



**Planning Commission Hearing
Staff Report
Hearing Date: October 9, 2019**

ITEM 9 Brett Jensen requests Project Plan approval for a medical school, located at approximately 200 E 2100 S in the Health Care Facilities (HCF) zone. East Bay neighborhood. Brian Maxfield (801) 852-6429 PLPPA20190284

Applicant:
Brett Jensen

Staff Coordinator: Brian Maxfield

Property Owner:
GT Medical Holdings LLC
Parcel ID#: 22:05:0051
Acreage: 22.12 acres
Number of Properties: 1

Current General Plan
Designation: Public Facilities (PF)

Current Zoning:
Health Care Facilities (HCF) Zone

Council Action Required: No

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain and consider additional information. *The next available meeting date is October 23, 2019.*

3. **Recommend Denial** of the requested rezoning. *This action would be consistent with a recommendation to deny the related text amendment.*

Current Legal Use: Uses allowed within the Health Care Facilities (HFC) Zone including Medical Schools.

Relevant History: The Land Use Map and the Zoning on this property were recently changed to allow for this proposed development.

Neighborhood Issues: No neighborhood meeting was held regarding this approval of the Project Plan.

Staff Recommendation: The Planning Commission approve the proposed Project Plan for the Noorda College of Osteopathic Medicine Campus, located at approximately 200 E 2100 South, subject to:

1. The final landscaping plan being presented for further review by the Planning Commission, with approval required prior to occupancy of any buildings.
2. Completion of all requirements of the Provo City Coordinator's Review Committee.

OVERVIEW

This item is the approval of the Project Plan for campus of the Noorda College of Osteopathic Medicine. The housing associated with the campus is included within a separate project plan and is not part of this review and approval.

The Land Use Map and the Zoning on this property were recently amended to allow for the development of this proposed Medical School. The Concept Plan for the campus was approved by the Planning Commission at the May 8, 2019 meeting.

FINDINGS OF FACT

- The property is currently zoned HCF “Health Care Facility.”
- The proposed project plan generally follows the concept plan approved by the Planning Commission on May 8, 2019.

ANALYSIS

The principal changes from the concept plan involve the entry to the project from the access roadway, and the relocation of a parking area and the ring road on the south side of the campus buildings. These changes can be seen from the attached Concept and Final Project Plan drawings.

The Development Review Committee (DRC) reviewed the building architecture including elevations and materials, as well as the site layout at their meeting of August 22, 2019. Although they unanimously recommended approval of the architectural plan, they did express concern regarding a proposed reduction in the number of trees on the site. The applicant discussed with the committee the problems the existing subsurface materials of the site and the high water table creates for proper growth of the desired trees. The committee stated they understood the problem and would support revisions for fewer trees where the trees could be clustered in certain areas to enhance the outdoor experience, but still allow the desired visibility of the school from the street corridor (the extension of Novell Place). In their approved motion, the DRC expressed giving the applicants leeway to work with the Planning Commission regarding the final landscaping requirements. The full DRC Report of Action is attached to this report.

Because of the question regarding the tree plan for the site, staff believes that if no resolution can be reached regarding the trees, the final approval of the landscaped plan be separated from the approval of the final project plan. Any remaining concerns could then be properly addressed prior to the approval of that particular portion of the plan without delaying the beginning of the project.

Details of the final project plan including the architecture, building materials, site layout, and landscaping plan will be presented by the applicant at the Planning Commission meeting. Further details regarding the proposed tree plantings will also be presented for discussion at the meeting.

