



**Planning Commission Staff Report
Rezone**

Hearing Date: August 14,2019

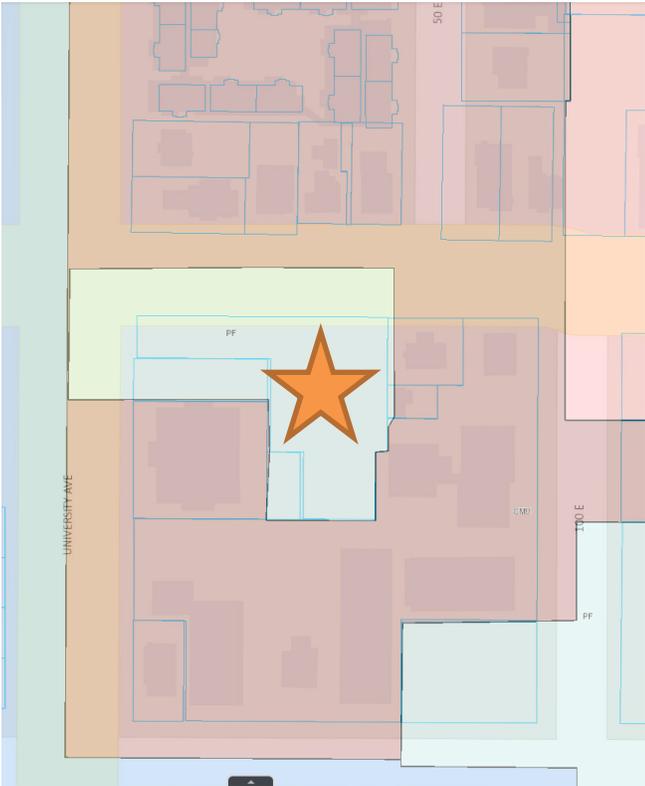
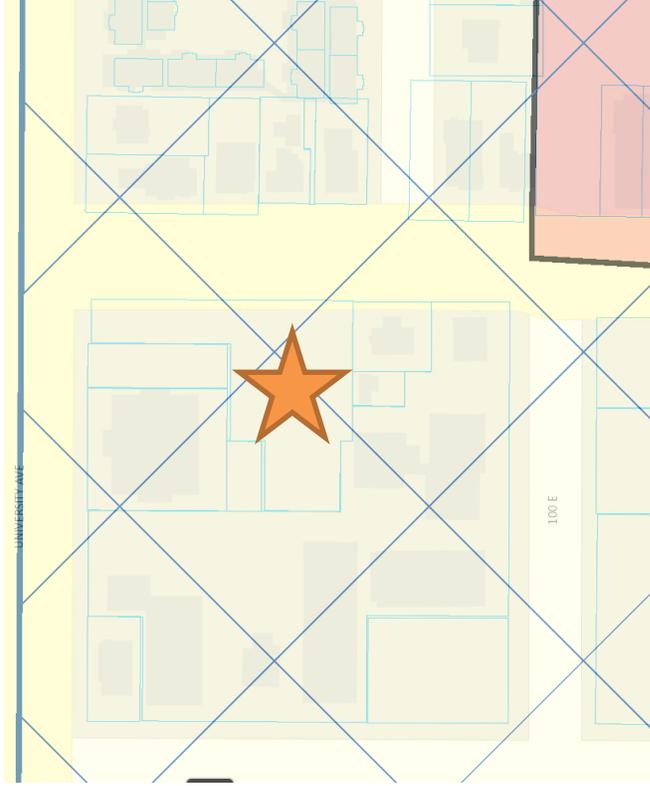
***ITEM 3 Brandon Smith requests a Zone Change from Public Facilities (PF) to Campus Mixed Use (CMU) for Amanda Knight Hall, located at 800 N University Ave so the building can be converted to a girls' dormitory, including 21 rooms and 71 beds. Joaquin neighborhood. Josh Yost (801) 852-6408 PLRZ20190244**

