



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

**ITEM 4** Dray Savage requests Project Plan approval for the construction of a new 15,420 square-foot, medical building with a clinic and offices, to be called *Grandview Family Medical*. The proposed new building shall front the street, while the two existing buildings on the interior will remain to be incorporated into the site for office uses. The site comprises 2.00 acres, and is located at 1900 N. State Street, Provo, UT, in the CG (General Commercial) Zone. **Carterville Neighborhood** 14-0005PPA

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| <p><b>Applicant:</b> Dray Savage</p> <p><b>Staff Coordinator:</b> Sean Allen</p> <p><b>Property Owner:</b> Dray Savage<br/><b>Parcel ID#:</b> 190650051<br/><b>Current Zone:</b> CG (General Commercial)<br/><b>Proposed Zone:</b> N/A<br/><b>General Plan Designation:</b> Commercial<br/><b>Acreage:</b> 2.00<br/><b>Number of Properties:</b> 1</p> <p><b>Total Building Square Feet:</b> 25,635<br/>(Medical) – 11,400<br/>(Non-medical/Office) – 14,235</p> <p><b>Development Agreement Proffered:</b> N/A</p> <p><b>Council Action Required:</b> No</p> <p><b>Alternative Actions:</b><br/><b>2. Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is May 7, 2014, 5:00 p.m.</i></p> <p><b>3. Deny</b> the requested Project Plan. <i>This action is <u>not consistent</u> with the recommendations of the Staff Report.</i></p> | <p><b>Current Legal Use:</b><br/>Commercial Retail and Auto Repair/Office.</p> <p><b>Relevant History:</b><br/>Prior activities included the GT Auto retail and auto repair business and some offices.</p> <p><b>Neighborhood Issues:</b><br/>None.</p> <p><b>Summary of Key Issues:</b><br/>1. Applicant proposes to demo the existing GT Auto building front State Street in favor of a new medical clinic/office building.<br/>2. Site will be fully improved.<br/>3. Minimum 6’ tall solid pre-cast concrete fencing is to be installed along the north and east property lines due to the abutting residential uses. Decorative retaining walls shall be included.<br/>4. Proposal complies with all zoning and development requirements.</p> <p><b>Staff Recommendation:</b><br/><b>1. APPROVE</b> the requested Project Plan, <b>with conditions.</b> <i>Staff has provided <u>recommended conditions of approval</u> in the event that the Hearing Officer approves the PPA.</i></p> <p><b>Conditions of approval:</b><br/>1. All final CRC review comments are to be addressed and plans approved prior to the issuance of a building permit.<br/>2. Bond and fees are to be paid, including a bond agreement submitted, prior to the issuance of a building permit.</p> |
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## **OVERVIEW:**

Grandview Associates, operators of Grandview Family Medicine, just across State Street and south of the proposed site (1959 N. State Street), have decided to expand the operation (primary and specialty care & lab services) to a new building on the proposed site. They are keeping the existing building towards the eastern side of the site for additional commercial offices.

## **FINDINGS OF FACT:**

1. Property is within the CG (General Commercial) Zone, which permits general retail/commercial, medical and office uses.
2. The General Plan land use designation for the property is Commercial.
3. The subject property is bordered by the RC (Residential Conservation) Zone to the north. There are residential uses to the east, but the zoning is the same, so transitional development standards (14.34.300) only apply along the north boundary.
4. State Street is governed by the UDOT. UDOT will only allow the south driveway to function as a right- in/right-out.
5. The project proposal has been reviewed by the Provo City development review team (CRC), and has been given final approval.

## **STAFF ANALYSIS:**

The following is a summary of the project proposal:

- Building square footage (new) – 20,660 sq. ft.
- Building square footage (existing) – 4,975 sq. ft.
- Building height – 13' to eve, and 41.6' to peak from the lowest finished grade
- Parking (required) – 133
- Parking (provided) – 138
- Access – Full access (north)/Right in-out only (south)
- Fencing – 6' tall precast concrete wall along north and east property boundary
- Architecture – A mix of earth tone colored brick veneer and colored concrete masonry for the walls, and dark asphalt roof shingles with a 10/12 pitch. The existing buildings to the rear of the site are to be painted to match the coloring of the new building.

Due to the parking configuration and spacing behind the existing building, the drive access must remain a one-way drive. All other elements of the site, such as landscaping, trash collection, and utilities have been addressed. The project plan proposal complies with all zoning and development code standards.

### **CONCLUSIONS:**

The project plan proposal for a new medical clinic/office building complies with the General Plan land use designation and current zone. All proposed improvements and elements of the site are in compliance with today's development standards and has received final approval from the development review team.

