



**Planning Commission
Staff Report
Rezone
Hearing Date: September 24, 2014**

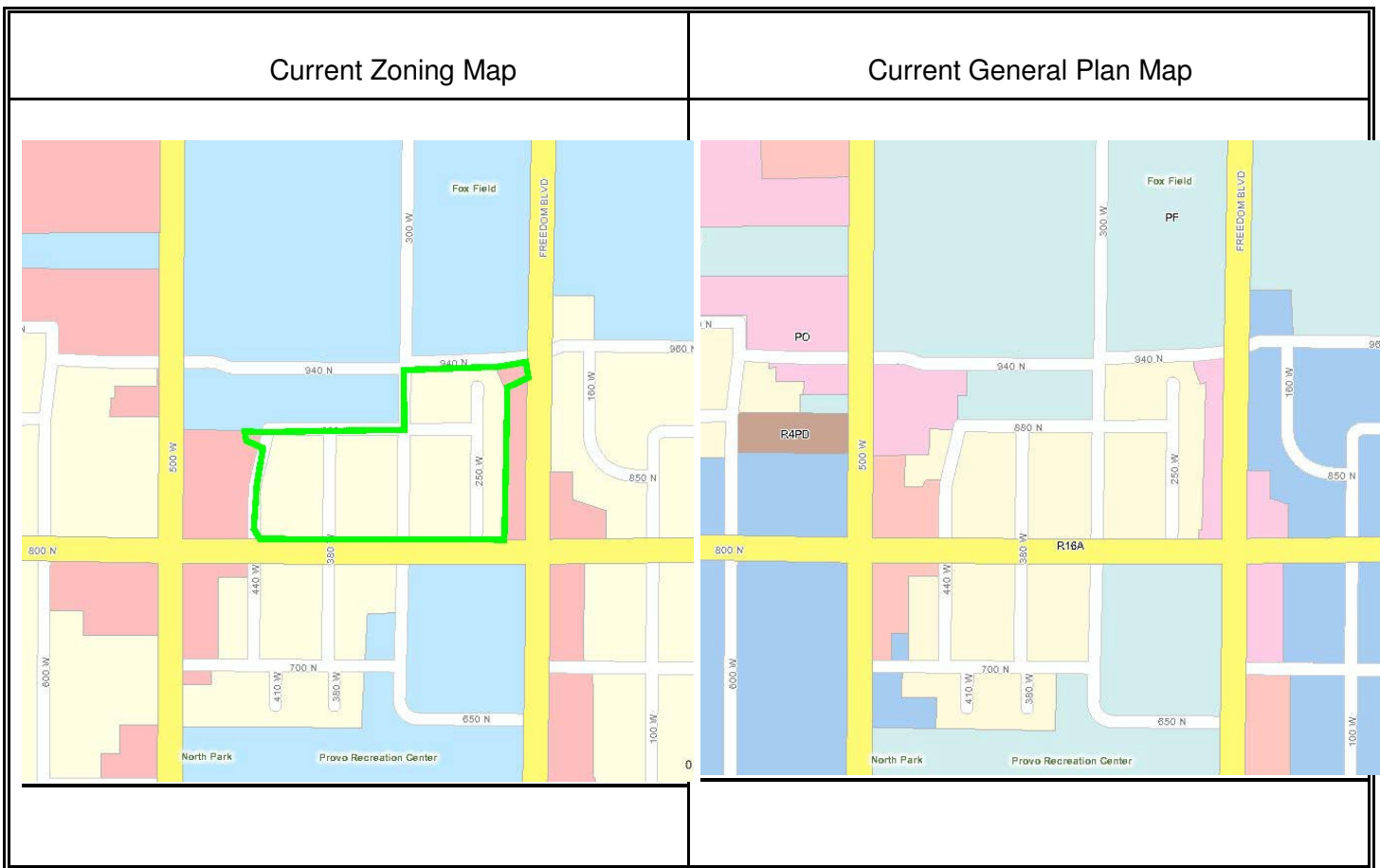
ITEM 2* IHC Health Services requests a zoning map amendment from R1.6A (One Family Residential) and PO (Professional Office) to HCF (Health Care Facilities) zone, for the UVRMC campus expansion, comprising of approximately 14 acres of IHC Health Services owned property only, generally located between 800 N and 940 N and between 200 W and 440 W, in the **North Park Neighborhood** 14-0007R

