



**Planning Commission
Staff Report
Project Plan Approval
Hearing Date: August 13, 2014**

ITEM 2 Beam LLC requests Project Plan approval to construct a new 3,374 square foot office addition to the front of the existing Equalizer Hitch manufacturing building, located on 3.98 acres, at 335 South 1100 West, Provo, UT, in the M1 (Light Manufacturing) Zone. **Franklin Neighborhood** 14-0015PPA

<p>Applicant: BEAM LLC; Jed Anderson Staff Coordinator: Sean Allen</p> <p>Property Owner: Beam LLC Parcel ID#: 372610002 Current Zone: M1 (Light Manufacturing) Acreage: 3.98 Number of Properties: 1 Number of Lots: 0</p> <p>Council Action Required: No</p> <p><u>ALTERNATIVE ACTIONS:</u> 2. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is September 10, 2014, 5:00 p.m.</i></p> <p>3. Deny the requested Project Plan. <i>This action is not consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.</i></p>	<p>Current Legal Use: Manufacturing/Industrial</p> <p>Relevant History:</p> <ul style="list-style-type: none">• 12/20/2011 – City Council approved a rezone from FC-1 (Freeway commercial) to M1 (Light Manufacturing).• 1/15/2014 – A Conditional Use Permit was approved at an Administrative Hearing, allowing the current business to occupy the building. <p>Neighborhood Issues: None</p> <p>Summary of Key Issues:</p> <ol style="list-style-type: none">1. The applicant needs to increase the office space without sacrificing space used for the operation in the existing building.2. The proposed office space is in the form of an addition to the front of the existing building;3. The business has already been granted a CUP to operate in the zone and at this site.4. Public right of way improvements are to be installed along 1100 West. <p>Staff Recommendation: Approve the proposed project plan for an office addition to the front of the existing building, with the following conditions:</p> <ol style="list-style-type: none">1. The applicant completes the development review (CRC) process and addresses all review comments, prior to the issuance of a building permit.2. The applicant enters into a bond agreement with the City, and pays bond monies for the estimated improvements, prior to the issuance of a building permit.
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OVERVIEW:

The applicant approached Community Development with the request to construct over 3,000 square feet of new office space to the front of the existing industrial building. This addition requires project plan approval, and led to a full review of the site.

FINDINGS OF FACT:

1. The property is zoned for light manufacturing;
2. A Conditional Use Permit has already been approved for this current operation;
3. The proposal meets all the requirements of the M1 zone.
4. Public improvements are required, and shall be installed with this approval.

STAFF ANALYSIS:

Staff cannot foresee any impacts to the adjoining properties, either by the zone or this current operation. The addition is at the front of the existing building, attached to the existing building by an enclosed breezeway. The addition is two stories, comprising a total of 3,374 square feet, and meets the front yard setback. All other elements, such as parking, building height, and design are in compliance with the code. The recommendation from the Design Review Committee (DRC) will be given at the time of the Commission meeting.

CONCLUSIONS:

In terms of use, the addition of office space for the current business becomes incidental to the main use, and is acceptable. From there, the question is one of compliance with the zoning, development codes, and aesthetics. The applicant's proposal is in compliance, which includes welcome improvements to the 1100 West frontage along this site, and with those improvements, along with the new building front, the street view of this building and site should greatly improve.

STAFF RECOMMENDATION:

City staff recommends that the Planning Commission APPROVE the project plan proposal to construct a two-story, 3,374 square foot addition to the existing front of the Equalizer-Hitch building, with the following conditions:

1. **The applicant must complete the development review (CRC) process and address all review comments, prior to the issuance of a building permit.**
2. **The applicant must enter into a bond agreement with the City, and pay bond monies for the estimated improvements, prior to the issuance of a building permit.**

