



**Planning Commission Staff Report
Concept Plan Approval
Hearing Date: September 25, 2019**

ITEM # 3 Dudley and Associates request Concept Plan approval for an office building in a proposed General Commercial (CG) zone, located at approximately 1009 W 2000 N. Carterville neighborhood. PLCP20190193

<p>Applicant: Dudley and Associates Staff Coordinator: Dustin Wright</p> <p>Property Owner: Charles & Vance Anderson Parcel ID#: 19:002:0124 General Plan Designation: Residential (Proposed Commercial) Current Zone: Residential Conservation (Proposed General Commercial) Acreage: 1.20 Number of Properties: 1 *Council Action Required: No Related Application(s): PLRZ20190191, PLCP20190192</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Approve the proposed Concept Plan with the condition that remaining CRC items are addressed and final approval from CRC is obtained.</p> <p>2. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is October 9, 2019, 6:00 p.m.</i></p> <p>3. Deny the proposed Concept Plan.</p>	<p>Current Legal Use: One-family home in the RC zone.</p> <p>Relevant History: The developer built the medical offices to the South of this property.</p> <p>Neighborhood Issues: A neighborhood meeting was held on September 4, 2019.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• Access to the property is limited due to topography.• Parking as presented in concept plan is below minimum required. Parking reduction would need approval.• Height of the proposed building is three stories. The proposed zone doesn't have a height limit.
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OVERVIEW

The applicant is requesting approval of a concept plan in conjunction with their other requests to rezone the property and amend the general plan map. This conceptual development would be Phase 2 of existing medical building on the adjacent lot to the South. Some parking stalls on the adjacent lot will be lost with the proposed access from the adjacent lot. There would be a shared access from that property to this one because access from State Street is challenging due to the topography being very steep.

FINDINGS OF FACT

- The property is currently zoned RC on the official Provo Zoning Map.
- The General Commercial zone does not have a height limit, just a requirement for an elevator if the structure is over two stories. (14.22.100)
- The adjacent property to the South is currently zoned CG on the official Provo Zoning Map.
- Transitional development standards in 14.34.300 would apply. (14.22.150(7))
- Trash enclosure cannot be within 25' of residential zone. (14.34.300(10))
- There is an existing one-family home on the property.
- General Plan Key Land Use Policies for the Northwest Area Neighborhoods in 1.2.9 identifies the existing Residential designation should be maintained.
- The concept plan shows 68 stalls.
- One stall per 250 square feet is required.

STAFF ANALYSIS

Access off of State is difficult because there is an immediate drop in elevation. Because of this, Phase 2 would be accessed from the drive aisle from phase 1. This would be preferred over bringing in a lot of fill material to gain access from State. This would keep the overall building height lower as well. There is also an existing driveway onto 2000 N. This is not desired to be used as it leads into the residential neighborhood and would not serve the commercial use well and would increase traffic on the local street. The Concept Plan shows a gate on the access to 2000 N suggesting that it would be used for emergency vehicle access only. Commercial development would allow for looping of

the culinary water system which would be beneficial but residential development could still occur without a loop in the water system.

Parking as shown doesn't meet the parking requirement minimums and as part of the Project Plan approval, they would either have to get a parking reduction granted from a parking justification study or lower the amount of building floor area to an amount that they can provide parking for. With the 68 stalls they would be limited to 17,000 square feet of building floor area. The current plan is 21,300 square feet.

Neighbors have expressed concerns about building height. The proposed structure is three stories. The proposed zone that has been requested doesn't have a height limit. This has been a concern for neighbors in that the development could change one the zone is approved and the building height be increased.

CONCLUSIONS

Staff believes that both commercial and residential uses could be appropriate for the site. Commercial use would likely have more impact of the existing residential uses to the north. Residents have raised concerns regarding access to the site through the neighborhood, parking lots and lighting in close proximity to their homes, and the height of the building with the potential for that to increase even more as allowed by the zone.

