ITEM 4  Dray Savage requests Project Plan approval for the construction of a new 20,660 square-foot, medical building with a clinic and offices, to be called Grandview Family Medicine. The proposed new building shall front the street, while the two existing buildings on the interior will remain to be incorporated into the site for office uses. The site comprises 2.00 acres, and is located at 1900 N. State Street, Provo, UT, in the CG (General Commercial) Zone. Carterville Neighborhood 14-0005PPA

The following action was taken on the above described item by an Administrative Hearing Officer, acting in behalf of the Provo City Planning Commission, on April 2, 2014:

APPROVED WITH CONDITIONS:

Administrative Hearing Officer: Carrie Walls

Report includes facts of the case, analysis, and conclusions outlined in the Staff Report, with any changes noted. Administrative Hearing Officer’s determination is consistent with the Staff analysis and determination.

Conditions of Approval:

1. All final development team review comments are to be addressed, and plans approved prior to the issuance of a building permit;
2. All bond and fees are to be paid, including completing the bond agreement with the City, prior to the issuance of a building permit.

STAFF PRESENTATION:

OVERVIEW:

Grandview Associates, operators of Grandview Family Medicine, just across State Street and south of the proposed site (1959 N. State Street), have decided to expand the operation (primary and specialty care & lab services) to a new building on the proposed site. They are keeping the existing building towards the eastern side of the site for additional commercial offices.

FINDINGS OF FACT:

1. Property is within the CG (General Commercial) Zone, which permits general retail/commercial, medical and office use.
2. The General Plan land use designation for the property is Commercial.
3. The subject property is bordered by the RC (Residential Conservation) Zone to the north. There are residential uses to the east, but the zoning is the same, so transitional development standards (14.34.300) only apply along the north boundary.
4. State Street is governed by the UDOT. UDOT is restricting the south driveway to function as a right-in/right-out only.
5. The project proposal has been reviewed by the Provo City development review team (CRC), and has been given final approval.
STAFF ANALYSIS:

The following is a summary of the project proposal:

- Building square footage (new) – 20,660 sq. ft. (Noted to the hearing officer the notice was wrong)
- Building square footage (existing) – 4,975 sq. ft.
- Building height – 13’ to eve, and 41.6’ to peak from the lowest finished grade
- Parking (required) – 133
- Parking (provided) – 138
- Access – Full access (north)/Right in-out only (south)
- Fencing – 6’ tall precast concrete wall along north and east property boundary
- Architecture – A mix of earth tone colored brick veneer and concrete masonry for the walls. Dark asphalt roof shingles with a 10/12 pitch for the roof. The existing buildings to the rear of the site are to be painted to match the coloring of the new building.
- Due to the parking configuration and spacing behind the existing building, the drive access must remain a one-way drive. All other elements of the site, such as landscaping, trash collection, and utilities have been addressed. The project plan proposal complies with all zoning and development code standards.

CONCLUSIONS:

The project plan proposal for a new medical clinic/office building complies with the General Plan land use designation and current zone. All proposed improvements and elements of the site are in compliance with today’s development standards and has received final approval from the development review team.

STAFF RECOMMENDATION:

City staff recommends the Hearing Officer APPROVE the Project Plan proposal, with the following conditions:

1. All final development team review comments are to be addressed, and plans approved prior to the issuance of a building permit;
2. All bond and fees are to be paid, including completing a bond agreement with the City, prior to the issuance of a building permit.

ATTACHMENTS: (Staff Report)

- Aerial Location Map
- Zoning Location Map
- Project Plan (Site)
- Utility sheet
- Detail Sheet (Fencing)
- Landscape Site Plan
- Building Elevations (New)
- Elevations (Existing)
NEIGHBORHOOD AND PUBLIC COMMENT:
The Neighborhood Chair was not present or did not address the Administrative Hearing Officer during the hearing. Neighbors or other interested parties were present or addressed the Administrative Hearing Officer. Key issues raised during the public hearing included the following:

1. **Will there be a retaining wall for the bank and a wall for screening?** (Sara Asay) – Staff answered “yes,” and showed the resident the design for the retaining wall and decorative screen wall.

2. **When will the wall portion of the site be completed, because I have chickens?** (Sara Asay). – The applicant agreed to work with Ms. Asay on coordinating a time they plan to install the wall.

3. **Strangers and questionable activity congregate in a dark area near the northwest corner of the site. Can anything be done about the area where there is a trail?** (Asays and other public). – Staff indicated that a good portion of the area is owned by UDOT, so improving the area will be up to them. Staff suggested that the applicant’s increased lighting for their site should carry over to this area, and the overall improvements should help discourage strangers and strange activities from continuing in that area.