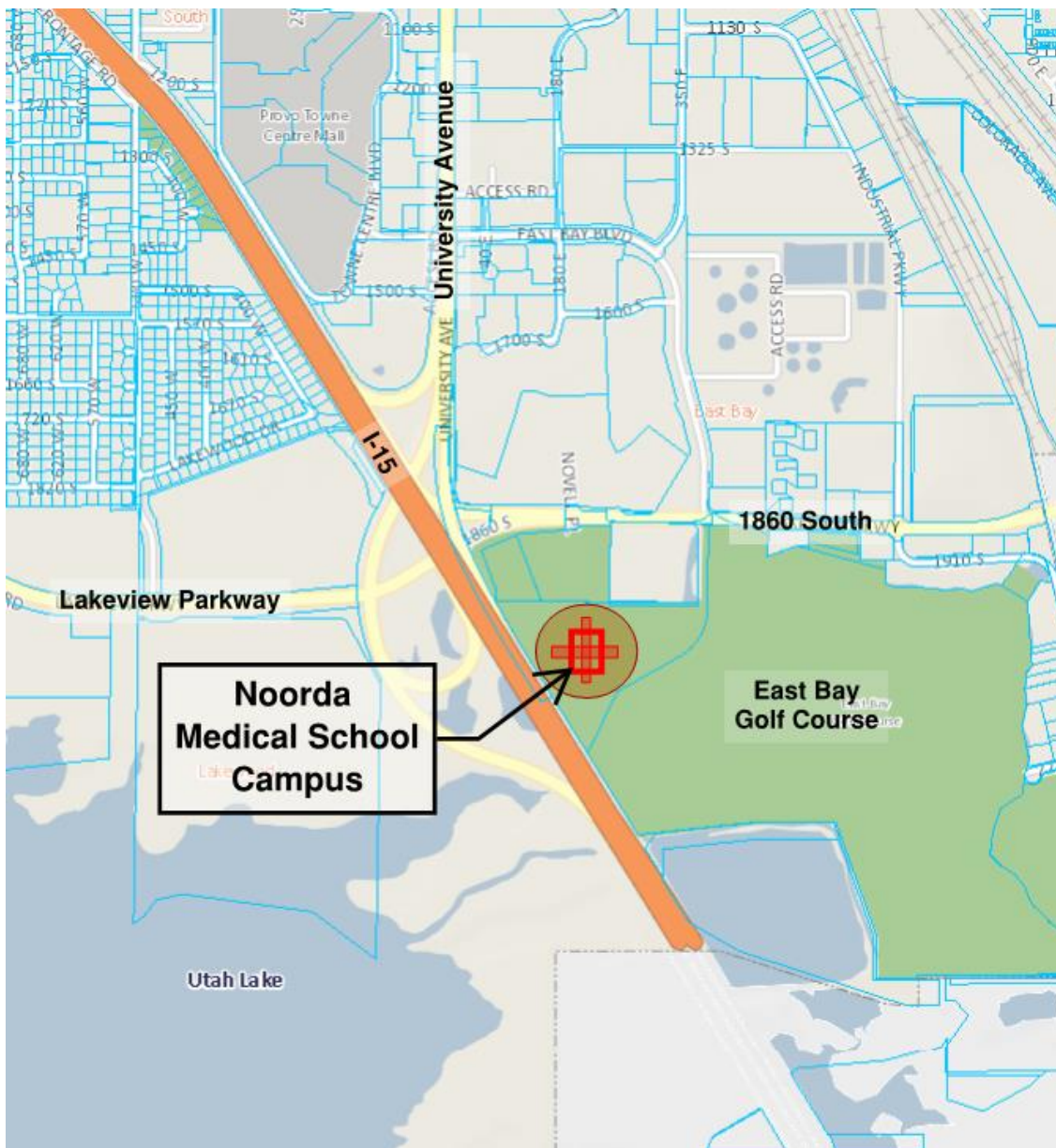
CONCLUSIONS

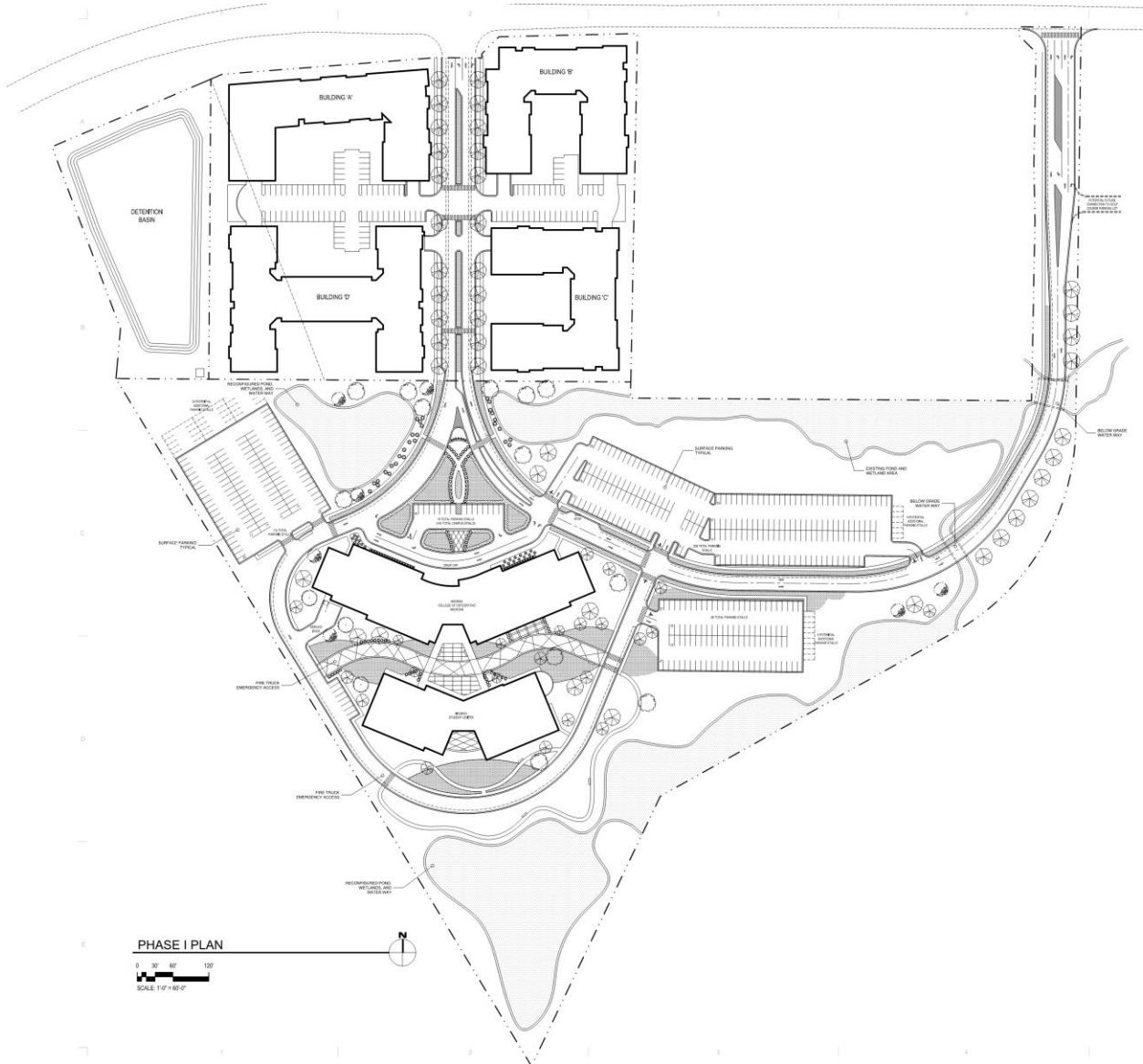
Although this project is still under review by the City’s Coordinator’s Review Committee (CRC), outstanding issues only involve final engineering and utility details, with none of those remaining items affecting the layout of the site or the buildings. As is the standard procedure for all Final Project Plans, an approval by the Planning Commission’s should be conditioned on the project meeting all CRC requirements.

