



Planning Commission Staff Report Rezone

Hearing Date: May 8, 2019

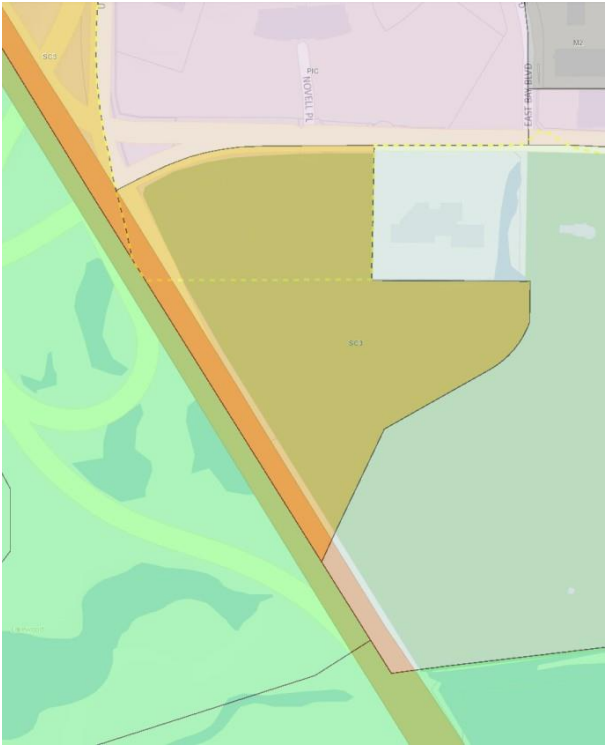
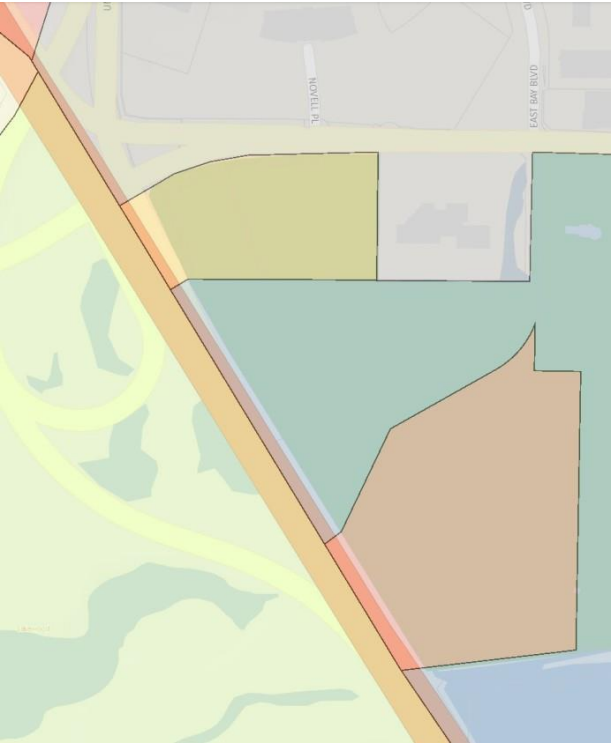
***ITEM 5** Todd Sinks request a Zone Change from Regional Shopping (SC3) to Health Care Facilities Zone (HCF) for 22.12 acres, and to Campus Mixed Use (CMU) for 8.94 acres, located at 178 E 1860 S. East Bay neighborhood. Josh Yost (801) 852-6408
PLRZ20180321

<p>Applicant: Todd Sinks Staff Coordinator: Josh Yost</p> <p>Property Owner: TG Development LLC, GT Medical Holdings LLC Parcel ID#: 220500062, 220520051 Current Zone: SC3 Proposed Zone: CMU, HCF General Plan Des.: Mixed Use, Public Facilities Acreage: 8.94, 22.12 Number of Properties: 2</p> <p>Development Agreement Proffered: No</p> <p>Council Action Required: Yes</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is May 22, 6:00 p.m.</i></p> <p>2. Recommend Denial of the proposed rezoning. <i>This would be <u>a change</u> from the Staff recommendation; the Planning Commission should <u>state new findings</u></i></p>	<p>Current Legal Use: Vacant Property, Golf Course</p> <p>Relevant History: The 22.12 acre parcel was conveyed to GT Medical Holdings LLC by the City for the development of the Noorda School of Osteopathic Medicine. The 8.94 acre parcel was acquired by TG Development LLC for the development of the associated apartment housing.</p> <p>Neighborhood Issues: None noted.</p> <p>Summary of Key Issues: The primary issues pertaining to the proposed rezone are the provision of utilities to the site and the reconfiguration of on-site storm water facilities. The applicant continues to work through the CRC process to develop acceptable solutions to each of these issues.</p> <p>Staff Recommendation: Staff recommends the Planning Commission recommend approval of the request for a Zone Change from Regional Shopping (SC3) to Health Care Facilities Zone (HCF) for 22.12 acres, and to Campus Mixed Use (CMU) for 8.94 acres, located at 178 E 1860 S.</p>
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OVERVIEW

