



Administrative Hearing Staff Report Hearing Date: June 12, 2019

ITEM # 2 Rick Ashcraft requests Project Plan Approval for a new building for expansion of an existing business located at 554 South 600 East in the Light Manufacturing (M-1) Zone. Maeser Neighborhood. 17-0024PPA

Applicant: RC FAMILY HOLDINGS LLC
ASHCRAFT, RICK & CRISTINA

Staff Coordinator: Dustin Wright

Property Owner: RC FAMILY HOLDINGS
LLC

Parcel ID#: 05:045:0003 05:045:0008

Number of Properties:

Number of Lots:

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is June 26 6:00 p.m.*
2. **Deny** the requested project plan application. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Current Legal Use: Fencing company in the Light Manufacturing Zone (M1).

Relevant History:

This item was continued from the January 9, 2019 Planning Commission hearing because there were still items that needed to be addressed from CRC review. On January 9, 2019 the Planning Commission approved PLCUP20180383, a Conditional Use Permit (CUP) for outdoor storage.

Neighborhood Issues:

Concerns about missing sidewalk and parking in the city right of way.

Summary of Key Issues:

- Compliance with the CUP.
- Existing structures to be removed.
- Proposed new structures and storage locations.

Staff Recommendation:

Approve the requested project plan for a new building generally located at 543 E 600 S.

OVERVIEW

The applicant is requesting project plan approval for a new building at an existing fencing business located at 554 South 600 East in the M-1 light manufacturing zone. An existing storage building will be removed from the site and a new warehouse building is being proposed. The existing use of the property (fence manufacturing) is permitted in the M-1 zone as SLU #3900 Miscellaneous Manufacturing. The new structure is approximately 5,400 square feet and is single story. The site is approximately 1.5 acres that will be used for the existing business.

The street frontages do not currently have sidewalks or parkstrips. As part of this development, they are being installed to bring the property up to compliance with City standards of a six foot wide sidewalk and a seven foot wide parkstrip. Parking is not permitted in this area.

The Conditional Use Permit (CUP) that was approved for this site to have outdoor storage required that the areas to be used for storage need to be shown on the project plan site plan. This is included in the attachments of this staff report and upon approval will be added to the CUP application files for future compliance.

Provo City code enforcement will need to inspect the property to ensure that compliance with the CUP conditions are being met. Storage materials are not to be visible from the street and should be screened by an opaque fence that is six feet in height. Stored materials should not be higher than fence and should only be stored in approved areas noted on the site plan.

FINDINGS OF FACT

- The property is located in the M1 zone.
- The current land use (Miscellaneous Manufacturing) is permitted in the zone.
- Warehouse parking is one stall per 600 square feet.
- The 5,400 square-foot building requires nine parking stalls.
- The site plan shows 10 new stalls.
- An existing building is being removed for this project, which would lower parking demand.
- The site for the new building is approximately 1.5 acres.
- City standards for sidewalk and parkstrip width will be required for this project along street frontages.

- A CUP was approved for this site under application number PLCUP20180383.
- No zoning limitation on building height in the M1 zone (Section 14.27.100)

CONCLUSIONS

Staff finds that the proposed structure in the M1 zone will meet the requirements of that zone. The parking demand for the proposed use is very low and adequate parking is being provided that meets the parking requirements for the use. Improvements to the right-of-way will be beneficial, however there is going to remaining gaps from adjacent properties until they provide improvements or funding is found that could complete the remaining sections. Outdoor storage will need to comply with the conditions outlined in the approved CUP. Code compliance officers will need to follow up now that the site plan has identified the areas for outdoor storage.