RECOMMENDATION

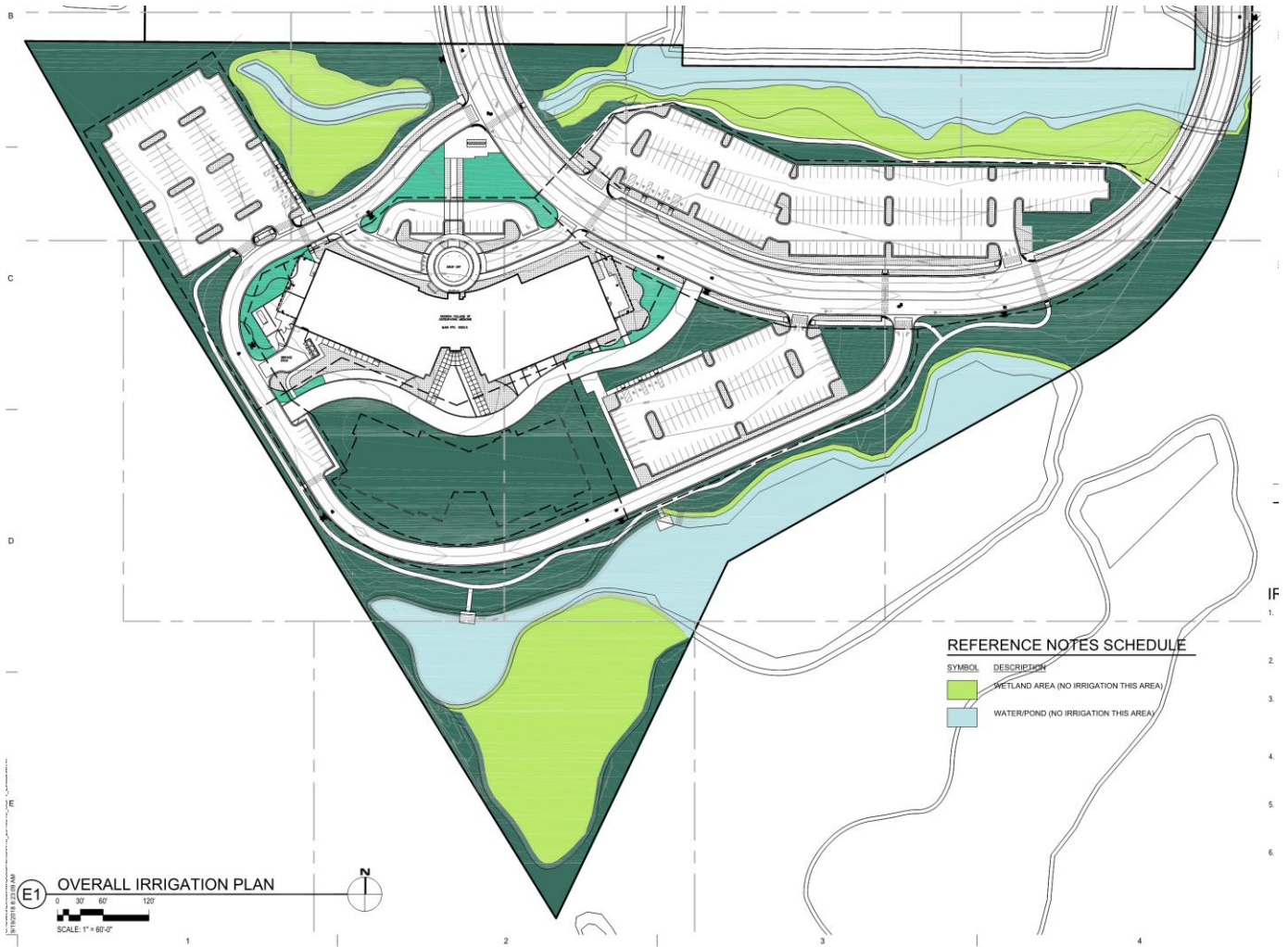
The Planning Commission approve the proposed Project Plan for the Noorda Medical School Campus, located at approximately 200 E 2100 South, subject to:

1. The final landscaping plan being presented for further review by the Planning Commission, with approval required prior to occupancy of any buildings.
2. Completion of all requirements of the Provo City Coordinator's Review Committee.

