



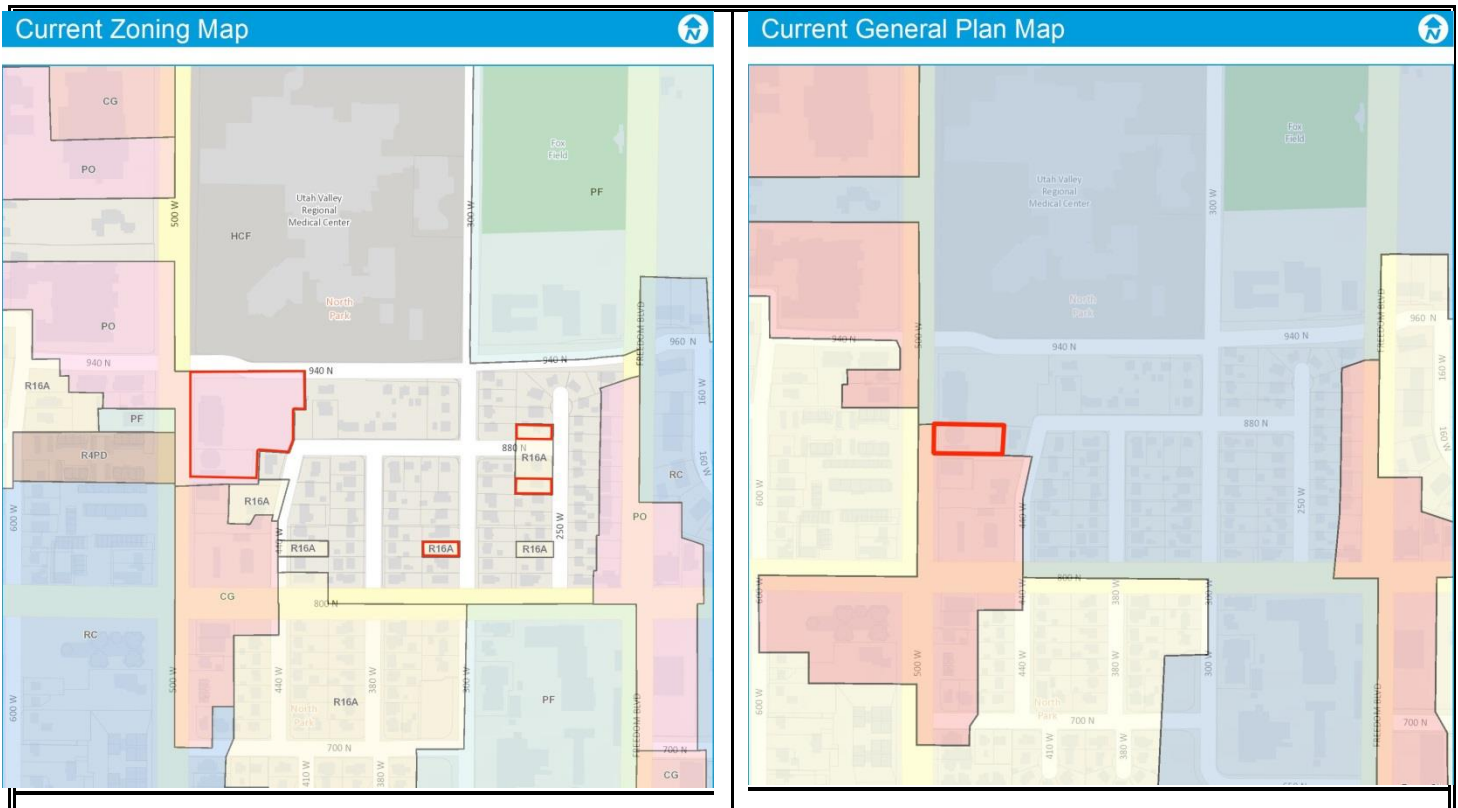
**Planning Commission  
Staff Report  
Rezone  
Hearing Date: May 13, 2015**