Provo City has conveyed 22.12 acres of the Reserve at East Bay Golf Course to GT Medical Holdings for the construction of the Noorda College of Osteopathic Medicine. As part of this transaction the developers of the medical school are paying for the redesign and relocation of the affected golf course holes. A 7.82 acre parcel to the north of the medical school parcel and directly west of the US Bureau of Reclamation Office has been purchased for the development of 793 units of apartment housing. The applicant has begun preliminary discussion with Provo City to purchase a portion of the storm water retention facility to the west of the 7.82 acre parcel to include in the apartment development.

Previously the General Plan Designation for the area was changed from Commercial to Mixed Use and Public Facilities.

Current Zoning Map	Current General Plan Map
 The Current Zoning Map shows a diagonal road running from the top-left to the bottom-right. To the north of this road, there are several colored zones: a light purple zone, a light green zone, and a light blue zone. A large, irregularly shaped area in the center is colored olive green. To the south of the road, there is a large area colored light green, with a smaller area to the right colored light blue. The map also shows some street names like 'NOORDA BL' and 'EAST BAY BLVD'.	 The Current General Plan Map shows the same diagonal road and general layout as the Zoning Map. The colors of the zones are different: the area to the north of the road is mostly light grey, with some light green and light blue areas. The large central area is colored light green. The area to the south of the road is mostly light green, with a large area to the right colored light brown. The map also shows the same street names as the Zoning Map.

GENERAL PLAN POLICIES

The General Plan does not contain area specific policies related to the proposed zone map amendment. The General Plan previously contained policies contrary to the proposed amendment. These policies were removed in anticipation of this zone map amendment application.

FINDINGS OF FACT

The General Plan Designation for the 22.12 acre parcel is Public Facilities. The proposed Health Care Facility Zone is consistent with the Public Facilities Designation. The 7.82 acre parcel is designated Mixed Use in the General Plan. The proposed Campus Mixed Use Zone is consistent with this designation.

STAFF ANALYSIS

1. 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.*

The public purpose for the proposed amendment is to facilitate the development of a medical school and associated housing.

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

The proposed amendment best serves the public purpose by permitting only the proposed uses on the site, thereby protecting the interest of the city.

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

The proposed amendment is compatible with the applicable policies, goals, and objectives.

- (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 such provisions are articulated for this area.

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

Staff finds no potential for the proposed amendment to hinder or obstruct the attainment of articulated policies.

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

No adverse impacts on adjacent owners have been identified. The proposed development facilitated by this zone map amendment improves opportunities for access to adjacent property.