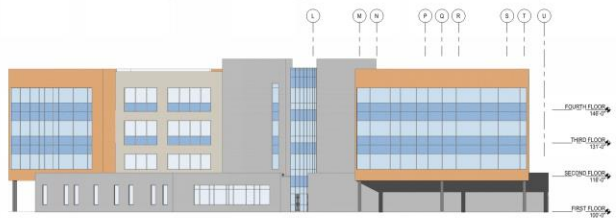




Concept Site Plan



Final Project Plan for First Phase



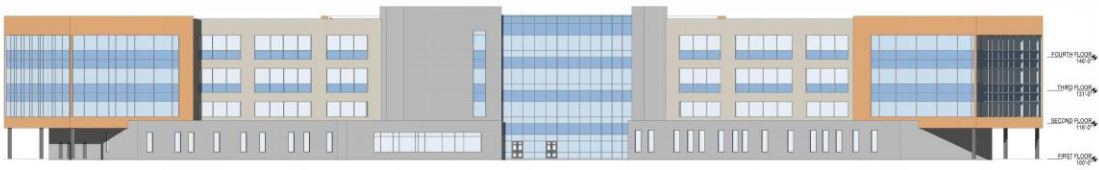
A1 WEST ELEVATION

SCALE: 1/8"=1'-0"



C1 EAST ELEVATION

SCALE: 1/8"=1'-0"



D1 NORTH ELEVATION

SCALE: 1/8"=1'-0"



E1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

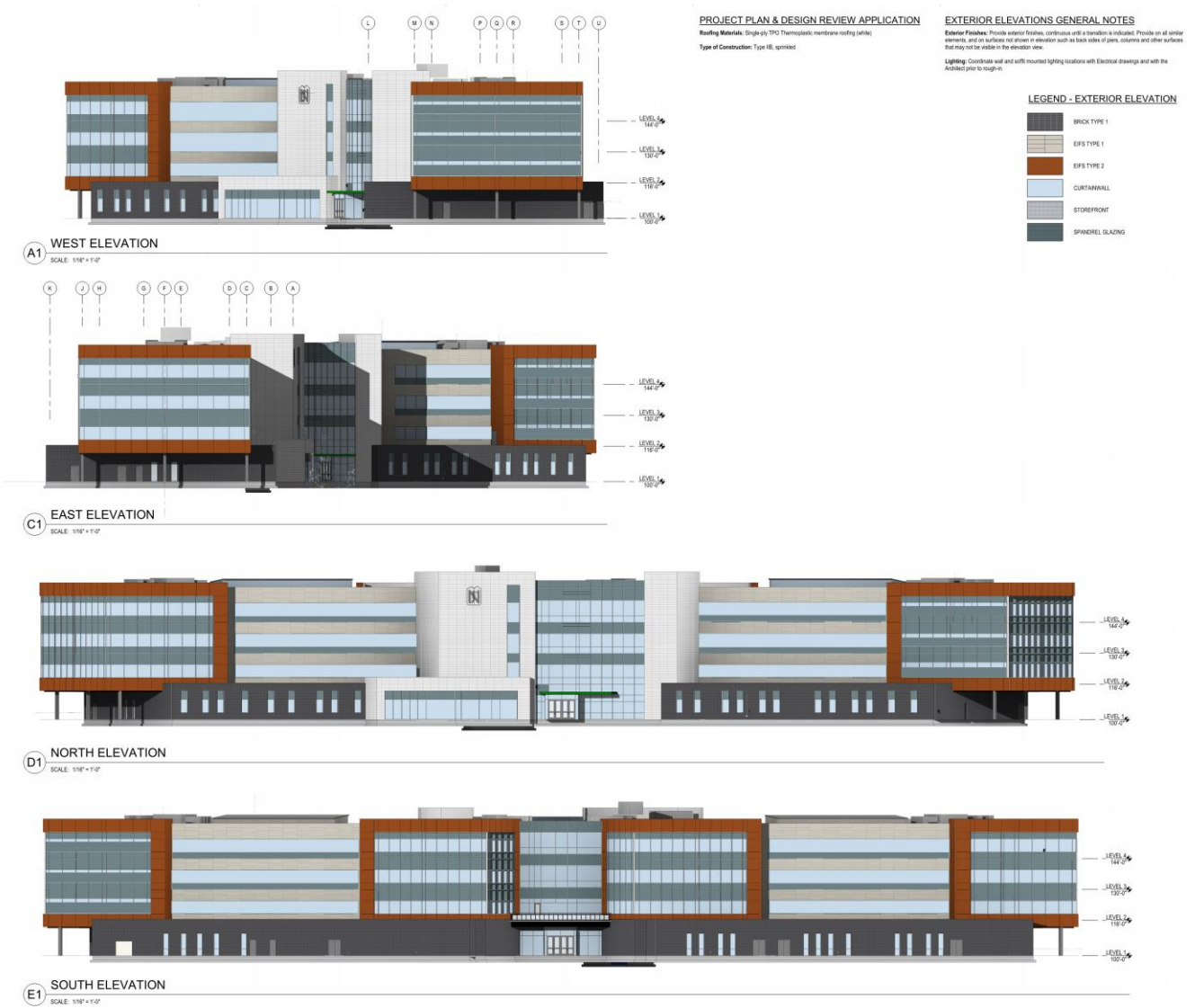
Exterior Finishes: Provide exterior finishes, continuous with a transition indicated. Provide on all exterior elements, but do not include red brick in elevation such as back side of piers, columns and other surfaces that may not be visible in the elevation view.