**ITEM 2\*** IHC Health Services requests a rezoning of approximately 2.64 acres of property owned by IHC from R1.6A (One Family Residential) and PO (Professional Office), to HCF (Health Care Facilities), generally located between 940 North and 800 North, and between 500 West and 250 West. The rezoning would facilitate the expansion of the Utah Valley Regional Medical Center (UVRMC) campus. North Park Neighborhood, 15-0006R, Dustin Wright, 801-852-6414

<p>Applicant: IHC Health Services, Inc.</p> <p>Staff Coordinator: Dustin Wright</p> <p>Property Owner: IHC Health Services, Inc. Parcel ID#: 210050181, 470240073, 520360024, 210050182, 520360035 Current Zone: R1.6A and PO Proposed Zone: HCF General Plan Des.: C (GPA for PF) Acreage: 2.64 Number of Properties: 5</p> <p>Development Agreement Proffered: No</p> <p>Council Action Required: Yes</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <p>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is May 27, 2015, 5:30 p.m.</i></p> <p>2. <b>Recommend Denial</b> of the proposed rezoning. <i>This would be <u>a change from the Staff recommendation; the Planning Commission should state new findings.</u></i></p>	<p><b>Current Legal Use:</b> As permitted in the zone.</p> <p><b>Relevant History:</b> The Municipal Council approved a zone change for IHC from the Public Facilities Zone to Health Care Facilities Zone in November 2014. Since the time of that application, IHC has acquired additional property they would like to rezone at this time.</p> <p><b>Neighborhood Issues:</b> None have been made known to staff.</p> <p><b>Summary of Key Issues:</b></p> <ol style="list-style-type: none"><li>1. Ownership at time of the first rezone to the HCF in the area.</li><li>2. IHC property to be rezoned.</li></ol> <p><b>Staff Recommendation:</b> Forward a positive recommendation to the Municipal Council for a zone change from R1.6A and Professional Office to Health Care Facilities for the property illustrated in Attachment 1. <i>This action <u>would be consistent with the recommendation of the Staff Report.</u> Any changes should be stated with the motion.</i></p>
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## **OVERVIEW**

The applicant is requesting a zoning map amendment from R1.6A (One Family Residential) and PO (Professional Office) to HCF (Health Care Facilities) zone. IHC had properties rezoned to HCF in November 2014. Since the time of that application, they have acquired additional property they would like to rezone at this time. The area to be rezoned is approximately 2.64 acres and is owned by IHC Health Services.



## **GENERAL PLAN POLICIES**

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.

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.

## **FINDINGS OF FACT**

1. The HCF zone requires all properties to be under single ownership. IHC now has ownership of additional properties and they can now be added to the surrounding HCF zone.

14.17B.070

2. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of zoning map amendments:

*Upon receipt of a petition by the Planning Commission, the Commission shall hold a public hearing in accordance with the provisions of Section 14.02.010 of this Title and may approve, conditionally approve, or deny the preliminary project plan. 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 Zoning map will allow the regional hospital to expand and better serve the public.***

- (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.***

***The HCF zone has been created and this map amendment will allow it to be implemented and address the unique need of UVRMC.***

- (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.*

***They will have a new land use next to them. Landowners 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.***

### **STAFF ANALYSIS**

Parcels in this area that have been acquired by IHC after their last rezoning request can now be added to the HCF zone because they are in the same ownership as required by 14.17B.070

The HCF zone is a subzone to the Public Facilities (PF) zone. The HCF zone would be in coherence with the proposed amendment of the General Plan map designation being heard concurrently with this item.

### **STAFF RECOMMENDATION**

Forward a positive recommendation to the Municipal Council for a zone change from R1.6A and Professional Office to Health Care Facilities for the property illustrated in Attachment 1.

*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 Rezoned
2. Current Zoning Map



**Attachment 2 – Current Zoning Map**