### **STAFF RECOMMENDATION:**

City staff recommends the Hearing Officer **APPROVE** the Project Plan proposal, with the following conditions:

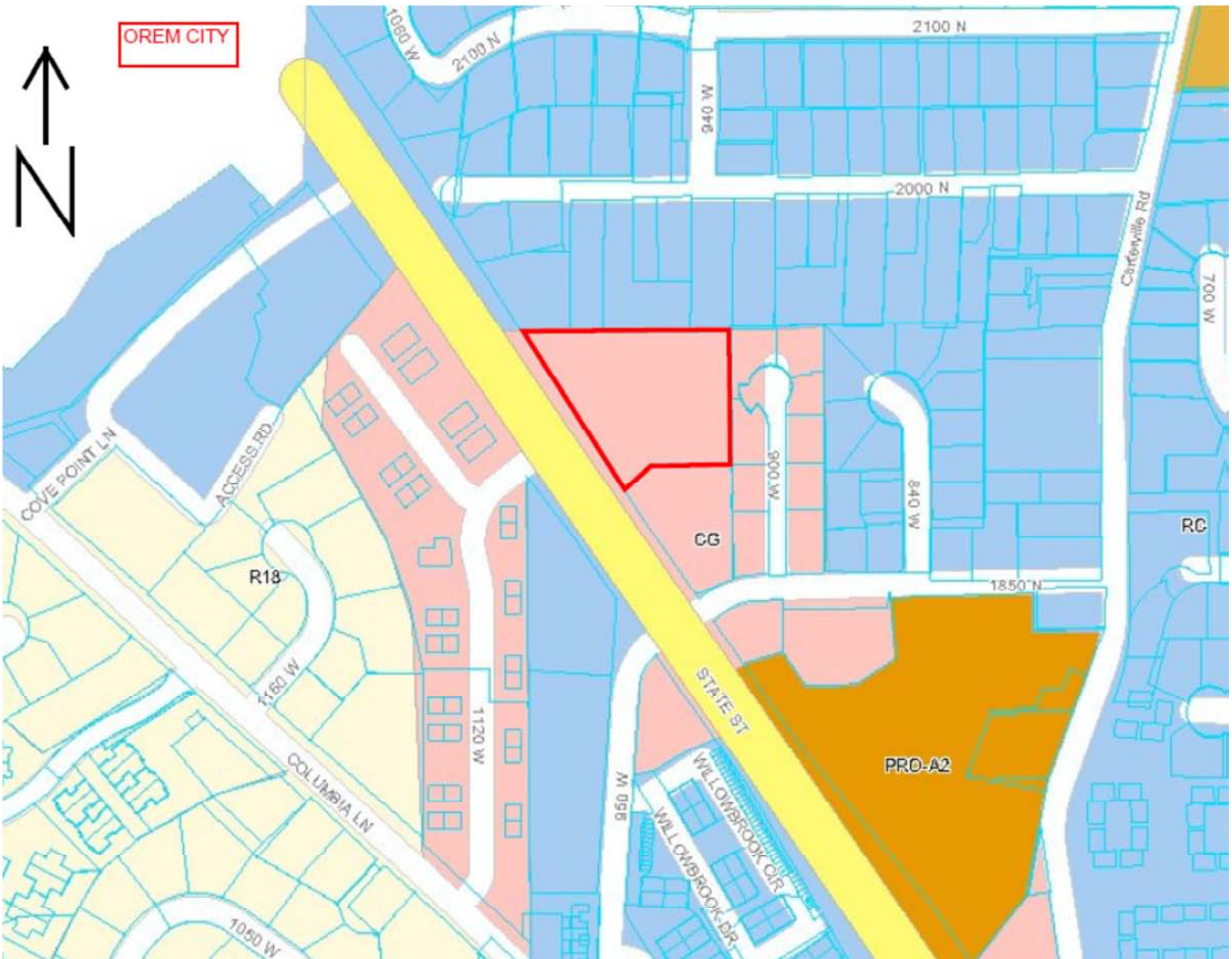
1. All final development team review comments are to be addressed, and plans approved prior to the issuance of a building permit;
2. All bond and fees are to be paid, including completing a bond agreement with the City, prior to the issuance of a building permit.

