



Provo City Planning Commission

Report of Action

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. Dustin Wright (801) 852-6414 PLRZ20190244

The following action was taken by the Planning Commission on the above described item at its regular meeting of August 14, 2019:

RECOMMEND APPROVAL

On a vote of 6:0, the Planning Commission recommended that the Municipal Council approve the above noted application

Motion By: Shannon Ellsworth

Second By: Robert Knudsen

Votes in Favor of Motion: Andrew Howard, Robert Knudsen, Shannon Ellsworth, Deborah Jensen, Dave Andersen, Laureen Urquiaga

Deborah Jensen was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the Campus Mixed Use Zone is described in the attached Exhibit A.

RELATED ACTIONS

Landmarks Commission review and comment – August 21, 2019.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

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.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 06/27/2019.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Pam Jones – Edgemont Neighborhood Vice Chair shared that she was in the last class of women to be housed in Amanda Knight Hall and that she is pleased to see it being preserved.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

Prior to the hearing a citizen called to express concern about the available parking at the site.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant expressed their excitement for the project and thanked city staff for their work. Mr. Smith elaborated that the number of tenants bringing cars to the site will be limited to the number of parking stalls, but he mentioned they are working toward additional solutions to mitigate their minimal on-site parking. Mr. Smith explained the extensive nature of the planned renovation work and that each apartment unit will be a complete with bathroom and kitchen. He informed the Commission that they would like to be ready for occupancy for winter semester, but it is more likely that the building will be ready prior to the beginning of next school year.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following: The Planning Commission expressed their support for the project and of the zone change proposal. Commission members questioned Mr. Smith about the extent of the renovation work and the plan for parking and his responses are noted above.



Planning Commission Chair



Director of Community Development

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Community Development Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Legal Description

PARCEL 1: (05-084-0015)

COMMENCING 12.20 CHAINS SOUTH AND 3.95 CHAINS WEST OF THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN; WHICH POINT OF BEGINNING IS ALSO 9 RODS WEST OF THE NORTHEAST CORNER OF BLOCK 8, PLAT "D", PROVO CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 2 CHAINS; THENCE WEST 17 LINKS; THENCE SOUTH 1 CHAIN; THENCE WEST 1.08 CHAINS; THENCE NORTH 1 CHAIN; THENCE WEST 50 LINKS; THENCE NORTH 1.385 CHAINS; THENCE WEST 2 CHAINS; THENCE NORTH 62 1/2 LINKS; THENCE EAST 3.75 CHAINS TO BEGINNING.

PARCEL 1A:

TOGETHER WITH AN ACCESS EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AS RESERVED IN THAT CERTAIN BOUNDARY LINE AGREEMENT BY AND BETWEEN J & B SMITH PROPERTIES #1, LLC AND BRIGHAM YOUNG UNIVERSITY, A CORPORATION RECORDED AUGUST 2, 2006 AS ENTRY NO. 98344:2006, OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE 8.50 FEET IMMEDIATELY ADJACENT TO, AND EAST OF, THE FOLLOWING BOUNDARY LINE: BEGINNING AT A POINT WHICH IS NOW THE NORTHEAST CORNER OF PARCEL 5-84-15, A POINT LOCATED SOUTH 12.20 CHAINS AND WEST 3.95 CHAINS FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING LOCATED WEST 148.51 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF BLOCK 8, PLAT "D", PROVO CITY SURVEY OF BUILDING LOTS; THENCE RUNNING SOUTH FOR A DISTANCE OF 98.93 FEET.

PARCEL 2: (05-084-0016)

COMMENCING 2 1/2 RODS SOUTH OF THE NORTHWEST CORNER OF BLOCK 8, IN PLAT "D", PROVO CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 2 1/2 RODS; THENCE EAST RODS; THENCE NORTH 2 1/2 RODS; THENCE WEST 8 RODS TO THE PLACE OF BEGINNING.

PARCEL 3: (05-084-0017)

BEGINNING AT A POINT WHICH IS EAST 132.0 FEET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 8, PLAT "D", PROVO CITY SURVEY OF BUILDING LOTS; THENCE NORTH 66.0 FEET; THENCE EAST 33.0 FEET; THENCE SOUTH 66.0 FEET; THENCE WEST 33.0 FEET TO BEGINNING.