Number of Properties: 7

Number of Lots: 7

Total Building Square Feet: N/A

Development Agreement Proffered: No

Council Action Required: No

ALTERNATIVE ACTIONS:

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is May 7, 2014, 5:00 p.m.*

2. **Deny** the requested Project Plan. *This action would not be consistent with the recommendations of the Staff Report.*

Current Legal Use: LDS Church

Relevant History: The property owner purchased six properties surrounding their building over the last year with the intent to expand parking for the church building. Permits to demolish the structures on these properties were issued in July 2013. They have also made an application to the City to record a new plat combining the properties (14-0005SF).

Neighborhood Issues: The neighborhood chair reported to staff that no meeting was held, but that the neighbors he has talked with are in support of this proposal.

Summary of Key Issues:

- The applicant is proposing a parking lot expansion for a LDS Church (owners).
- The property owners have purchased surrounding lots and demolished homes.
- The parking lot expansion will improve landscaping on the lot.

STAFF RECOMMENDATION:

Staff recommends that the Administrative Hearing Officer approve this use with the listed conditions.

OVERVIEW

The applicant is proposing to expand the parking lot for the LDS Church at 1120 North 850 West. The LDS Church has purchased six surrounding properties and demolished the structures that existed on them.

The new parking plan will enhance the landscaping of the property and area, while providing more off-street parking spaces for activities and services at the LDS Church.

GENERAL PLAN POLICIES

This project meets the following General Plan goals:

1. Redevelopment of the built environment, including the elimination of blight in residential neighborhoods and commercial and industrial districts;
2. Encourage the improvement of the neighborhoods and by supporting policies and ordinances that attract a mix of family types, including retirees and singles, increasing owner-occupancy, encouraging neighborhood activities and requiring the proper maintenance of homes and landscaping.
3. Work to develop and implement an infrastructure improvement plan to install sidewalks in areas that do not have them.

FINDINGS OF FACT

1. Existing and Surrounding Land Uses and Zoning

Table 1 describes the existing site and surrounding property's use and zoning characteristics.

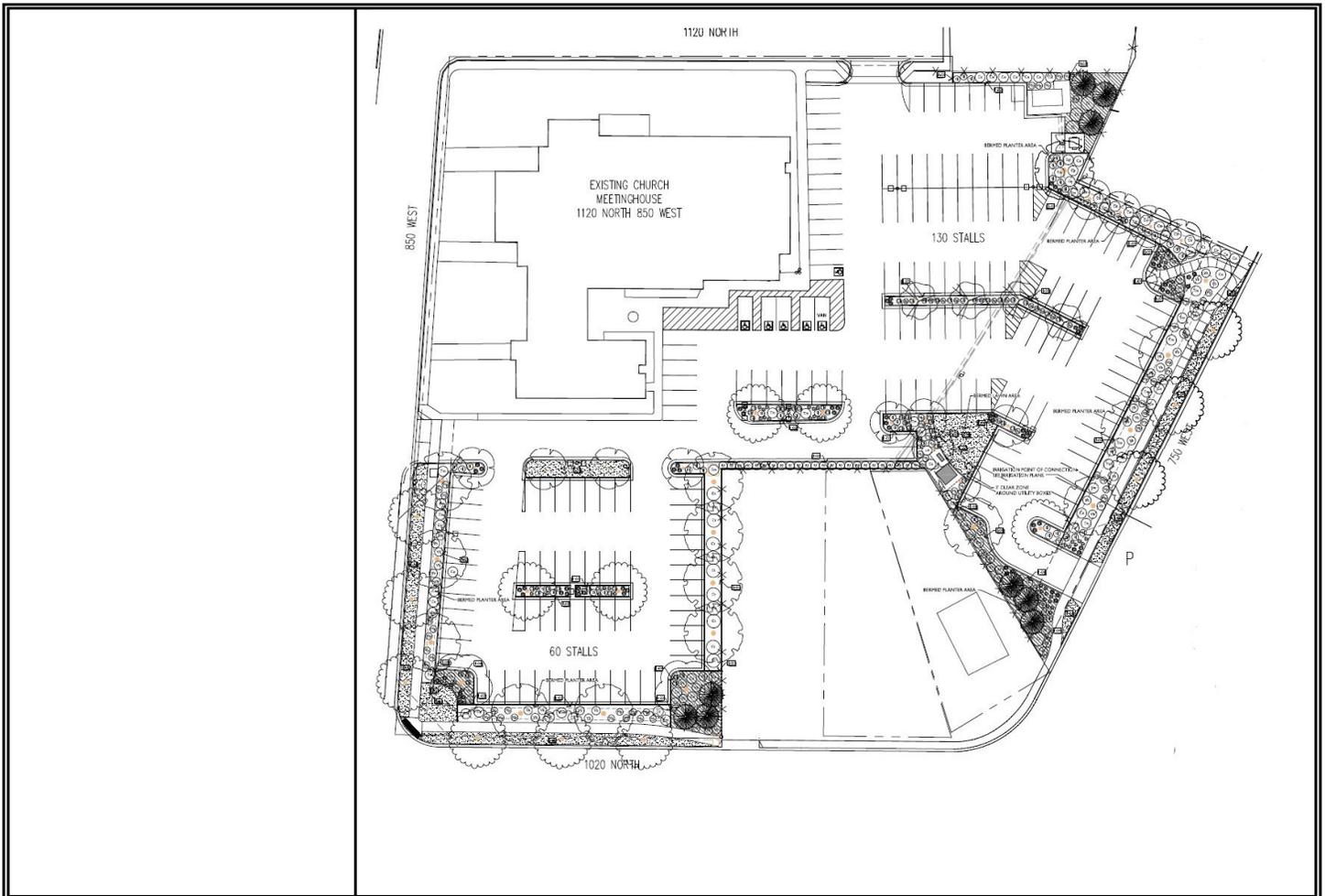
TABLE 1 - Existing and Surrounding Land Uses and Zoning				
Existing Use:	LDS Church			
Surrounding Uses:	North	South	East	West
	Single Family Dwellings	Single Family Dwellings	Single Family Dwellings	Single Family Dwellings