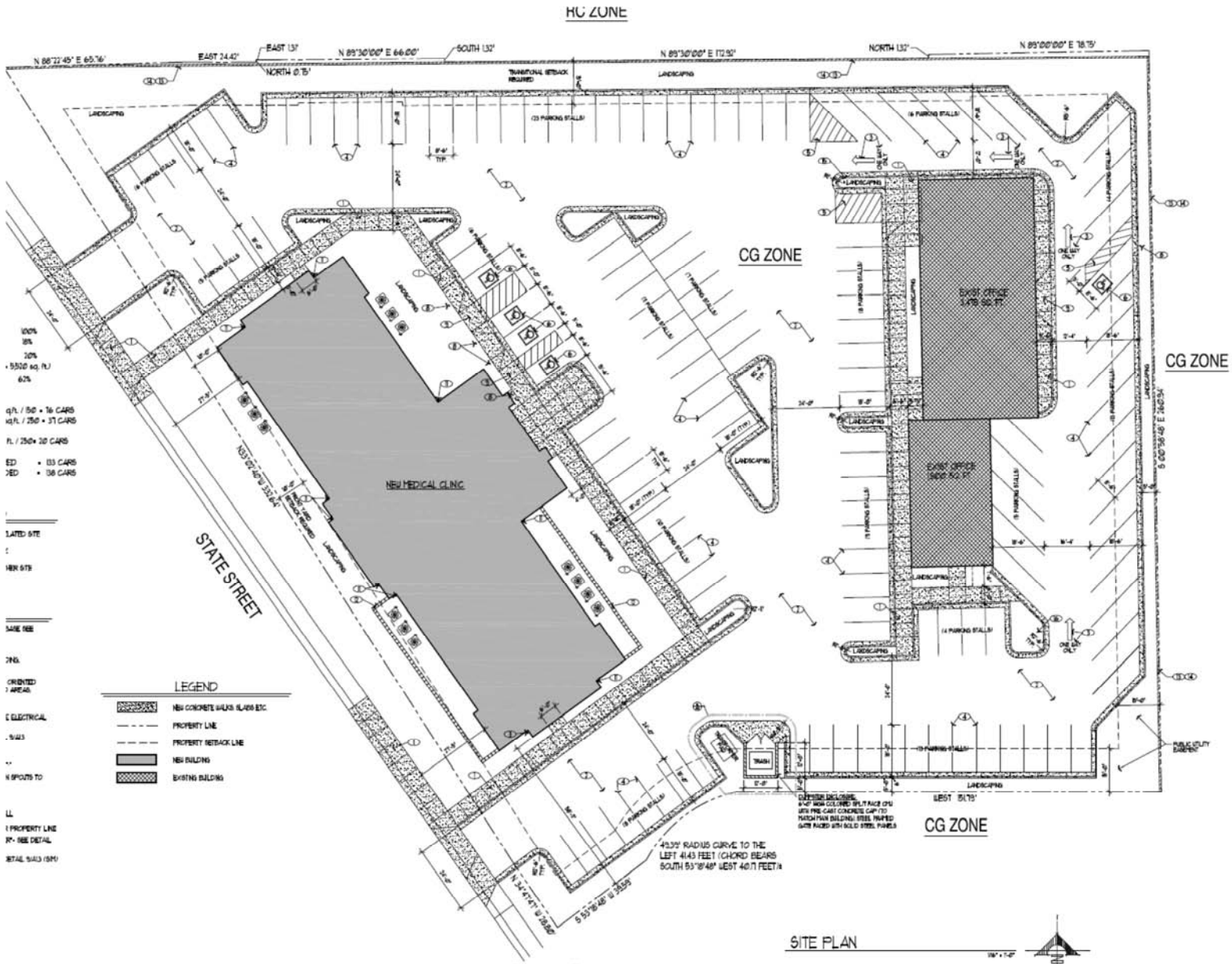
### **ATTACHMENTS:**

- Aerial Location Map
- Zoning Location Map
- Project Plan (Site)
- Utility Plan
- Utility Connections to the east
- Detail sheet (Fencing elevations)
- Landscaping Plan
- Building Elevations (new)
- Building Elevations (existing)

