



**Administrative Hearing
Staff Report
Project Plan Approval
Hearing Date:
March 6, 2019**

ITEM# 1 Chris McKay requests Project Plan Approval for two industrial buildings located at approximately 3577 S Mountain Vista Parkway (Parcel 46:762:0005 - part of Lot 3, Plat A Mountain Vista Business Center Subdivision) in the Planned Industrial Commercial (PIC) zone. Spring Creek neighborhood. Javin Weaver (801) 852-6413 PLPPA20190015

Applicant: Chris McKay
Staff Coordinator: Javin Weaver
Property Owner: Provo City Redevelopment Agency
Parcel ID#: 46:762:0005
Current Zone: Planned Industrial Commercial Zone (ITOD)
General Plan Designation: Industrial (I)
Acreage: 9.62 acres (419,047.2 sq. ft.)
Number of Properties: 1
Number of Lots: 1
Total Building Square Feet: approx. 152,001 sq. ft.
Council Action Required: No.

Alternative Actions:

1. Continue to a future date to obtain additional information or to further consider information presented. *The next available meeting date is March 20, 2019, 5:00 p.m.*

2. Deny the requested Conditional Use Permit. *This action would be inconsistent with the recommendations of the Staff Report. The Planning Commission should state new*

Current Legal Use: Vacant

Relevant History: Provo City Economic Development has mitigated environmental impacts in the area and prepared the site for new development.

Neighborhood Issues: No issues have been brought to staff's attention.

Summary of Key Issues:

- The proposed Project Plan use is permitted in the PIC Zone
- The Project Plan is similar in design as previous buildings constructed by the applicant in the Mountain Vista Business Park

Staff Recommendation: Staff recommends the item be approved subject to the following conditions.

1. That all items in the CRC report are met and satisfied;

<u>findings.</u>	
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OVERVIEW

Chris McKay requests Project Plan Approval for two industrial office buildings located generally at 3577 South Mountain Vista Parkway in the Planned Industrial Commercial (PIC) zone. These buildings will be in the Mountain Vista Business Park. The proposed development includes two industrial office buildings located on the same parcel of land. The design of the buildings is similar in design and color to Iron Vista 1 and 2 which was completed by the applicant.

The subject property is surrounded by other parcels zoned PIC. The area has a mixture of commercial - industrial buildings.

The Coordinator Review Committee has reviewed the project and finds that revisions will need to be made to bring it to compliance with Provo City ordinances as well as other standards and specifications necessary to ensure appropriate infrastructure needs are being met.

FINDING OF FACTS

1. The subject property is zoned Planned Industrial Commercial (PIC).
2. The subject property includes 9.62 acres.
3. The Project Plan will be for two industrial commercial buildings located on one parcel of land totaling 152,001 square feet.
4. The Project Plan is consistent with the requirements of the PIC zone as long as the Coordinator's Review Committee (CRC) conditions and other requirements are satisfied.
5. The project includes 271 parking spaces.

STAFF ANALYSIS

The Project Plan meets the requirements of the PIC zone so long as the CRC requirements are satisfied is allows by right within the PIC zone

The project contains two industrial office buildings. Building 3A will be 85,810 square feet and building 3B will be 66,160 square feet. The buildings will primarily be use as a warehouse and a secondary use of office space.

The maximum height of the proposed buildings is 38 feet and two stories which is less than the maximum permitted height of 55 feet in the zone. Automobile parking is provided with a

total of 271 surface parking stalls. This meets the minimum requirements of 271 stalls. Bicycle parking will be provided on the site as well.

CONCLUSION

The Project Plans meets the requirements of the PIC zone so long as the CRC comments are satisfied.

