



**Planning Commission Staff Report  
General Plan Amendment  
Hearing Date: February 13, 2019**

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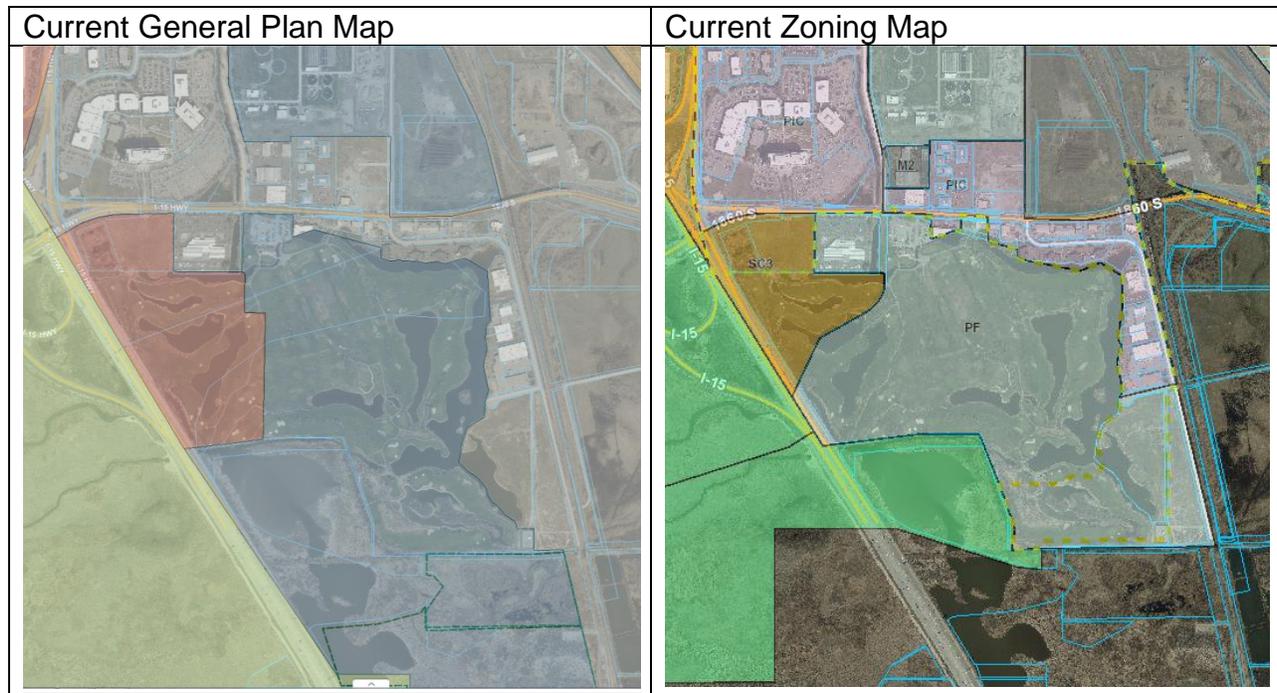
**ITEM 9\*** The Provo City Economic Development Department requests a General Plan Map Amendment from Commercial to Public Facilities for approximately 23 acres and from Commercial to Mixed Use for approximately 12 acres, located at 178 E 1860 S. East Bay neighborhood. Josh Yost (801) 852-6408 PLGPA20180407

