



**Planning Commission
Staff Report
General Plan Amendment
Hearing Date: May 13, 2015**

ITEM 1* The Provo City Community Development Department requests a General Plan Map Amendment for approximately 0.446 acres, changing the land use designation from (C) Commercial to (PF) Public Facilities, on properties generally located between 940 North and 800 North, and between 500 West and 250 West. The amendment would facilitate the expansion of the Utah Valley Regional Medical Center (UVRMC) campus. North Park Neighborhood, 15-0002GPA, Dustin Wright, 801-852-6414

Applicant: Community Development
Staff Coordinator: Dustin Wright

Property Owner: IHC Health Services Inc.
Parcel ID#: 210050181, 210050182
Current General Plan Designation: Commercial
Proposed General Plan Designation: Public Facilities
Current Zone: Professional Office
Acreage: 0.446
Number of Properties: 2

*Council Action Required: Yes

Related Application(s): 15-0006R

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is May 27, 2015, 5:30 p.m.*
2. **Recommend Denial** of the proposed General Plan Map and text amendments. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*

Current Legal Use:

Existing legal use or uses permitted in the PO zone.

Relevant History:

In November 2014 there was a GPA done concurrent with rezoning IHC property to HCF for the area and these parcels were overlooked at that time.

Neighborhood Issues:

No issues have been made known to staff.

Summary of Key Issues:

- Ensuring that the General Plan and zoning are consistent with each other.
- Current designation does not match the desired zoning
- Future plans for the area is an integrated health care campus.

Staff Recommendation:

Forward a positive recommendation to the Municipal Council for a General Plan Map Amendment from Commercial to Public Facilities for 0.446 acres located between 800 North and 940 North and between 250 West and 500 West, including the findings and conclusion given in the staff report.

OVERVIEW

The request is to change the land use designation from (C) Commercial to (PF) Public Facilities, on properties owned by IHC Health Services Inc. generally located between 800 North and 940 North, and between 250 West and 500 West. This amendment is needed to keep the General Plan and the zoning map matching with the proposed rezone to Health Care Facility (HCF) which is a subzone of the Public Facilities (PF) zone. For consistency, the HCF zone would require a PF designation on the General Plan.

In November 2014 a General Plan Amendment was approved concurrently with rezoning IHC property to HCF for the area and these parcels were not part of that item.

FINDINGS OF FACT

1. Staff found a correction to the item text to be 0.446 acres and not 2.64 acres.
2. The General Plan policy is that proposed changes in zoning that do not comply with the recommendations of the General Plan will be considered only after making a decision on an application to amend the General Plan.
3. The Public Facilities (PF) designations on the General Plan Map allows for the Public Facilities zone.
4. The Health Care Facilities (HCF) zone is a sub-zone of the PF zone and would be allowed in areas designated as PF on the General Plan Map.

STAFF ANALYSIS

1. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of general plan amendments:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:

- (a) *Public purpose for the amendment in question.*
Expansion of the hospital campus will allow for needed upgrades and improvements to the existing campus.

- (b) *Confirmation that the public purpose is best served by the amendment in question.*
Amending the General Plan map will help establish the area for the regional hospital to expand.

- (c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives.*
Key Land Use Policies to address the goals of the North Park Neighborhood:
 Develop a zone that addresses the unique needs of the Utah Valley Regional Medical Center and surrounding related facilities.
 This zone has been established and this map amendment is needed to facilitate land to be rezoned for its use.

- (d) *Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.*
No timing and sequencing issues.

- (e) *Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.*
The proposed amendment is not seen to hinder or obstruct the policies in the General Plan.

- (f) *Adverse impacts on adjacent land owners.*
Land owners will still be able to use their properties as before. Their legal existing use will not be changed by this proposal.

- (g) *Verification of correctness in the original zoning or General Plan for the area in question.*
Zoning and General Plan are correct

- (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.*
No conflicts have been found.

CONCLUSIONS

Staff finds that the proposed General Plan map amendment will help implement goals and policies found in the General Plan for the North Park Neighborhood and the region. Existing land owners will be able to continue with the legal uses they have under their current their zoning designation.

STAFF RECOMMENDATION

Forward a positive recommendation to the Municipal Council for a General Plan Map Amendment from Commercial to Public Facilities for 0.446 acres located between 800 North and 940 North and between 250 West and 500 West, including the findings and conclusion given in the staff report.

This action would be consistent with the recommendation of the Staff Report. Any changes should be stated with the motion.

ATTACHMENTS

1. Area to be changed
2. General Plan Map

Attachment 2 – General Plan Map