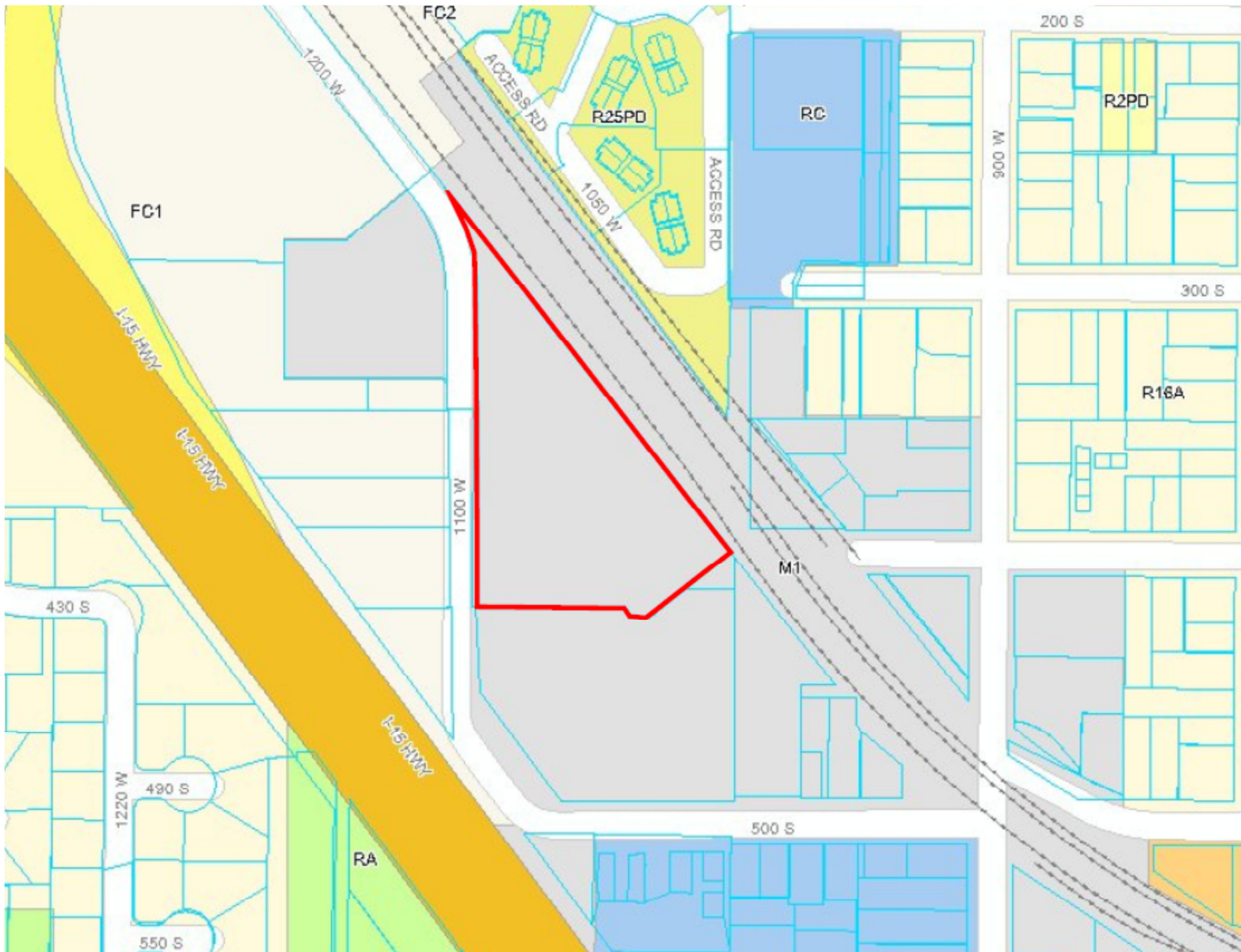
ATTACHMENTS:

- **Aerial Location Map**
- **Zoning Location Map**
- **Proposed Project Plan (Zoomed out)**
- **Proposed Project Plan area (Zoomed in)**
- **Proposed Elevations (2 sheets)**