Lighting: Coordinate wall and soft-mounted lighting locations with Electrical drawings and with the Architect prior to rough-in.

LEGEND - EXTERIOR ELEVATION

- BRICK TYPE 1
- EIFS TYPE 1
- EIFS TYPE 2
- CURTAINWALL
- STONEFRONT
- SPANWEL GLAZING

Concept Plan Elevations



Final Project Plan Elevations

Provo City Design Review Committee Report of Action

Item 1 Brett Jensen requests Project Plan approval for a medical school, located at approximately 200 E 2100 S in the Health Care Facilities (HCF) zone. East Bay neighborhood. Brian Maxfield (801) 852-6429 PLPPA20190284

The following action was taken on the above described item by the Design Review Committee at its regular meeting on August 22, 2019:

Recommended for Approval

Motion By: Carol Walker

Second By: George Bills

Votes in Favor of Motion: Carol Walker, George Bills, Roger Knell, Phillip Kiser

Votes Opposed to Motion: None

Phillip Kiser was present as chair.

(It should be noted that Scott Bingham was present for the first part of the meeting, but had to leave prior to the motion and vote on the proposed project).

The applicant presented the project and explained the architectural materials that would be used. The applicant also discussed the phasing that would occur in the building of the campus. The applicant explained landscaping for the site and that the ordinance would require approximately 300 trees for their entire site. Although they have tried to show about that number in their initial site plan, the applicant explained that based on the soil conditions, the high water table, and the experience of the adjacent golf course, there are likely problems they'll have with the future growth of the trees. They would like to reduce the number of required trees, but plant them strategically around the site to be effective. The intent is to provide the benefit of the trees, but not having to constantly redo the landscaping as the campus is built out.

As a whole, the committee stated they were pleased with the overall appearance of the proposed project and the variation in color schemes for the individual buildings. However, they did express concerns in the reduction in the number of trees. After further discussion, the committee stated they understood the problematic nature of the trees, and would support revisions for fewer trees where the trees could be clustered in certain areas to enhance the outdoor experience, but still allow the desired visibility of the school from the street corridor (the extension of Novell Place).

The motion for approval by Ms. Walker was to approve the plan as proposed, with leeway given to work with the Planning Commission regarding the final landscaping requirements.



Design Review Committee Chair

If changes are made to the plans (Building or Landscaping) which have been approved by the Design Review Commission, a revised plan will need to be reviewed and approved by the Commission. Unauthorized changes to the approved plan are subject to a \$500.00 fee as outlined in Provo City Code Section 14.43.010.

If the applicant does not agree with the above condition(s) and wishes to appeal the decision, the applicant must file a notice to the Community Development Department. The appeal will then be placed on the next available Planning Commission agenda.

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.