STAFF RECOMMENDATION

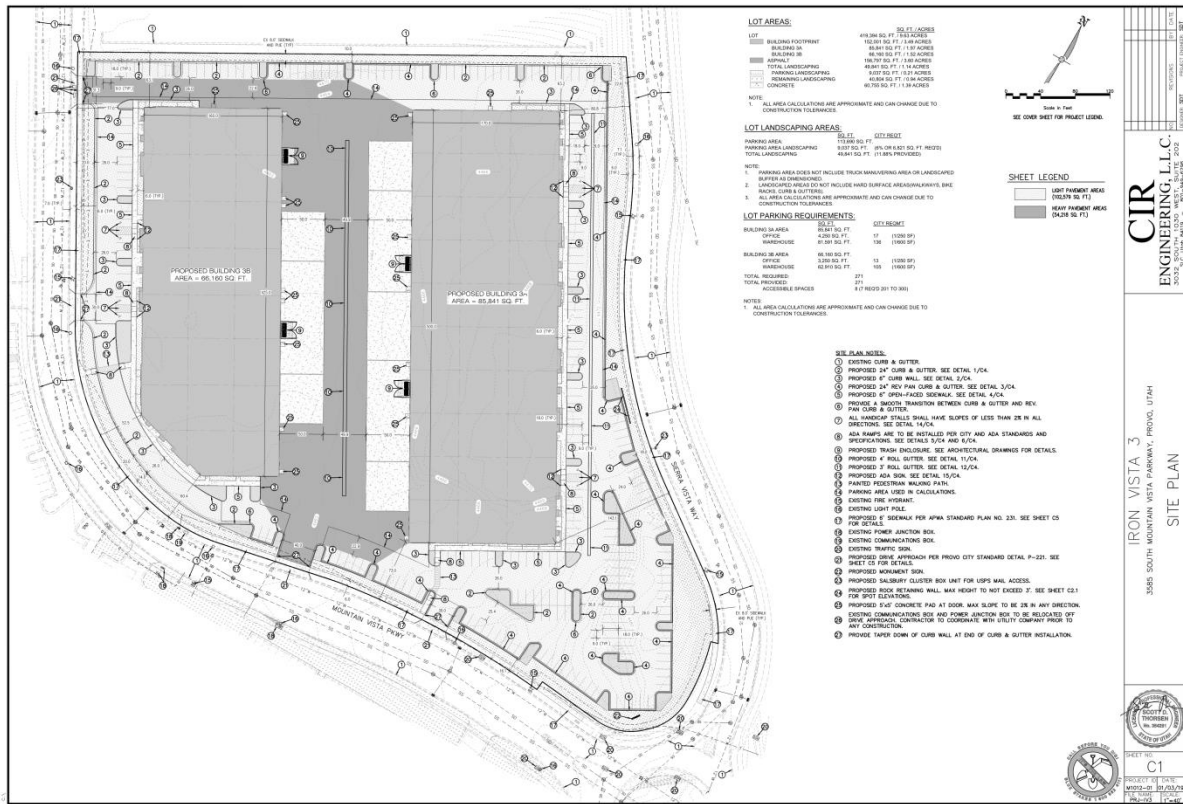
Staff recommends that the Planning Commission approve the Project Plan request for two new commercial-industrial buildings located at 3577 South Mountain Vista with the following conditions:

