



Provo City Planning Commission

# Report of Action

April 12, 2017

ITEM 4 Ken Menlove requests Project Plan Approval for self-storage units on 4.79 acres of land located at 1780 South Industrial Parkway in the Planned Industrial Commercial Zone. *East Bay Neighborhood*. 16-0016PPA, Robert Mills, 801-852-6407. *This item was continued from the March 22, 2017 Planning Commission Hearing.*

The following action was taken by the Planning Commission on the above described item at its regular meeting of April 12, 2017:

## APPROVED WITH CONDITIONS

On a vote of 5:0, the Planning Commission approved the above noted application, with the following conditions:

### Conditions of Approval:

1. Approval of the Project Plan Application is contingent upon approval of the proposed 1780 South Street vacation application by the Municipal Council.
2. All outstanding concerns of the Coordinating Review Council (CRC) shall be resolved prior to building permit approval.

Motion By: David Anderson

Second By: Brian Smith

Votes in Favor of Motion: David Anderson, Deborah Jensen, Ed Jones, Jamin Rowan, and Brian Smith

*Jamin Rowan was present as Chair.*

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

### APPROVED/RECOMMENDED PARKING

The proposed project provides 7 parking stalls, which is compliant with the required number of stalls.

### STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

1. The proposed use of the site as a self-storage facility is a permitted use in the PIC Zone.
2. The site plan and site landscaping plan is consistent with the requirements of the PIC Zone.

### CITY DEPARTMENTAL ISSUES

- No outstanding issues.

### NEIGHBORHOOD MEETING DATE

- No information was received from the Neighborhood Chair.

**NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.

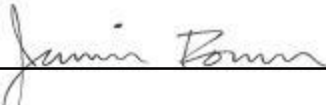
**CONCERNS RAISED BY PUBLIC**

No concerns were raised by the public during the hearing or prior to the hearing.

**PLANNING COMMISSION DISCUSSION**

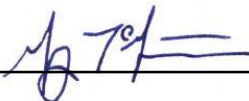
Key points discussed by the Planning Commission included the following:

No discussion took place.



---

Planning Commission Chair



---

Director of Community Development

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (\*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Community Development Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

**BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS**



**Planning Commission  
Staff Report  
Project Plan Approval  
Hearing Date: April 12, 2017**

**ITEM 4** Ken Menlove requests Project Plan Approval for self-storage units on 4.79 acres of land located at 1780 South Industrial Parkway in the Planned Industrial Commercial Zone. **East Bay Neighborhood.** 16-0016PPA, Robert Mills, 801-852-6407. ***This item was continued from the March 22, 2017 Planning Commission Hearing.***

Applicant: Ken Menlove  
 Staff Coordinator: Robert Mills  
 Property Owner: Ratingen Holdings  
 Parcel ID#: 384130001, 384130002, 384130003, 384130004, 384130005  
 Current Zone: PIC  
 General Plan Des.: Industrial  
 Acreage: 5.71  
 Number of Properties: 5  
 Number of Lots: 5  
 Council Action Required: Yes

**ALTERNATIVE ACTIONS**

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is April 26, 2017, 5:30 p.m.*
2. **Deny** the requested Project Plan. *This action would be consistent with the recommendations of the Staff Report.*

**Current Legal Use:**  
 Property is currently vacant.

**Relevant History:**  
 A final subdivision was approved in August 2006 which divided the land into five lots; however, the lots have remained vacant since that time.

**Neighborhood Issues:**  
 No neighborhood issues were reported to staff.

**Summary of Key Issues:**

1. The applicant is proposing to consolidate the site and vacate 1780 South Street in order to construct a self-storage facility consisting of 802 storage units, a 1,200 square-foot office, and seven (7) parking stalls.
2. The applicant will also provide appropriate landscaping as required by the provisions of Provo City Code.