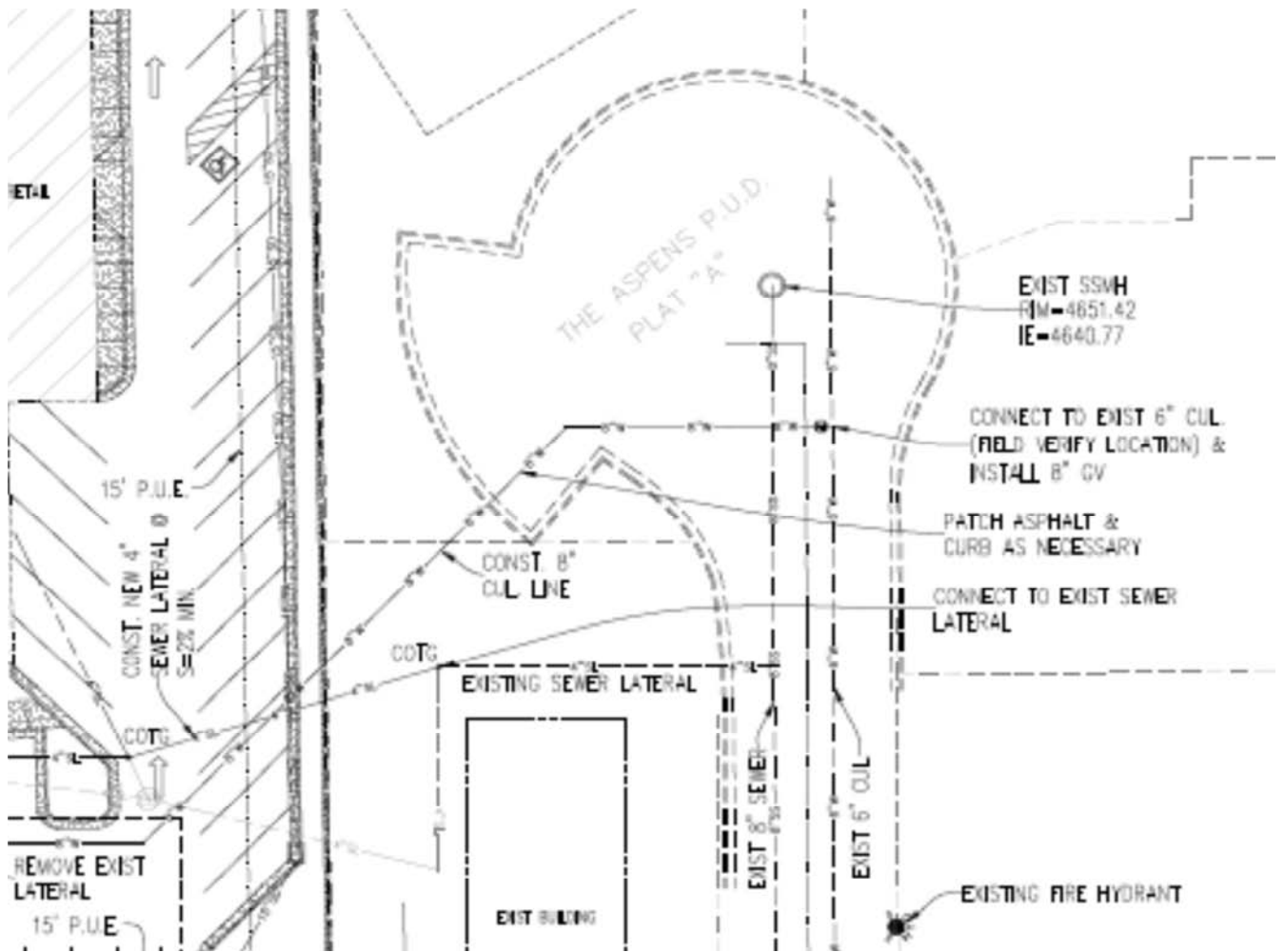




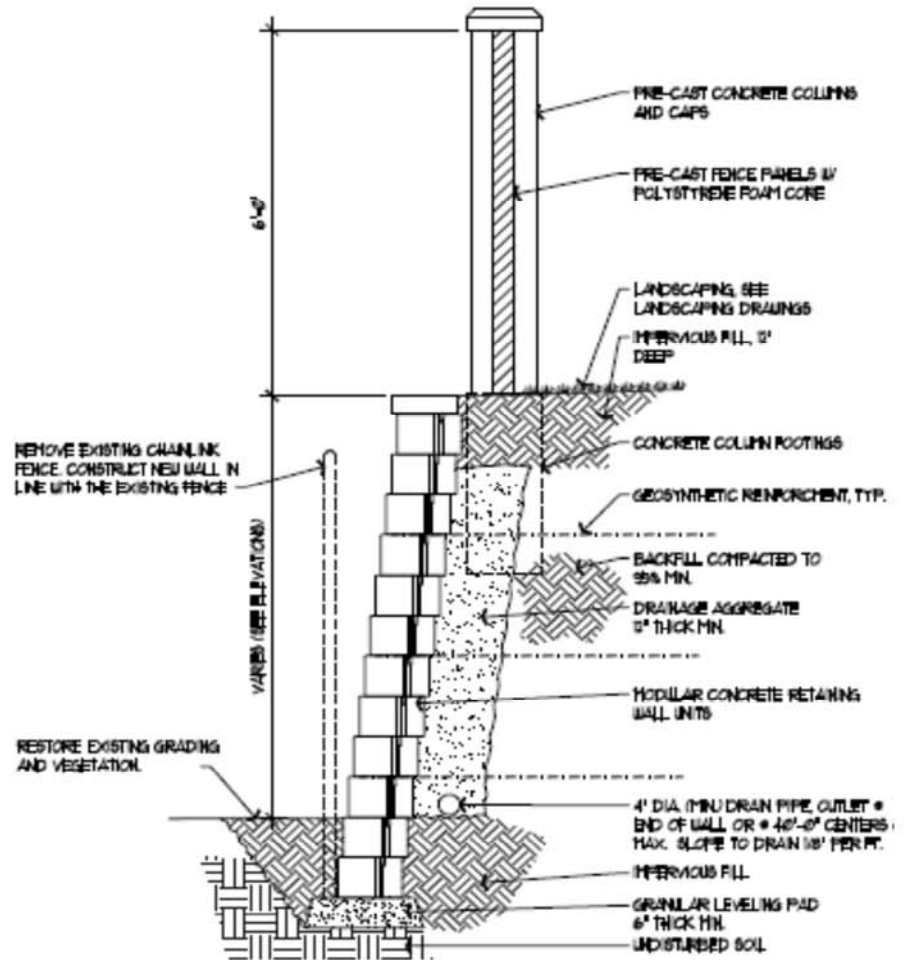