<p>Applicant: IHC Health Services, Inc – Matt Lowder</p> <p>Staff Coordinator: Dustin Wright</p> <p>Property Owner: IHC Health Services, Inc Parcel ID#: Multiple Current Zone: PO & R1.6A Proposed Zone: HCF General Plan Des.: R and C (proposed PF) Acreage: 14 Number of Lots: 63</p> <p>Development Agreement Proffered: No</p> <p>Council Action Required: Yes</p>	<p><u>Current Legal Use:</u> Vacant lots, one-family homes, and professional office.</p> <p><u>Relevant History:</u> Planning Commission has forwarded a positive recommendation to the Municipal Council for a street vacation located within this area. The majority of properties in this area have been purchased by IHC Health Services.</p> <p><u>Neighborhood Issues:</u> The neighborhood chair was contacted regarding this proposal and elected to not hold a neighborhood hearing. No issues from the neighborhood have been made know to staff.</p> <p><u>Summary of Key Issues:</u> 1. IHC property to be rezoned</p> <p><u>Staff Recommendation:</u> Forward a recommendation to the Municipal Council in favor of the proposed rezone to Health Care Facilities zone, as presented in the Staff Report. <u>This action would be consistent with the recommendation of the Staff Report.</u> Any changes should be stated with the motion.</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 October 22, 2014, 5:00 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>	

OVERVIEW

The applicant is requesting a zoning map amendment from R1.6A (One Family Residential) and PO (Professional Office) to HCF (Health Care Facilities) zone.

The area to be rezoned is approximately 14 acres and is owned by IHC Health Services. The proposal is generally located between 800 N and 940 N and between 200 W and 440 W, in the *North Park Neighborhood* and *excludes seven parcels of land from the proposed rezone to HCF.*



GENERAL PLAN POLICIES

The General Plan policy is that proposed changes in zoning that do not comply with the recommendations of the General Plan will be considered only after making a decision on an application to amend the General Plan.

Key Land Use Policies to address the goals of the North Park Neighborhood:

Develop a zone that addresses the unique needs of the Utah Valley Regional Medical Center and surrounding related facilities.

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.*

Expansion of the hospital campus will allow for needed upgrades and improvements to the existing campus.

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

Amending the Zoning map will allow the regional hospital to expand and better serve the public.

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

Key Land Use Policies to address the goals of the North Park Neighborhood:

Develop a zone that addresses the unique needs of the Utah Valley Regional Medical Center and surrounding related facilities.

The HCF zone has been created and this map amendment will allow it to be implemented and address the unique need of UVRMC.

- (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 timing and sequencing issues.

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

The proposed amendment is not seen to hinder or obstruct the policies in the General Plan.

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

They will have a new land use next to them. Landowners will still be able to use their properties as before. Their legal existing use will not be changed by this proposal.

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

Zoning and General Plan are correct

- (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 conflicts have been found.

STAFF ANALYSIS

In order to provide for an integrated health care campus, the Health Care Facilities (HCF) zone requires a minimum area of 10 acres. This site meets that requirement and will eventually become part of the overall campus that has already been zoned HCF.

The HCF zone is a subzone to the Public Facilities (PF) zone. The HCF zone would be in coherence with the proposed amendment of the General Plan map designation being heard concurrently with this item.

STAFF RECOMMENDATION

Forward a recommendation to the Municipal Council in favor of the proposed rezone to the HCF “Health Care Facilities” zone, as presented in the Staff Report. *This action would be consistent with the recommendation of the Staff Report. Any changes should be stated with the motion.*