1. That all items in the CRC report are met and satisfied;

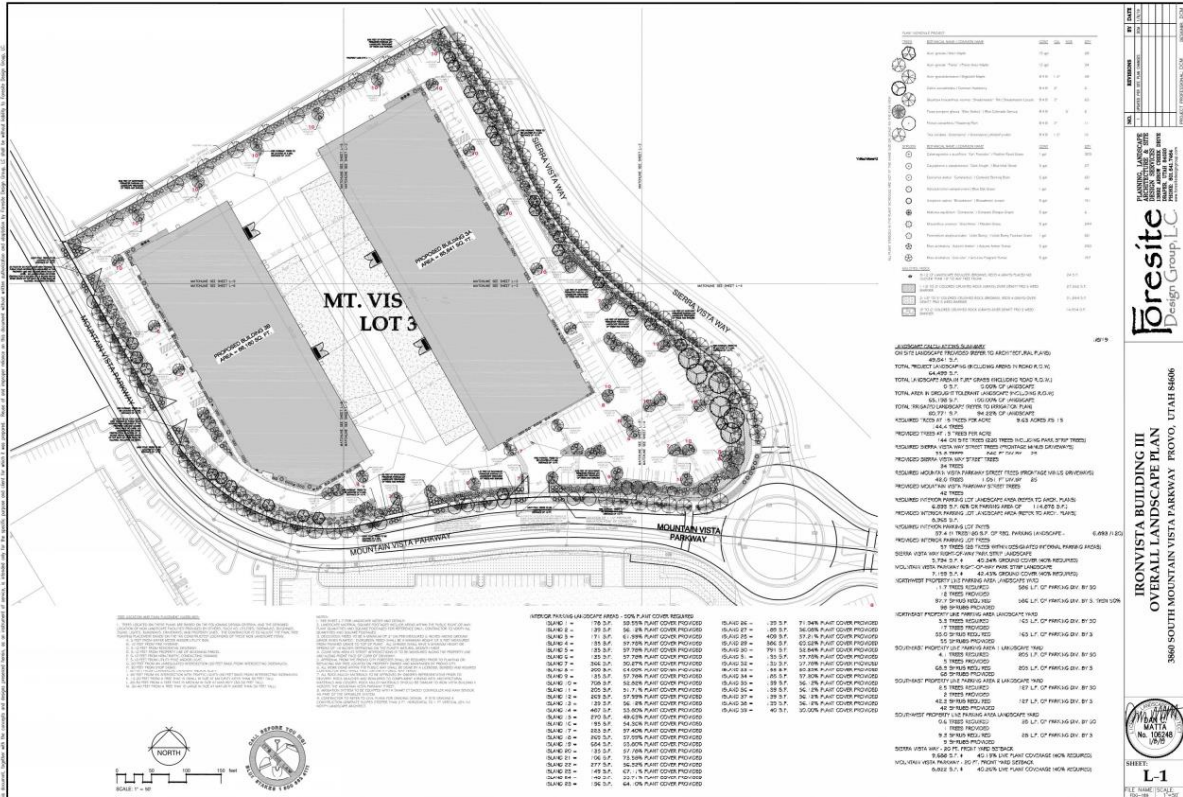
Attachments

1. Site Plan
2. Landscape Plan
3. Elevations
4. Renderings

Attachment 1 – Site Plan



Attachment 2 – Landscape Plan



Attachment 3 – Elevations



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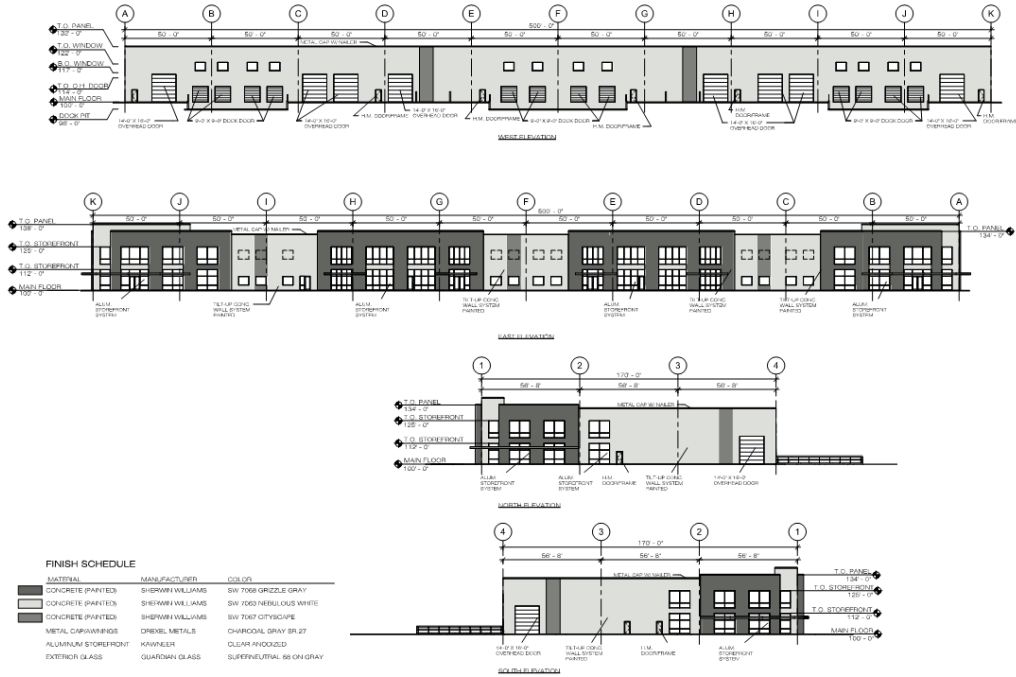
3850 MOUNTAIN VISTA PARKWAY

PROVO, UTAH
IRONVISTA BUILDING 3

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
 JANUARY 8, 2019
 18A003

A3.1



sba

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3860 MOUNTAIN VISTA PARKWAY

PROVO, UTAH

IRONVISTA BUILDING 4

EXTERIOR ELEVATIONS

SCALE: 1" = 30'-0"
 - JANUARY 8, 2019
 184003

A3.1

Attachment 4 – Renderings