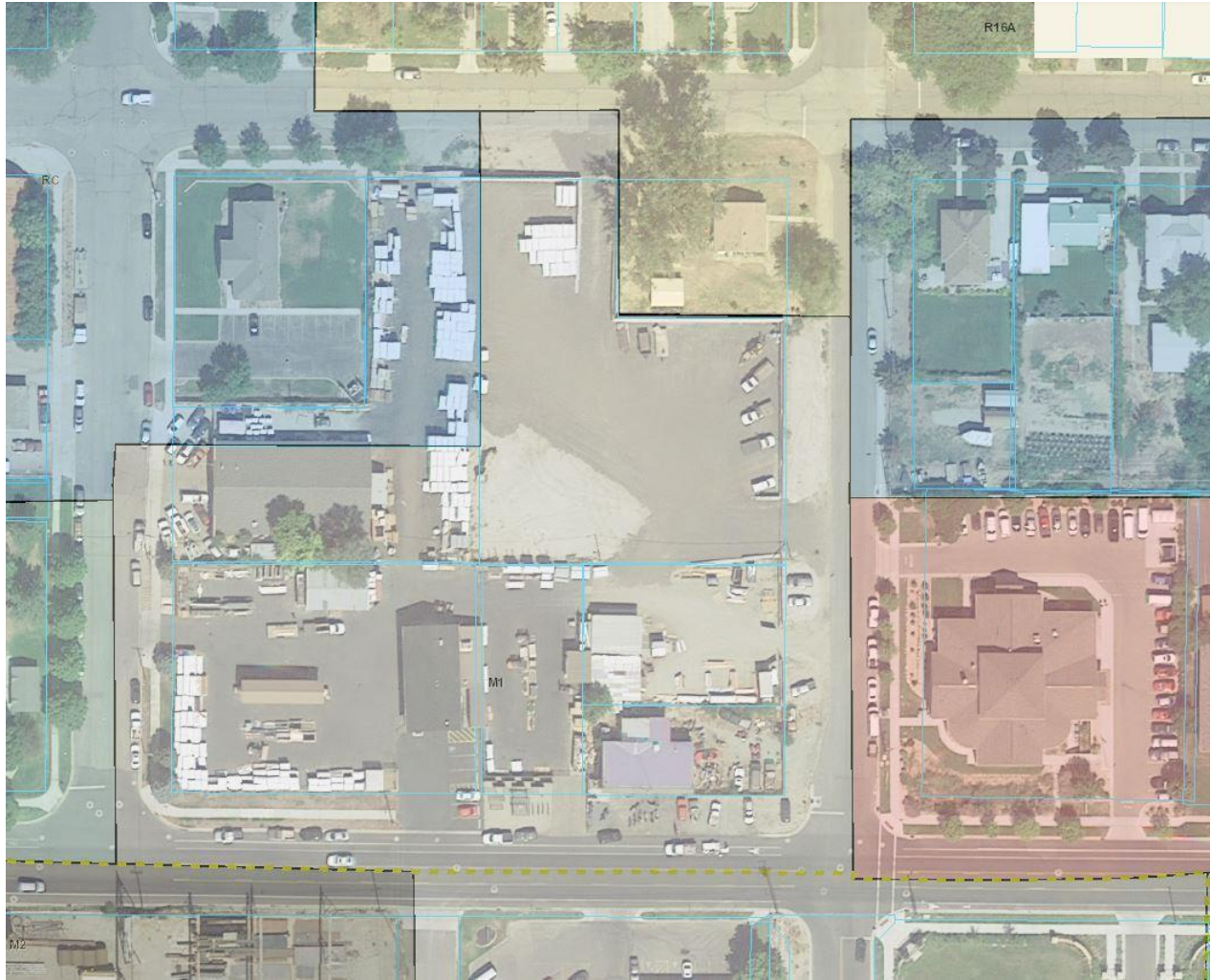
STAFF RECOMMENDATION

Approve the requested project plan for a new building generally located at 543 E 600 S.