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<p>Applicant: Provo Economic Development Staff Coordinator: Josh Yost</p> <p>Property Owner: TG DEVELOPMENT LLC, GT MEDICAL HOLDINGS LLC Parcel ID#: 22:052:0051, 22:050:0062 Current General Plan Designation: C-Commercial Proposed General Plan Designation: PF-Public Facilities and M-Mixed Use Current Zone: SC3 Acreage: 22.12, 7.82 Number of Properties: 2</p> <p>*Council Action Required: Yes</p> <p>Related Application(s):</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 February 27, 5:00 p.m.</i></p> <p>2. <b>Recommend Denial</b> of the proposed General Plan Map and text amendments. <i>This would be a <u>change from the Staff recommendation; the Planning Commission should <u>state new findings.</u></u></i></p>	<p>Current Legal Use: Vacant land, municipal golf course</p> <p>Relevant History: This property has been purchased for the development of a medical school and associated housing. The land has previously been used as a golf course and after the reconfiguration of the course; the north parcel was filled and has remained vacant.</p> <p>Neighborhood Issues: The primary concern is the impact of increased vehicle traffic on 1860 South and its intersections with East Bay Blvd and Novell Place.</p> <p>Summary of Key Issues: The two issues most key to the approval of the proposed General Plan Amendment are providing sufficient utility service to the site and guaranteeing the full integration of the housing and medical school portions of the proposed development.</p> <p>Staff Recommendation: Recommend to the Municipal Council approval of the proposed General Plan Map Amendment from Commercial to Public Facilities for approximately 23 acres and from Commercial to Mixed Use for approximately 12 acres, located at 178 E 1860 S. Also recommend approval of text amendments to remove outdated General Plan Policies as described in this report.</p>
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## **OVERVIEW**

In 2018 Provo City transferred 23 acres of property to the Noorda College of Osteopathic Medicine for the development of a medical school, the south parcel. An additional 12 acres located between the golf course parcel and 1860 South have been acquired for the development of apartment housing for students, the north parcel. The zoning map has previously been amended such that all the surrounding golf course property is now completely within the Public Facilities Zone. The two parcels that are the subject of this application remain zoned SC3, Regional Shopping Center.



## **FINDINGS OF FACT**

The north parcel is currently zoned SC-3 with a General Plan Designation of C-Commercial and is proposed to be amended to M-Mixed Use.

The south parcel is currently zoned SC-3 with a General Plan Designation of C-Commercial and is proposed to be amended to PF-Public Facilities.

## **STAFF ANALYSIS**

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.*

To facilitate the development of a medical school and associated student housing in Provo.

(b) *Confirmation that the public purpose is best served by the amendment in question.*

The map amendment in question is required in order to complete the zone map amendments that are necessary for the proposed development. This amendment is the best method to accomplish the stated public purpose.

(c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives.*

#### Central Area Policies

19. Freeway-oriented commercial zoning should be initiated for property adjacent to Interstate 15. Planning for the area should identify and implement mechanisms to ensure that frontage properties are developed with adequate street access to the north and south.

#### East Bay Neighborhood Policies

6. That approximately 60 acres located south of 1860 South and east of the I-15 Freeway be developed as a Regional Shopping Center and zoned SC3. This project should be high quality and consist of retail and professional office uses that will complement the existing East Bay Center and the Provo Towne Centre Mall.

9. Consider a study that evaluates development of the East Bay Golf Course for retail and consider relocation of an enhanced golf course elsewhere.

Central Area Policy 19 and East Bay Neighborhood General Plan Policies 6 and 9 conflict with the proposed general plan map amendment by reducing the land area in the commercial designation contrary to the policies and moving away from retail use without addressing the current policy intent. Staff recommends deletion of these three policies as part of this request.

- (d) *Consistency of the proposed amendment with the General Plan's timing and sequencing provisions on changes of use, insofar as they are articulated.*

Not applicable

- (e) *Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.*

The conflicting policies are recommended to be removed as the policy goals for this area have changed.

- (f) *Adverse impacts on adjacent land owners.*

The development to be facilitated by this amendment may increase vehicular traffic in the area, impacting the ease of access to the adjoining Bureau of Reclamation facility and the East Bay Golf Course.

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

The original General Plan designation for this area is correct and was consistent with established policies.

- (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.*

The General Plan Policies state that 60 acres at the northwest corner of the golf course should be designated commercial. This policy is recommended to be removed from the General Plan.

## **CONCLUSIONS**

The proposed amendment is consistent with current city policy to facilitate the development of a medical school and associated housing. The proposed amendment will remove existing conflicts in the general plan text in addition to amending the land use designation of the subject property.

## **STAFF RECOMMENDATION**

Recommend to the Municipal Council approval of the proposed General Plan Map Amendment from Commercial to Public Facilities for approximately 23 acres and from Commercial to Mixed Use for approximately 12 acres, located at 178 E 1860 S. Also recommend approval of text amendments to remove outdated General Plan Policies as described in this report.