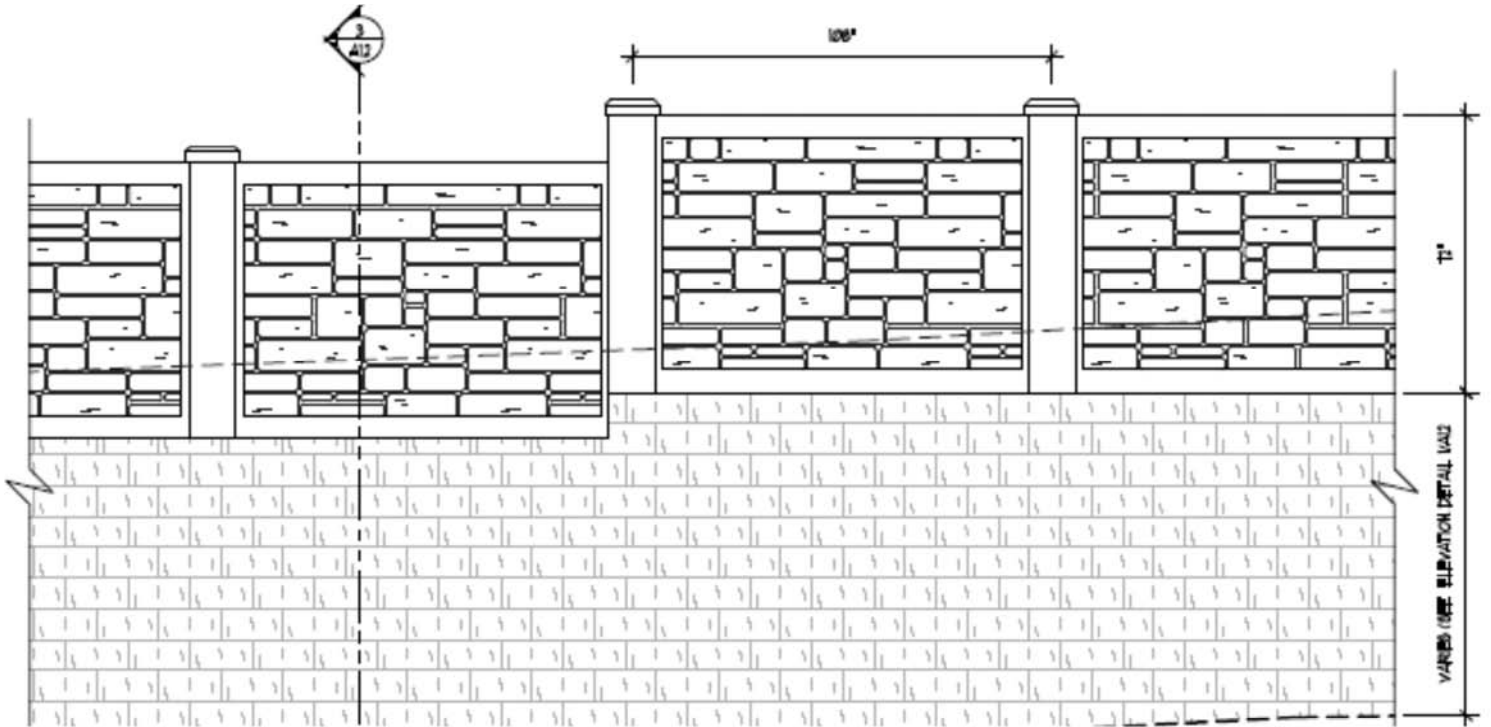




