



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

ITEM# 2 Case Call requests Project Plan Approval for Vanderhall Phase 2, a 150,000 sf expansion of Phase 1, located at 3500 S Mountain Vista Parkway in the Planned Industrial Commercial (PIC) Zone. Spring Creek neighborhood. Javin Weaver (801) 852-6413 PLPPA20190050

Applicant: Case Call – Tom Stuart Construction
Staff Coordinator: Javin Weaver
Property Owner: Vista Heights Investments Lot 2, LLC
Parcel ID#: 47:344:0002
Current Zone: Planned Industrial Commercial Zone (ITOD)
General Plan Designation: Industrial (I)
Acreage: 8.61 acres
Number of Properties: 1
Number of Lots: 1
Total Building Square Feet: approx. 177,043 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 findings.*

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. The neighborhood chair has been in contact with the applicant and a neighborhood meeting is not being required.

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
- The proposal is the second of seven phases for the project.

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;

OVERVIEW

Casey Call requests Project Plan Approval for an industrial office buildings located at 2624 South Mountain Vista Parkway in the Planned Industrial Commercial (PIC) zone. This building will be in the Mountain Vista Business Park. The proposed development is the second of seven phases to complete the full buildout. The design of the building is similar in design and color to Vanderhall I 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 8.61 acres.
3. The Project Plan will be for one industrial commercial buildings located on one parcel of land totaling 375,051.6 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 247 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 one industrial office building. The building will be 177,043 square feet in size. The structure will primarily be use as a large manufacturing-office facility.

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 247 surface parking stalls. This meets the minimum requirements of 247 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

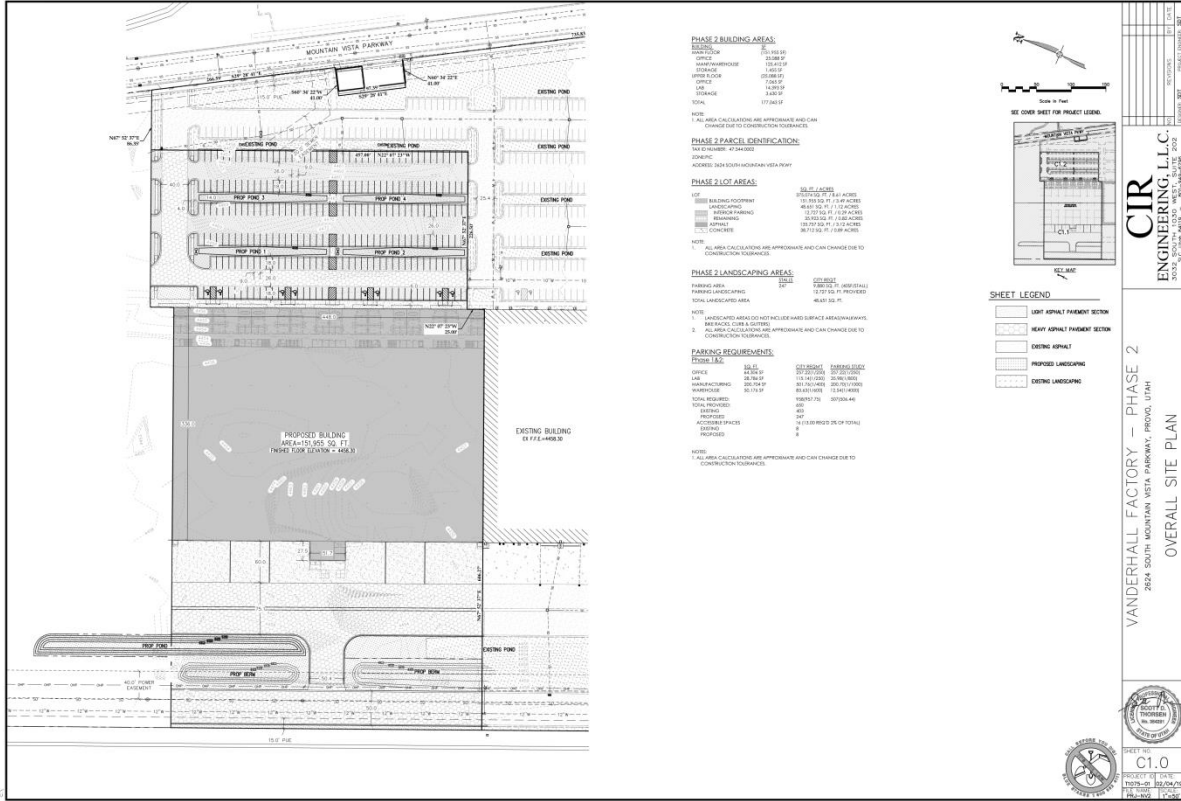
Staff recommends that the Planning Commission approve the Project Plan request for two new commercial-industrial buildings located at 2624 South Mountain Vista with the following conditions:

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

ATTACHMENTS INSERT

1. Site Plan
2. Landscape Plan
3. Elevations

Attachment 1 – Site Plan



Attachment 3 – Elevations