**Staff Recommendation:** Staff recommends the Planning Commission approve the Project Plan Application subject to the following conditions:

1. Approval of the Project Plan Application is contingent upon approval of the proposed 1780 South Street vacation application by the Municipal Council.
2. All outstanding concerns of the Coordinating Review Council (CRC) shall be resolved prior to building permit approval.

**OVERVIEW**

The applicant, representing Ratingen Holdings, requests approval of a Project Plan Application to allow construction of an 802-unit self-storage facility on the subject 5.71-acre site. The site consists of 5 separate lots which are currently accessed via 1780 South Street, which is a cul-de-sac. The applicant is concurrently requesting approval of a street vacation application for 1780 South Street to allow better configuration of the site and improved functionality of the site.

The proposed self-storage facility will contain a range of unit sizes for rental. The self-storage facility will also provide landscaping consistent with the landscaping guidelines established for the PIC Zone as enumerated in Chapter 15.20 of the Provo City Code.

### **FINDINGS OF FACT**

1. The proposed project is in the PIC Zone and the plan is consistent with the design standards of the PIC zone.
2. The proposed self-storage facility is a permitted use in the PIC Zone.
3. The proposed landscaping plan is consistent with the landscaping requirements of Chapter 15.20 of the Provo City Code.
4. Staff has not been made aware of any neighborhood concerns regarding this project or its proposed location.

### **CONCLUSIONS**

The proposed self-storage facility is consistent with the intent of the PIC Zone and conforms to the code requirements of the applicable sections of the Provo City Code. In order to construct the self-storage facility as shown in the attached plans, a street vacation application of 1780 South Street must be approved by the Municipal Council. Staff has reviewed the application for street vacation of 1780 South Street and has recommended the Planning Commission forward a positive recommendation to the Municipal Council.

### **STAFF RECOMMENDATION**

Staff recommends the Planning Commission approve the Project Plan Application to allow an 802-unit self-storage facility on the subject site, subject to the following conditions of approval.

1. Approval of the Project Plan Application is contingent upon the Municipal Council's approval of a street vacation application for 1780 South Street.
2. All outstanding concerns of the Coordinating Review Council (CRC) shall be resolved prior to building permit approval.

