

**\*ITEM 8** Jeremy Draper requests annexation of approximately 9.5 acres of property at the intersections of Colorado Avenue, Bullock Lane, and 1860 South to allow for construction of a storage facility. East Bay Neighborhood. Robert Mills (801) 852-6407. rmills@provo.org PLANEX20210019

<p><b>Applicant:</b> Jeremy Draper</p> <p><b>Staff Coordinator:</b> Robert Mills</p> <p><b>Property Owner:</b> East Bay Self Storage and Provo City</p> <p><b>Parcel ID#:</b> 22:052:0040 (partial), 22:046:0032 (partial), 22:046:0067, 22:052:0046, and 22:052:0048</p> <p><b>Acreage:</b> 9.5 acres</p> <p><b>Number of Properties:</b> 4</p> <p><b>General Plan Designation:</b> Industrial</p> <p><b>Alternative Actions:</b></p> <ol style="list-style-type: none"> <li>1. <u>Continue to a future date</u> to obtain additional information or to further consider information presented. The next available meeting date is April 14, 2021 at 6:00 P.M.</li> <li>2. Recommend <u>Denial</u> of the proposed annexation. This recommendation would be inconsistent with the staff report. The Planning Commission must make specific findings that the proposal does not meet City Code requirements.</li> </ol>	<p><b>Relevant History:</b> None</p> <p><b>Neighborhood Issues:</b> None</p> <p><b>Summary of Key Issues:</b> Consideration of additional area as part of the requested annexation</p> <p><b>Related Items:</b> None</p> <p><b>Recommended Action:</b> <i>Recommend Approval</i> to the Municipal Council of the proposed Provo Storage Annexation of about 9.5 acres, located at approximately 1640 S. Colorado Avenue.</p>
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## **OVERVIEW**

This item is an annexation request for property located at 1640 S. Colorado Avenue. The subject area is located on the south edge of the current Provo boundaries, on the north side of 1860 South, and on the east side of the Western Metals Recycling property. A portion of two of the parcels to be annexed are already within the City boundary. The total property proposed for annexation equals approximately 9.5 acres. The applicant is , the project engineer, but the petition signer is Spencer Wright, representing East Bay Self Storage, LLC.

The site is located within “Area Two” on the City’s Annexation Policy Map, with Area Two described on the Map and in the City’s General Plan as follows:

Area two: The General Plan calls for a combination of light and heavy industry in this area, between the railroad tracks and between 950 E and I-15. Provo City has electrical and sewer lines in this area. Water and sewer line extensions would be required to continue annexation south of the former rendering plant and east of the railroad tracks.

By City Ordinance, and without a concurrent zoning application, an annexed property “shall be deemed to be classified in accordance with the lowest density zone allowed by the land use designation set forth for the subject property in the Provo City General Plan.”

The lowest density, or least intensive industrial zone would be the M-1 “Manufacturing” Zone.

A project plan for the site is being reviewed by the City’s Coordinators Review Committee (CRC) and the concept plan is attached to this report. The proposed use for storage units would be permitted under SLU#6370 within either an M-1 or M-2 Zone. The actual project plan will be presented to the Planning Commission for approval subject to approval of the annexation by the Municipal Council.

## **FINDINGS OF FACT**

- The subject property is within “Area 2” of the Provo City Annexation Policy Map
- The property is designated as “Industrial” in the Provo City General Plan.

## **CONCLUSIONS**

In its review and evaluation of this request, Development Services Staff believes the proposed annexation is consistent with the adopted Annexation Plan and will be a benefit to the City.

## **RECOMMENDATION**

*Recommend Approval* to the Municipal Council of the proposed East Bay Storage Annexation of about 9.5 acres, located at approximately 1640 S. Colorado Avenue.

## **ATTACHMENTS**

1. Location Map
2. Annexation Policy Map
3. Annexation Plat Maps
4. Proposed Site Map

**Attachment 1: Location Map**



**Attachment 2: Annexation Policy Map**





Attachment 4: Proposed Site Plan