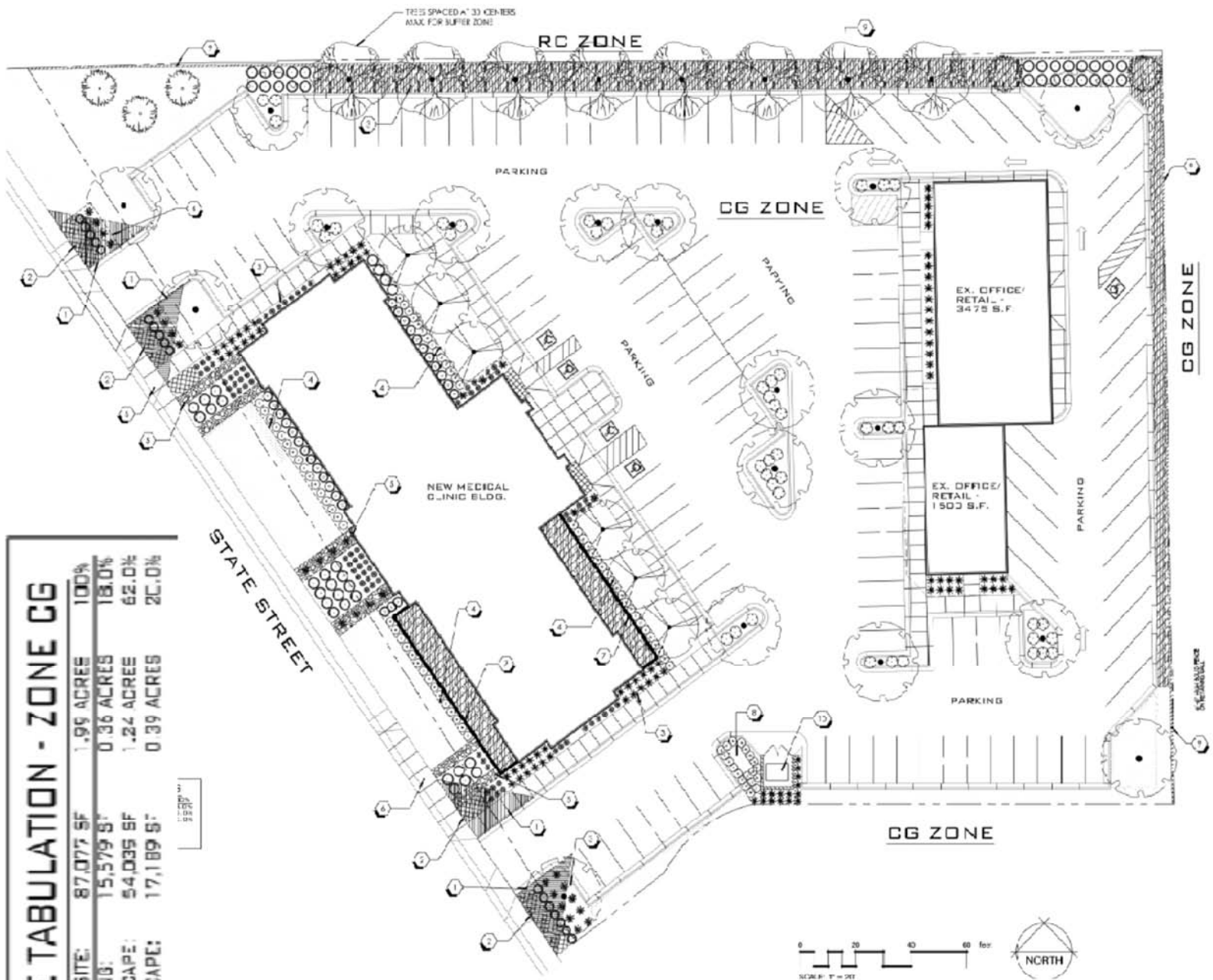








4 RETAINING WALL/FENCE SECTION



**SITE TABULATION - ZONE CG**

|             |           |            |       |
|-------------|-----------|------------|-------|
| TOTAL SITE: | 87,077 SF | 1.95 ACRES | 100%  |
| BUILDING:   | 15,579 SF | 0.36 ACRES | 18.0% |
| HARDSCAPE:  | 54,035 SF | 1.24 ACRES | 62.0% |
| LANDSCAPE:  | 17,189 SF | 0.39 ACRES | 20.0% |