<p>Aerial Photograph:</p>				
<p>Site Zoning:</p>	<p>R1.8 (Single Family Residential)</p>			
<p>Surrounding Zones:</p>	<p>North</p>	<p>South</p>	<p>East</p>	<p>West</p>
	<p>R1.8</p>	<p>R1.8</p>	<p>R1.8</p>	<p>R1.8</p>

2. Site Plan

Table 2 summarizes the site plan for the proposed use.

<p>TABLE 2 – Site Plan Details</p>			
<p>Site Area:</p>	<p>142,407 sq. ft./3.3 ac.</p>	<p>Number of Lots:</p>	<p>7</p>
<p>Site Plan:</p>			



STAFF ANALYSIS

Staff has no concerns with the proposed parking lot expansion.

CONCLUSIONS

The proposed parking lot expansion is in compliance with Provo City Code, provided that it meets the remaining technical requirements described by the Coordinators Review Committee Analysis.

STAFF RECOMMENDATION

Staff recommends approval of this project, subject to the conditions listed below.

RECOMMENDED CONDITIONS OF APPROVAL

1. That all remaining technical requirements of the Coordinators Review Committee Analysis are completed prior to final plat approval or the issuing of building permits, inasmuch as it complies with Provo City Code.

ATTACHMENTS

1. Existing Property
2. Proposed Site Plan
3. Neighborhood Chair Email

ATTACHMENT 1 – EXISTING PROPERTY



ATTACHMENT 3 – NEIGHBORHOOD CHAIR EMAIL

From: [Brent Hall](#)
To: [Aaron Ardmore](#)
Subject: Rivergrove Neighborhood
Date: Monday, February 11, 2013 1:26:19 PM

Aaron,

As neighborhood chair, I have spoken with the neighborhood about the parking lot expansion project of the LDS Church. The neighbors are pleased with the project and see no need for a neighborhood meeting.

They do however want to be assured that the homes will be demolished soon so vacant homes are not left standing. Also several neighbors who are contractors have expressed a desire to bid on any of the work if that is possible.

Thank you,

Brent Hall

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