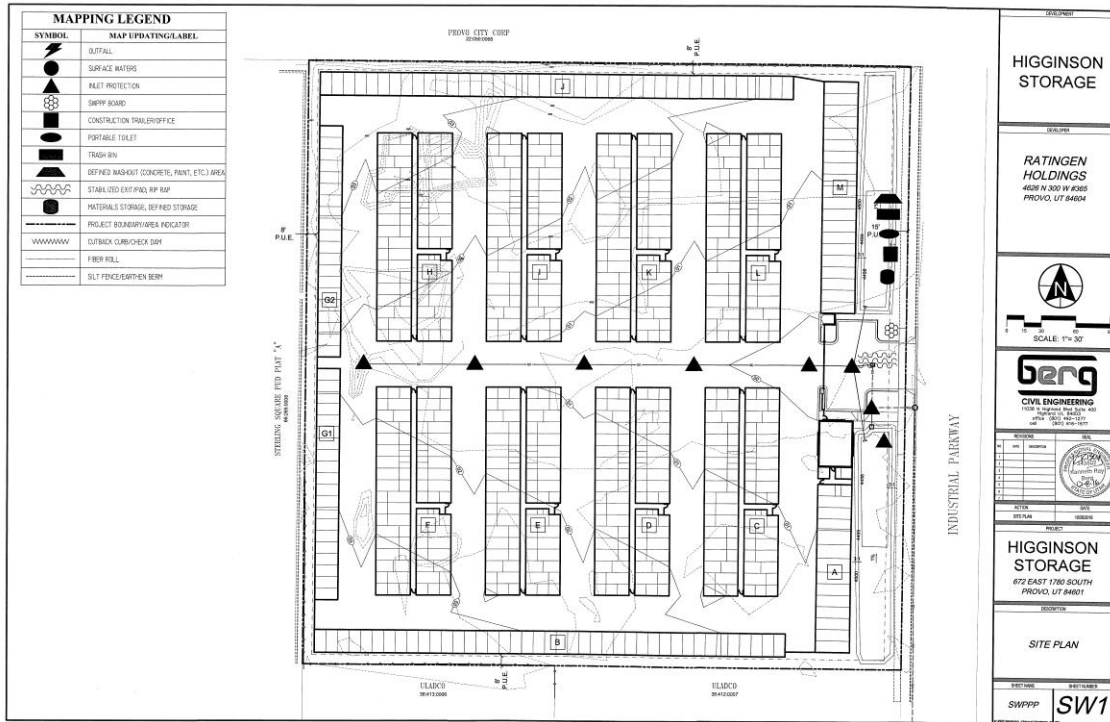
### **ATTACHMENTS**

1. Location Map
2. Site Plan
3. Landscaping Plan
4. Street Vacation Plan

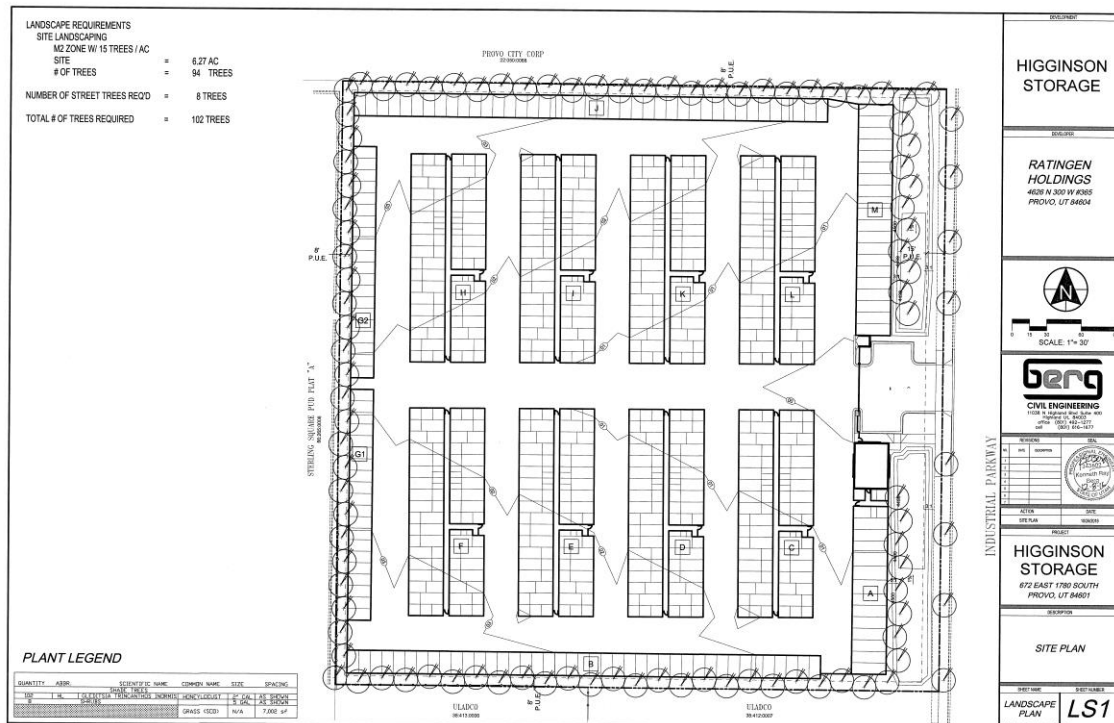
### ATTACHMENT 1 – SITE PLAN



**ATTACHMENT 2 – SITE PLAN**



### ATTACHMENT 3 – LANDSCAPE PLAN





**ATTACHMENT – 4 STREET VACATION**