<p>Applicant: Brandon Smith</p> <p>Staff Coordinator: Josh Yost</p> <p>Property Owner: MC AKH LLC Parcel ID#: 50840015, 50840016, 50840017 Current Zone: PF Proposed Zone: CMU General Plan Des.: Residential Acreage: .76 acres Number of Properties: 3</p> <p>*Council Action Required: Yes</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>2. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is August 28, 6:00 p.m.</i></p> <p>3. 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: Office and classroom space</p> <p>Relevant History: Amanda Knight Hall, built in 1938-1939, as a women's dormitory formerly associated with Brigham Young University in Provo, Utah. The dormitory is located at the corner of 800 North and University Avenue, just two blocks north of the original campus of the university. Brigham Young University sold the property earlier this year to Mountain Classic Real Estate of Salt Lake City to facilitate its preservation through a return of the building to its original use as women's housing.</p> <p>Neighborhood Issues: The neighborhood worked to prevent BYU's announced demolition of the building and is pleased to have a new owner committed to the preservation of the building.</p> <p>Summary of Key Issues: The building has limited parking on site and there is no practical way to increase on-site parking. Community Development views the proposed use as a return to the building's original use and that the existing parking is nonconforming and sufficient.</p> <p>Staff Recommendation: Staff recommends the Planning Commission recommend approval to the City Council of the requested Zone Change from Public Facilities (PF) to Campus Mixed Use (CMU) for Amanda Knight Hall.</p>
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OVERVIEW

Amanda Knight Hall, built in 1938-1939, is a women’s dormitory formerly associated with Brigham Young University in Provo, Utah. The dormitory is located at the corner of 800 North and University Avenue, just two blocks north of the original campus of the university. Brigham Young University sold the property earlier this year to Mountain Classic Real Estate of Salt Lake City to facilitate its preservation through a return of the building to its original use as women’s housing. This application is not accompanied by a concept plan as no substantial changes are proposed for the site or building exterior.

The requested rezone facilitates the preservation of a significant historic resource and a return of the building to women’s housing under private ownership.

Current Zoning Map	Current General Plan Map
	

GENERAL PLAN POLICIES

The Joaquin General Plan states the following from Section 5 Historic Preservation

Preservation of the Joaquin Neighborhood requires specific action and continuing vigilance. First historic resources must be identified then designation and protection programs instituted.

There are a number of historic resources that are not designated or listed in any register and are, therefore, not protected. These include a number of historic houses and the Amanda Knight Hall and Allen Hall, currently the Museum of Peoples and Cultures, both owned by BYU. With the continued development pressure and higher density land use proposed for the north portion of the neighborhood, protection of these resources will be even more important and should be pursued.

The General Plan lists the following goals

- 6.4.4.1 Identify and preserve significant structures that maintain historical integrity.
- 6.4.4.2 Encourage identification, marking and restoration of historic landmarks.
- 6.4.4.3 Identify and preserve areas or neighborhoods of the city with a unique sense of place related to the collective history or architecture of its structures.

FINDINGS OF FACT

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 amendment in question is to facilitate the preservation of Amanda Knight Hall while permitted to return to productive use a women's housing.

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

Community Development Staff has determined after review of the available zoning designations that Campus Mixed Use best served the established public purpose and is most compatible with the surrounding zoning.

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

The proposed rezone is compatible with the general plan policies, goals and objectives as listed previously.

- (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.*

Not applicable

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

No adverse impacts are anticipated as the proposed use is actually less intense than the offices and classrooms for which the building was most recently used.

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

The original zoning for the area in question is correct and has been in place at least since 1994.

- (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 conflict is present.

CONCLUSIONS

Staff concludes that the proposed zone map amendment is the best way to facilitate the preservation of Amanda Knight Hall and its return to use as women's housing.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend approval to the City Council of the requested Zone Change from Public Facilities (PF) to Campus Mixed Use (CMU) for Amanda Knight Hall.