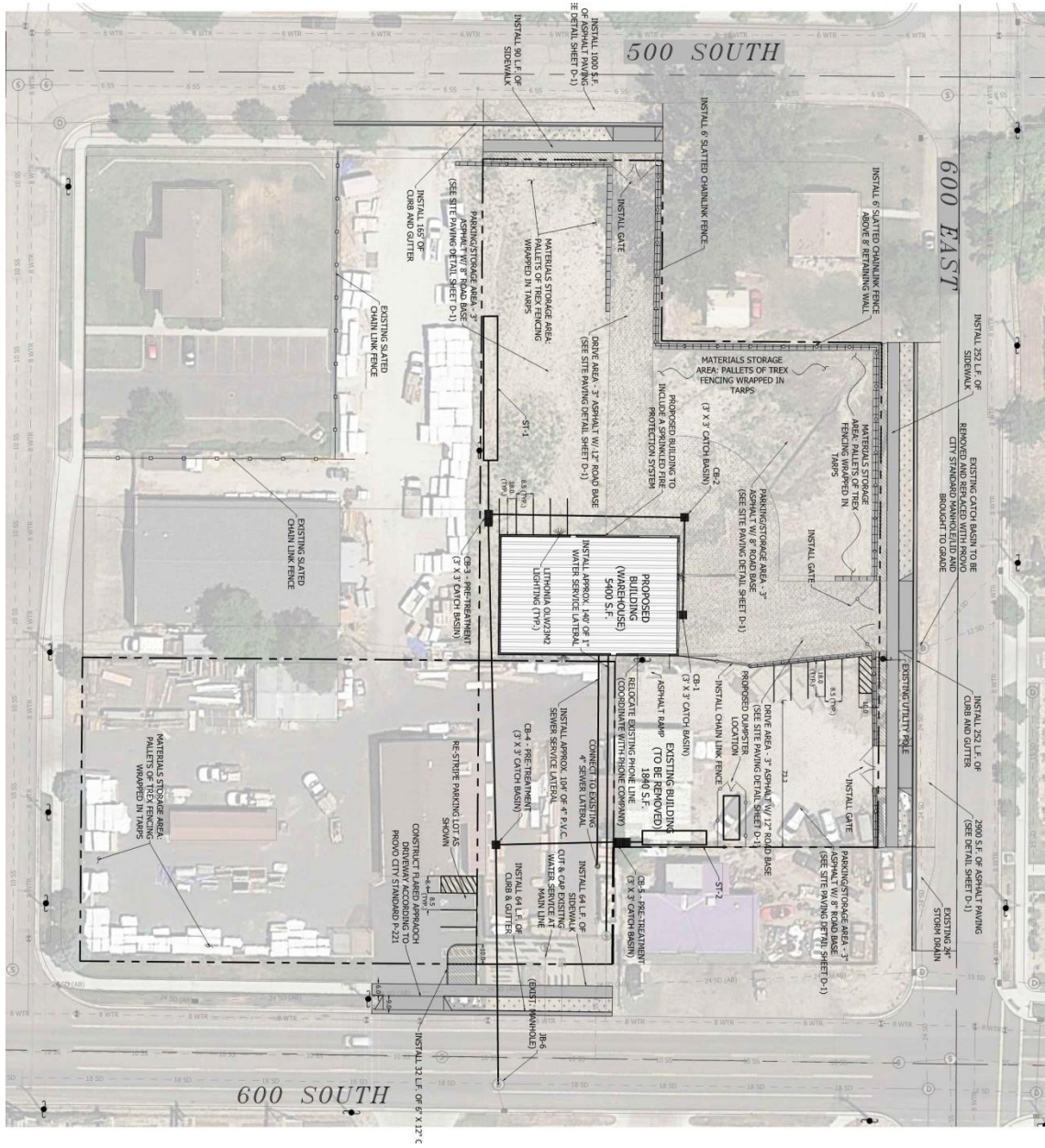
ATTACHMENTS

1. Zoning Map
2. Site Plan
3. Elevations

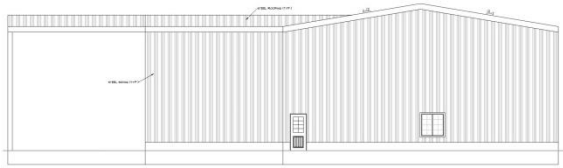
Attachment 1 –Zoning Map



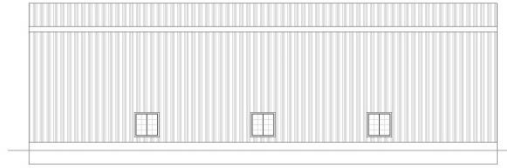
Attachment 2 – Site Plan



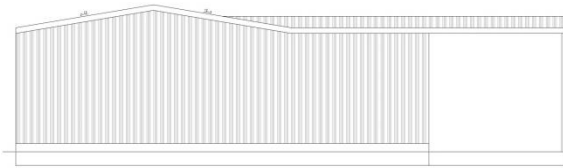
Attachment 3 – Elevations



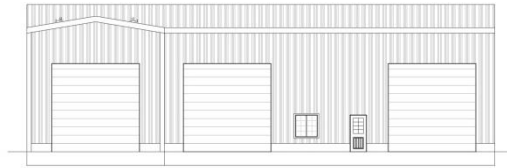
FRONT ELEVATION
NOT TO SCALE



RIGHT ELEVATION
NOT TO SCALE



REAR ELEVATION
NOT TO SCALE



LEFT ELEVATION
NOT TO SCALE