

Provo City Planning Commission Staff Report
Project Plan Approval
Hearing Date: January 14, 2009

Agenda Item: 4*

Applicant: Paul Barton

Staff Coordinator: Nathan Murray

Property Owner: Oquirrh Estates

Parcel ID#: 49:685:0001

Current Zone: PO

General Plan Des.: C- Commercial

Acreage: .91

Number of Properties: 1

Number of Lots: 1

Total Building Sq. Ft.: 10,188

Development Agreement Proffered:

Yes

Council Action Required: Yes

REQUEST:

Paul Barton requests a revision to a condition of the development agreement for Pioneer Medical Plaza. The Planning Commission approved the preliminary project plan on September 26, 2007. A Development Agreement was established with the Municipal Council on November 30, 2007. The purpose of this request is to modify a fencing requirement. The development consists of approximately 12,000 square feet on 1.36 acres generally located at 300 North 500 West in the PO (Professional Office) zone. *Dixon Neighborhood* 08-0055PPA

CURRENT LEGAL USE

A 10,000 square feet office building is presently being remodeled at this location, along with other site improvements. The project is subject to the requirements of the PO Zone, Planning Commission conditions of approval, and a Development Agreement.

RELEVANT HISTORY

The final project plan for the site was approved February 8, 2008. A building permit was issued April, 2008. Project approval was subject to a general plan amendment and rezoning that resulted in a development agreement for the site. Conditions of the site plan approval were included as part of the Development Agreement.

NEIGHBORHOOD ISSUES

A neighborhood meeting was to be held January 8, 2009, but proper notification for the meeting was not given. The neighborhood chair is asking that the item to be continued to allow for property notification, and a new meeting to be scheduled February 5, 2009.

STAFF RECOMMENDED ACTION:

Continue to a future date to allow sufficient time for a neighborhood meeting. *The item should be moved to the February 11, 2009, meeting date.*

Provo City Community Development Staff has determined that this matter requires a neighborhood meeting. Staff is recommending continuance of this item until the February 11, 2009, Planning Commission Hearing, to allow time for the neighborhood meeting to take place. The applicant concurs with staff's recommendation.