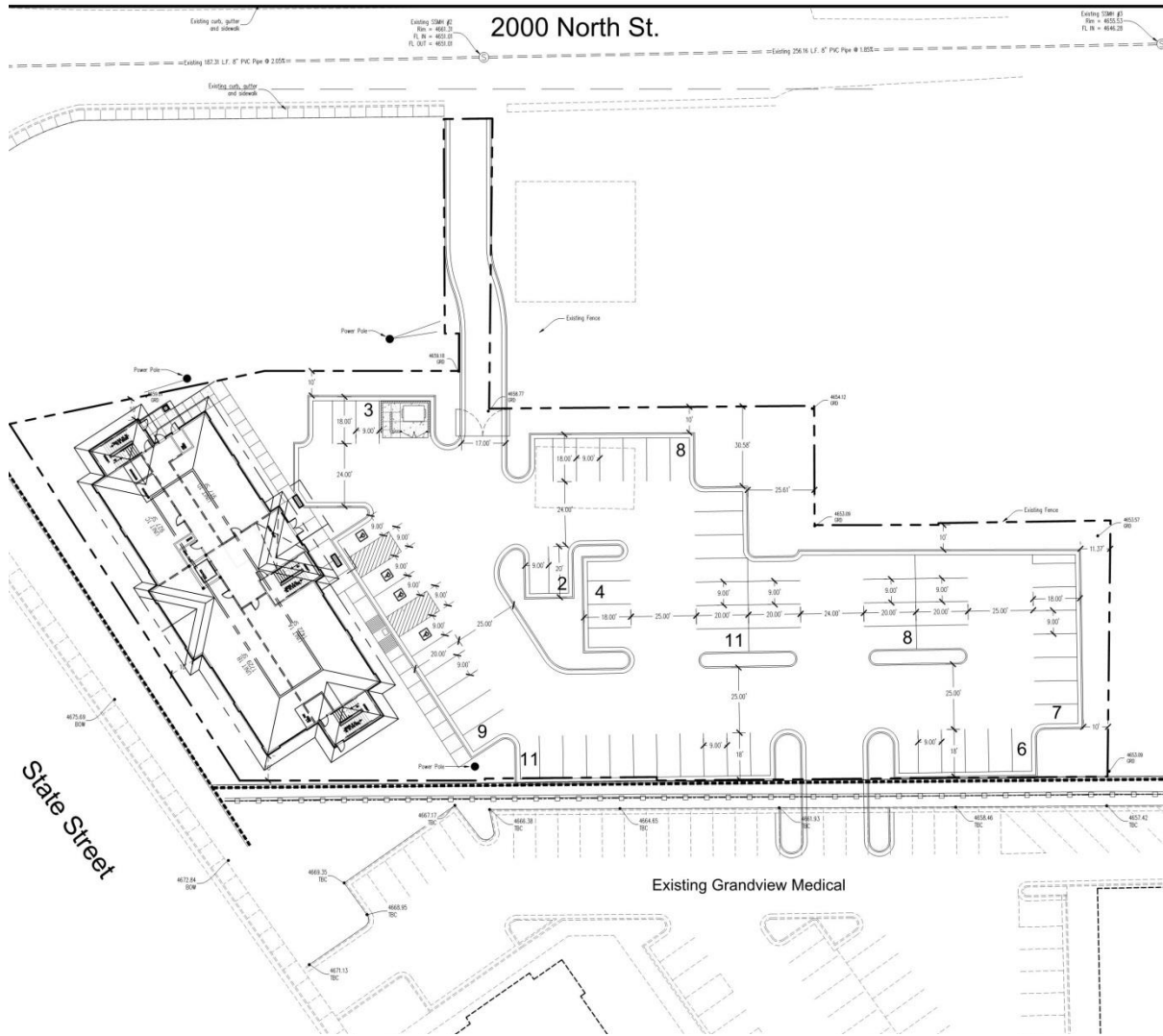
ATTACHMENTS

1. Aerial
2. Site Plan
3. Building Elevation

Attachment 1. – Aerial



Attachment 2. Site Plan



Attachment 3. Building Elevation