4. **Will there be more than one access drive to the site?** (Ms. Treagle) – Staff explained there will be two access drives, with the one on the south being a right-in/right-out only.

APPLICANT RESPONSE:
Key points addressed in the applicant's presentation to the Administrative Hearing Officer included the following:

1. Applicant indicated that they were fine with what was presented;

2. Applicant plans to do a full renovation of the existing buildings at a later date.

3. Applicant indicated that their company title ends with “Medicine,” not Medical.


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Carrie Walls

Administrative Hearing Officer

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report for further detailed information. The Staff Report is a part of the record of the decision of this item.

Administrative decisions may be appealed by submitting an application/notice of appeal, with the required application and noticing fees, to the Community Development Department, 330 West 100 South, Provo, Utah, within fourteen (14) calendar days of the Hearing Officer's decision (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS
ITEM 4  Dray Savage requests Project Plan approval for the construction of a new 15,420 square-foot, medical building with a clinic and offices, to be called *Grandview Family Medical*. The proposed new building shall front the street, while the two existing buildings on the interior will remain to be incorporated into the site for office uses. The site comprises 2.00 acres, and is located at 1900 N. State Street, Provo, UT, in the CG (General Commercial) Zone. *Carterville Neighborhood* 14-0005PPA

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Dray Savage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Coordinator:</td>
<td>Sean Allen</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Dray Savage</td>
</tr>
<tr>
<td>Parcel ID#:</td>
<td>190650051</td>
</tr>
<tr>
<td>Current Zone:</td>
<td>CG (General Commercial)</td>
</tr>
<tr>
<td>Proposed Zone:</td>
<td>N/A</td>
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<tr>
<td>General Plan Designation:</td>
<td>Commercial</td>
</tr>
<tr>
<td>Acreage:</td>
<td>2.00</td>
</tr>
<tr>
<td>Number of Properties:</td>
<td>1</td>
</tr>
</tbody>
</table>

| Total Building Square Feet: | 25,635 |
| (Medical) – 11,400 |
| (Non-medical/Office) – 14,235 |

Development Agreement Proffered: N/A

Council Action Required: No

Alternative Actions:
2. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is May 7, 2014, 5:00 p.m.*

3. **Deny** the requested Project Plan. *This action is not consistent with the recommendations of the Staff Report.*

Current Legal Use: Commercial Retail and Auto Repair/Office.

Relevant History:
Prior activities included the GT Auto retail and auto repair business and some offices.

Neighborhood Issues:
None.

Summary of Key Issues:
1. Applicant proposes to demo the existing GT Auto building front State Street in favor of a new medical clinic/office building.
2. Site will be fully improved.
3. Minimum 6’ tall solid pre-cast concrete fencing is to be installed along the north and east property lines due to the abutting residential uses. Decorative retaining walls shall be included.
4. Proposal complies with all zoning and development requirements.

Staff Recommendation:
1. **APPROVE** the requested Project Plan, **with conditions**. *Staff has provided recommended conditions of approval in the event that the Hearing Officer approves the PPA.*

Conditions of approval:
1. All final CRC review comments are to be addressed and plans approved prior to the issuance of a building permit.
2. Bond and fees are to be paid, including a bond agreement submitted, prior to the issuance of a building permit.
OVERVIEW:

Grandview Associates, operators of Grandview Family Medicine, just across State Street and south of the proposed site (1959 N. State Street), have decided to expand the operation (primary and specialty care & lab services) to a new building on the proposed site. They are keeping the existing building towards the eastern side of the site for additional commercial offices.

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STAFF RECOMMENDATION:

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ATTACHMENTS:

- Aerial Location Map
- Zoning Location Map
- Project Plan (Site)
- Utility Plan
- Utility Connections to the east
- Detail sheet (Fencing elevations)
- Landscaping Plan
- Building Elevations (new)
- Building Elevations (existing)
Administrative Hearing Staff Report
April 2, 2014

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4) RETAINING WALL/FENCE SECTION

- Pre-cast concrete columns and caps
- Pre-cast fence panels w/ polystyrene foam core
- Landscaping, see landscaping drawings
- Infill 8" deep
- Concrete column footings
- Geosynthetic reinforcement, typ.
- Backfill compacted to 95% min.
- Drainage aggregate 5" thick
- Modular concrete retaining wall units
- 4" dia. drain pipe, outlet at end of wall or 48" centers; track slope to drain 1/8" per ft.
- Impervious fill
- Gravel base, leveling pad 8" thick
- Undisturbed soil

Remove existing chain link fence. Construct new wall in line with the existing fence.

Restore existing grading and vegetation.
RENTAL BUILDING SOUTH ELEV.

RENTAL BUILDING NORTH ELEV.