ITEM 2  Chris Huntsman requests Project Plan approval to remodel the existing building and site for a future Desert First Credit Union, located at 695 East 800 North, in the CG (General Commercial) Zone. Joaquin Neighborhood. 15-0007PPA, Sean Allen 801-852-6407

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 1, 2015:

APPROVED WITH CONDITIONS:

Administrative Hearing Officer: Bill Peperone

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. The applicant must complete the development review (CRC) process prior to obtaining a building permit;

**STAFF PRESENTATION:**

**SUMMARY OF KEY ISSUES:**
1. The use is permitted in the zone;
2. The proposal is to remodel the existing building, remove the gas canopies, and make minor site improvements;
3. The proposal has not yet obtained final approval from the development review team (CRC).

**STAFF ANALYSIS:**
The property is small so it has essentially no potential for growth and expansion. The City Public Works Dept. will be reconfiguring the intersection of 800 N. and 700 E. which will allow for more landscaping along 700 E. than exists today. The proposal is simply to reface the existing building with a new contemporary architectural exterior and to change the use from a gas station to a bank. The gas canopies are to be removed and replaced with the bank drive-through tower stations. The following is a summary breakdown of the site:

- Building – 1,800 gross sq. feet;
- Required Parking – Office designation at 1/250 = 7.2 stalls;
- Provided Parking – Eight (8). Two will have to be relocated;
- Trash collection along the west wall;
- Building Height – Approximately 18 feet;
- Proposed exterior composed of tan stone veneer, wood accent panels at entry, silver ACM panels, and aluminum windows.

The new site adds landscaping buffering to the corner and along both frontages, with also a landscaped island between the drive-through, and the main building. The zone requires a minimum ten (10) foot yard setback along both frontages. The submitted site plan shows parking stalls that abut these landscaped areas on both frontages. Staff recommends possible alternate parking locations at north end of the drive-through landscape island.

CONCLUSIONS:
City staff is looking forward to the site improvements represented by the remodel and additional landscaping. The proposal is permitted in the current zone, and just needs to address a few minor corrections to complete the development plan review process.

NEIGHBORHOOD AND PUBLIC COMMENT:
The Neighborhood Chair was not present and did not address the Administrative Hearing Officer during the hearing. Neighbors or other interested parties were not present and did not address the Administrative Hearing Officer. Key issues raised during the public hearing included the following:
1. None

APPLICANT RESPONSE:
Key points addressed in the applicant's presentation to the Administrative Hearing Officer included the following:
1. None

________________________
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 of the 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