**PLANT SCHEDULE**

| TREES | CODE    | BOTANICAL NAME / COMMON NAME                                       | CON'    | QTY |
|-------|---------|--------------------------------------------------------------------|---------|-----|
|       | AG2     | ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE               | 2" CAL  | 15  |
|       | CEB     | CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD          | 2" CAL  | 6   |
|       | GLE SKY | GLEDITSIA 'BIACANTHOS 'SKYLINE' / 'SKYLINE' LOCUST                 | 2" CAL  | 9   |
|       | PIN FLE | PINUS FLEXILIS 'VANDERWOLFS PYRAM' / VANDERWOLFS PYRAM LAMBER FINE | 5" MIN. | 5   |



WEST ELEVATION



NORTH ELEVATION

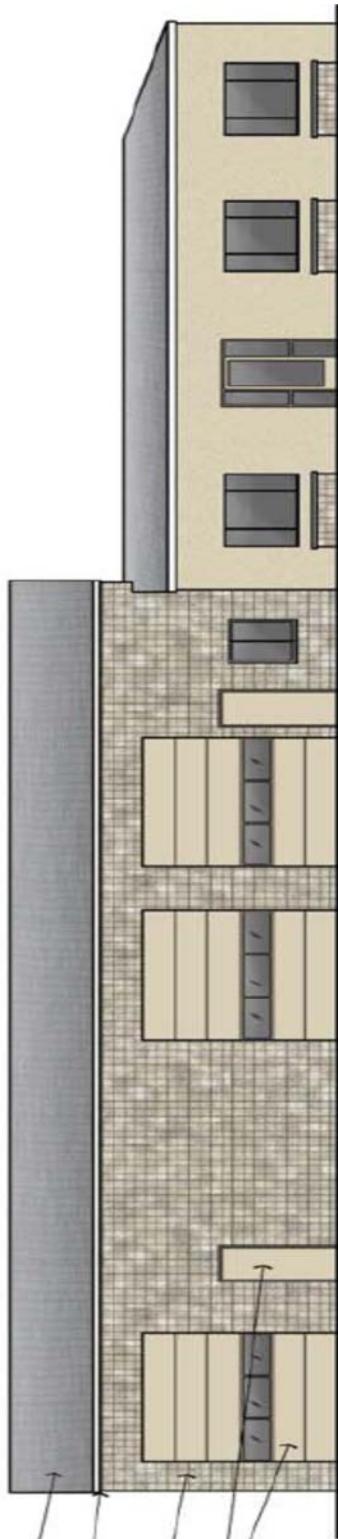


EAST ELEVATION

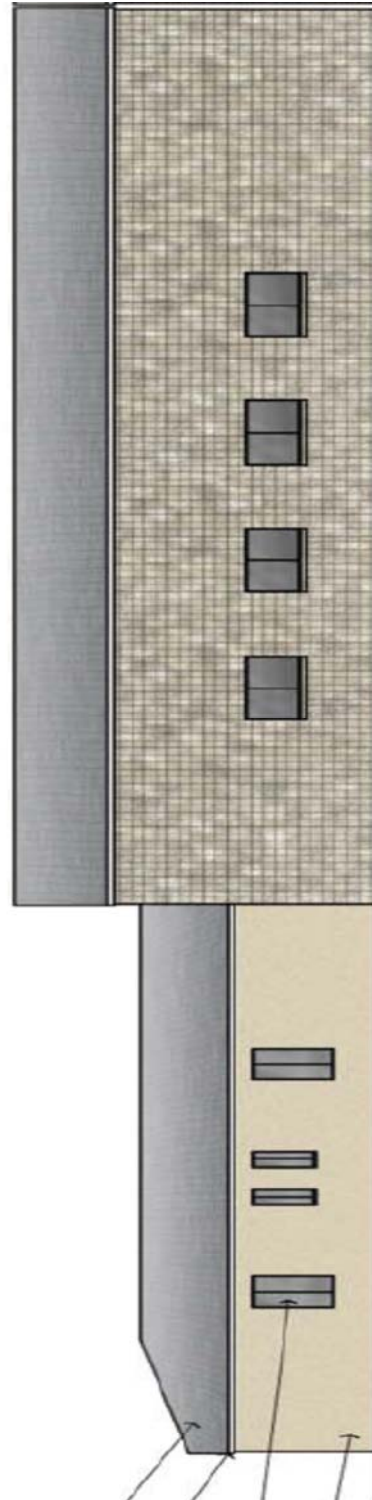


SOUTH ELEVATION



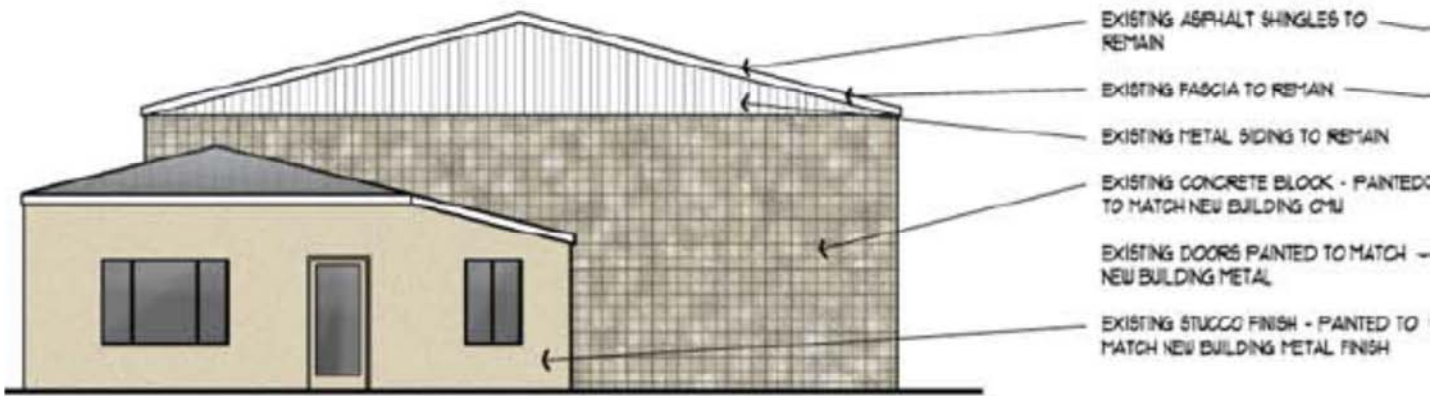


RENTAL BUILDING WEST ELEY.

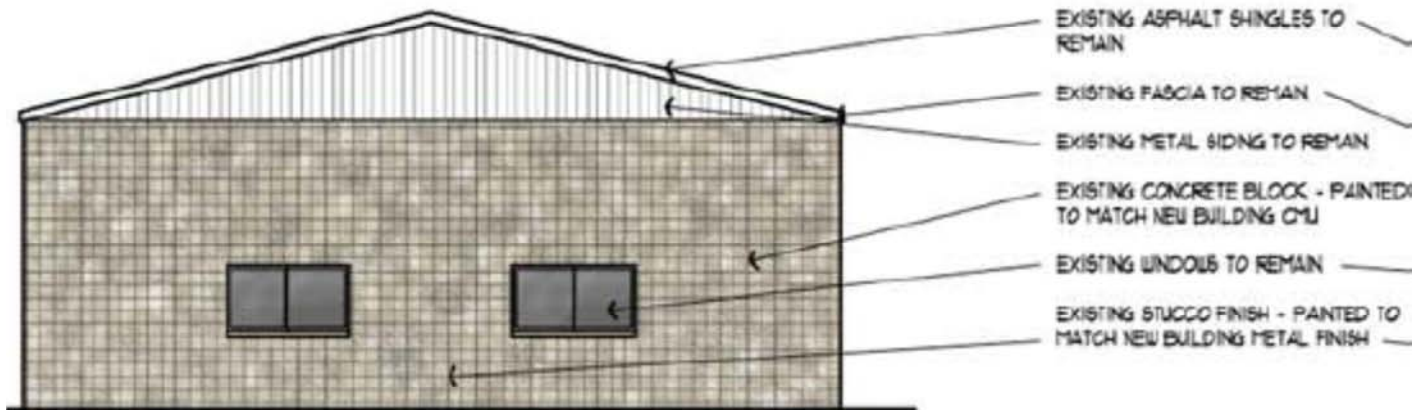


RENTAL BUILDING EAST ELEY.





RENTAL BUILDING SOUTH ELEV.



RENTAL BUILDING NORTH ELEV.