

PLANNING COMMISSION MINUTES
Special Meeting
April 1, 2003
7:30 P.M.

Present: Chairman Dick Dresher, Vice-Chairman Mark Green, Duane Gardner, Clark Jenkins, Larry Rigby, City Council Representative Barbara Holt, City Attorney Rusty Mahan, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Michael Allen excused himself from the meeting because of a conflict of interest.

Dick Dresher welcomed a large Scout Troop and introduced the Planning Commission Members.

Subdivisions

1. Consider a revised final site plan approval and final PUD subdivision plat approval for Phase 2, Plat 1 of the Renaissance Town Center, a Commercial Mixed Use Planned Unit Development

Bruce Broadhead, developer, was present. Blaine Gehring explained that Xcel Fitness will be replacing the Sports Mall as the major tenant on the north side of 1500 South of the Renaissance Town Center. When the site plan for the Sports Mall was approved, the intent was for the Sports Mall to take over the old Insta Care building as a day spa. Xcel Fitness will only be taking the site where the Sports Mall building was to be constructed. The existing medical office building will remain for now with future uses such as an upgraded medical office building, a restaurant or fast food restaurant being considered.

When Staff first learned of the change to be made, they were concerned about parking on the site due to the problems that have been experienced at Xcel's former location on 900 North and 400 East. And, to possibly eliminate the need for further site plan approvals, Staff told the parties involved that they would have to put the new fitness center on the same pad that the Sports Mall had been on. The building has been modified to fit on the same area as before. As for parking, staff also did an analysis based on an existing parking standard for health clubs in Provo of 1 stall for each 4 persons based on maximum allowable occupancy.

Keeping with the previous approvals of this commercial PUD, each of the uses on this phase will have adequate parking. There is also some room for either expanding the existing medical offices or putting a restaurant on the corner. Landscaping calculations for this site have been allowed to include the landscaping which is part of the UDOT right-of-way on the west and city owned property on the east of the existing medical offices. Also, as part of the original PUD site plan approval for this site, a 5 foot buffer was allowed on the north side of the east driveway next to the Continental Townhouse carports rather than the required 10 feet next to residential uses.

Paul Rowland explained that because the basic configuration and grading for the site have not changed from the original Sports Mall site, no additional considerations or conditions are required for drainage, circulation, etc.

This is the second phase of the Planned Unit Development which has been given conceptual approval. This is a little different from most PUD or Condominium plats. On most PUD plats there will be common areas broken up by footprint size lots. With this portion of the PUD some of the area commonly used for open space will be used for drainage, utilities and parking.

This is a 3-lot area. Lot 3 is the existing bank building, lot 4 will be Xcel Spa and lot 5 is the existing medical building. Even though there are cross easements for parking, each lot stands on its own. The approval will be that any further development will not be able to reduce the parking or the landscaping.

Rusty Mahan read the conditions on the plat in regards to any further development to the property. There will be no reduction to the parking or the landscaping.

Bruce Broadhead owns all the property and will sell lot 4 to Xcel Spa. Xcel can choose to be part of the Owners Association or not for purposes of landscaping maintenance. Mr. Broadhead feels that it would not be economical for Xcel to maintain the property, snow removal etc. At this time no decision has been made.

There was a discussion on some additional conditions to be added to the motion, which are shown below.

Staff recommends the Planning Commission send a favorable recommendation to the City Council for a revised final site plan approval and final PUD subdivision plat approval for Phase 2, Plat 1 of the Renaissance Town Center, a commercial mixed use Planned Unit Development subject to the following conditions:

1. Any revised use of the southeast corner of the site be subject to available excess parking of 21 stalls.
2. Payment of all fees.
3. Record any minor corrections to the plat.
4. Parking stalls and landscaping may not be changed to less than shown on the site plan and will be recorded as such.
5. Any changes to the bank building and/or the medical office building will require Planning Commission and City Council approval.

Mark Green made a motion for final site approval and final approval for a PUD subdivision plat approval for Phase 2, Plat 1 of the Renaissance Town Center subject to the conditions outlined by Staff and the additional conditions discussed. Clark Jenkins seconded the motion and voting was unanimous.

There was a discussion with the Scout Troop on the purpose and duties of the Planning Commission.

Meeting adjourned at 8:30 p.m.