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

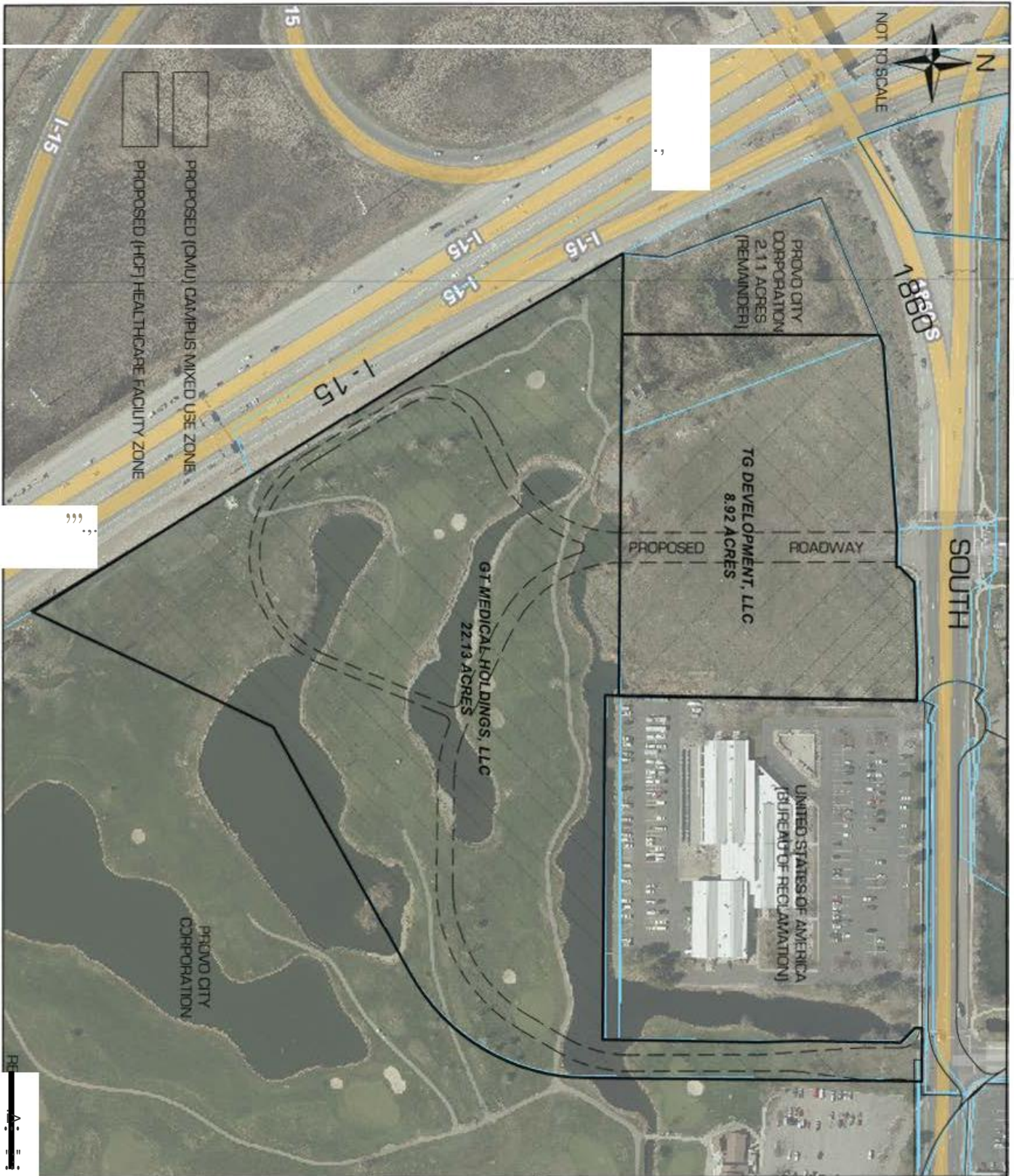
Staff verified the correctness of the existing zoning and General Plan designation for this area.

- (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 such conflicts exist.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend approval of the request for a Zone Change from Regional Shopping (SC3) to Health Care Facilities Zone (HCF) for 22.12 acres, and to Campus Mixed Use (CMU) for 8.94 acres, located at 178 E 1860 S.



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RE-ZONE EXHIBIT

SE¼ OF SECTION 13, T7S, R2E & SW¼
 OF SECTION 18, T7S, R3E. SLB&M

EAST BAY AREA OF PROVO , UTAH



civil solutions groupmc.

**LEGAL DESCRIPTION
PREPARED FOR
EAST BAY MEDICAL SCHOOL**

ROVO : Ur AH

(April 17, 2019)

Project No. 18-361

PROPOSED CAMPUS MIXED USE (CMU) ZONE

A portion of the SE 1/4 of Section 13, Township 7 South, Range 2 East, and the SW 1/4 of Section 18, Township 7 South, Range 3 East, Salt Lake Base & Meridian, Provo, Utah, more particularly described as follows:

Beginning at a point on the northerly line of 1860 South Street located N89°22'43"E along the Section line 431.56 feet and South 3,148.20 feet from the Northwest Corner of Section 18, T7S, R3E, S.L.B. & M. (Basis of Bearing: S89°46'54"W along the Section line between said Northwest Corner of Section 18 and the North 1/4 Corner of Section 13, T7S, R2E, S.L.B. & M); thence S 1°05'00"W 584.50 feet; thence N89°38'00"W 706.39 feet; thence N0°22'00"E 503.72 feet to the southerly line of said street ; thence along said street the following 7 (seven) courses and distances: N66°55'15 "E 20.48 feet; thence N85°34'24"E 359.29 feet; thence S89 °38'43"E 77.42 feet; thence North 6.92 feet; thence N45°22'51 "E 40.64 feet; thence N88°03'40"E 170.93 feet; thence S89°38'43 "E 59.96 feet to the point of beginning .

Contains: 8.92+/- acres

