

Planning Commission Hearing Staff Report Hearing Date: March 24, 2021

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***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

Applicant: Jeremy Draper

Staff Coordinator: Robert Mills

Property Owner: East Bay Self Storage and

Provo City

Parcel ID#: 22:052:0040 (partial), 22:046:0032

(partial), 22:046:0067, 22:052:0046, and

22:052:0048

Acreage: 9.5 acres

Number of Properties: 4

General Plan Designation: Industrial

Alternative Actions:

- Continue to a future date to obtain additional information or to further consider information presented. The next available meeting date is April 14, 2021 at 6:00 P.M.
- 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.

Relevant History: None

Neighborhood Issues: None

Summary of Key Issues:

Consideration of additional area as part of

the requested annexation

Related Items: None

Recommended Action:

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

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.

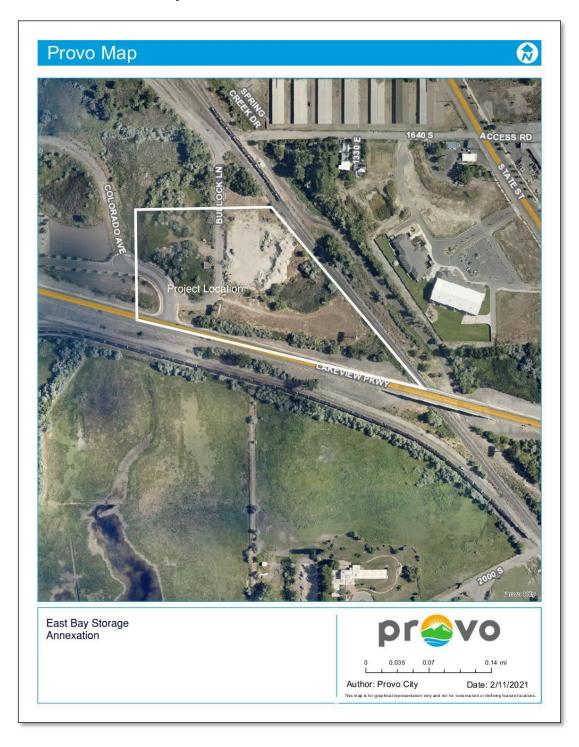
RECOMMENDATION

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.

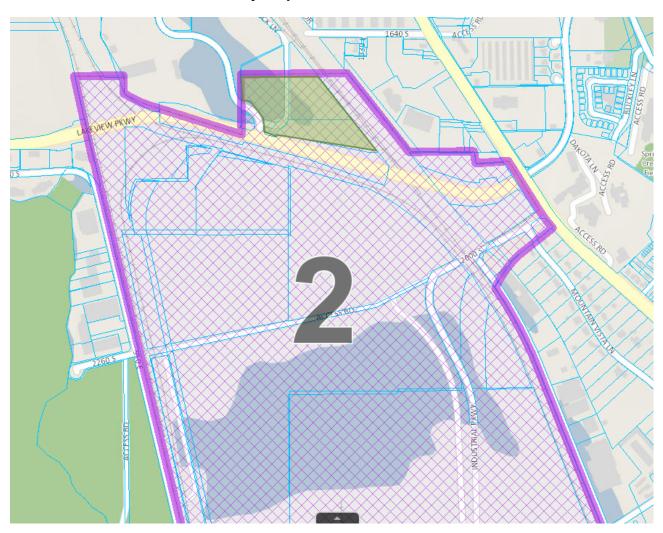
ATTACHMENTS

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

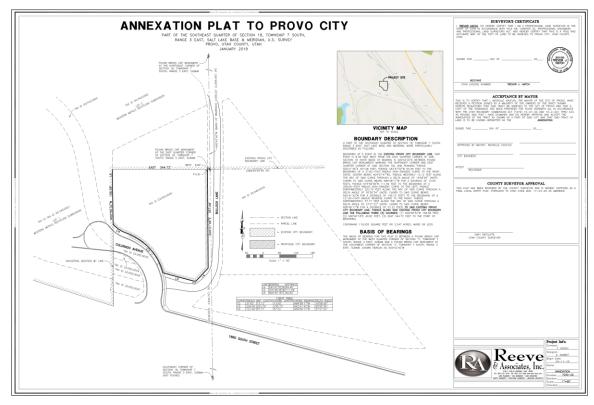
Attachment 1: Location Map

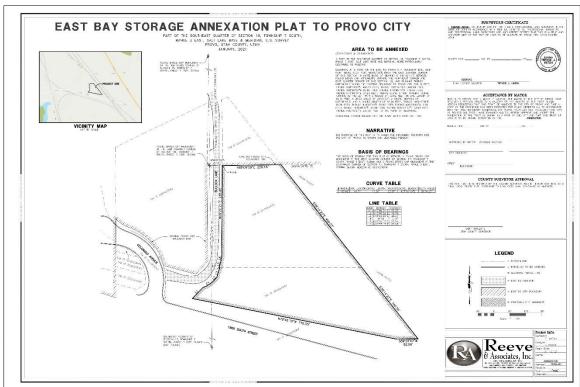


Attachment 2: Annexation Policy Map



Attachment 3: Annexation Plat Maps





Attachment 4: Proposed Site Plan