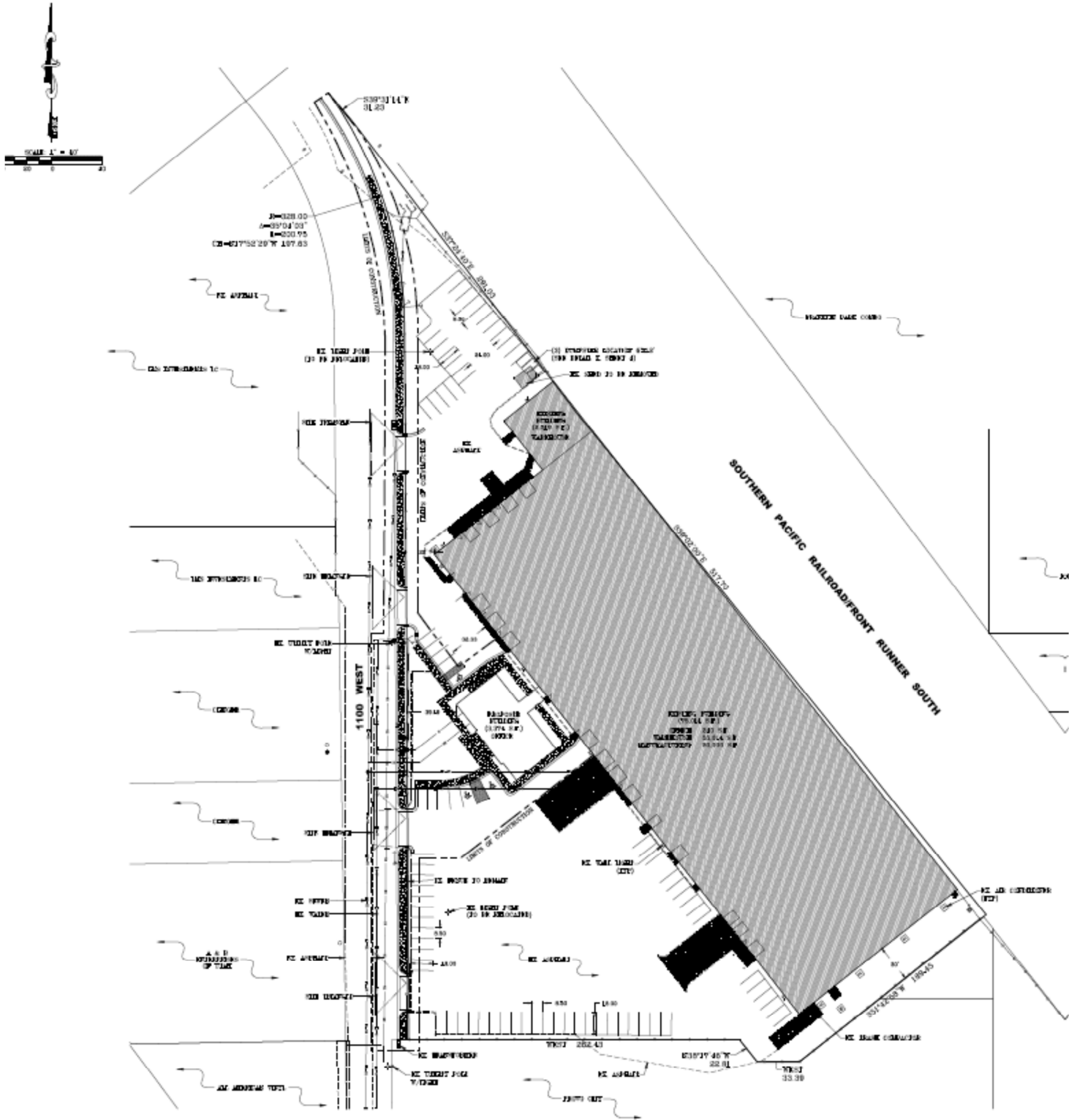
AERIAL LOCATION MAP:



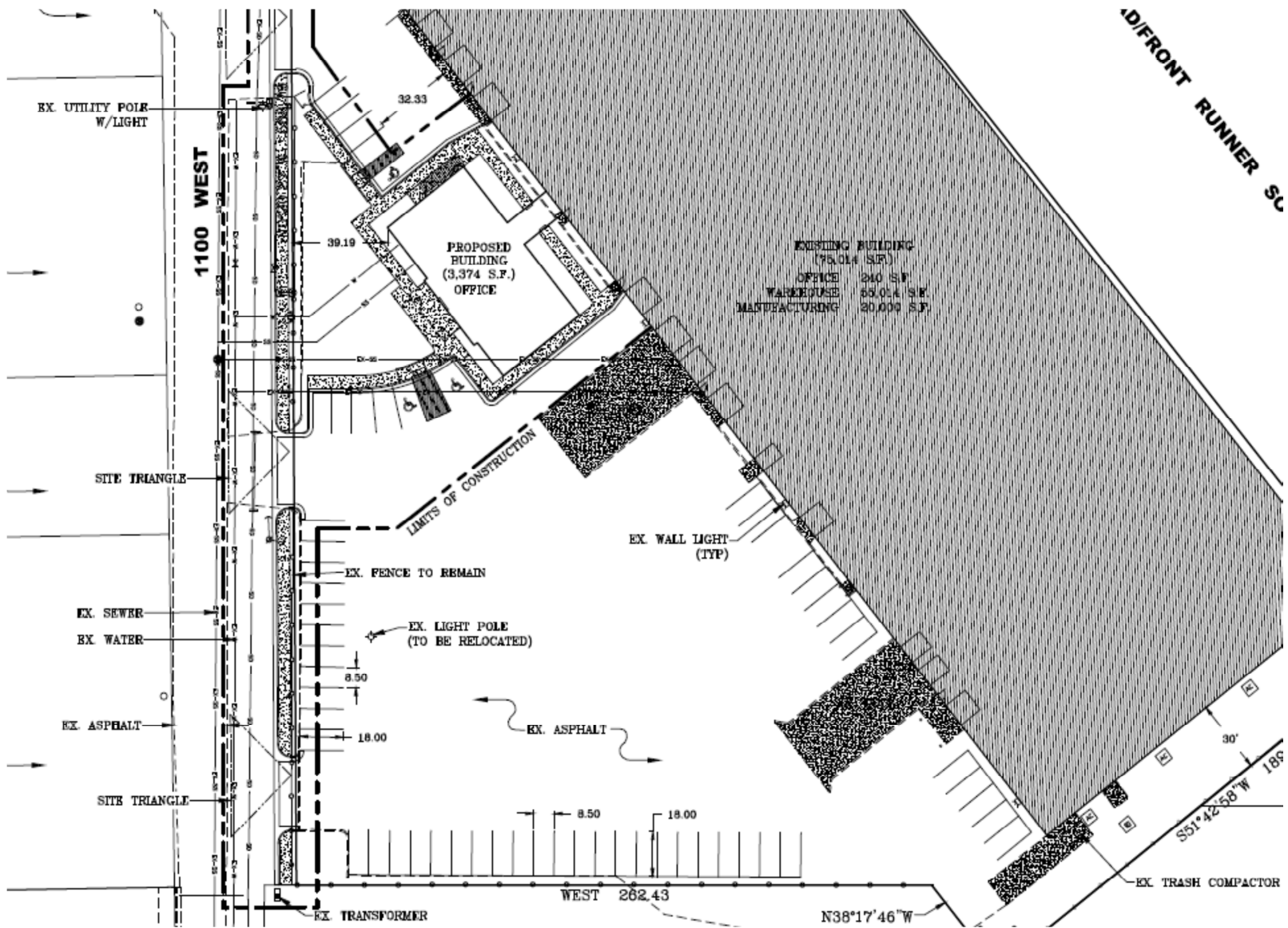
ZONING LOCATION MAP:



PROPOSED PROJECT PLAN (zoomed out):



PROPOSED PROJECT PLAN (zoomed in):



PROPOSED ELEVATIONS:



SOUTH ELEVATION

