

Motion Sheet for PLNHLC2017-00555:

New Construction of a Mixed-Use Building at Approximately 563 & 567 E. 600 South

Motion to Approve with Conditions

(Consistent with Staff Recommendation)

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve petition PLNHLC2017-00555, a request for a certificate of appropriateness for New Construction of a mixed use building at approximately 563 & 567 East 600 South and associated demolition of the noncontributing commercial building with the following conditions:

1. Staff recommends modifications to the window design in regards to proportions, fenestration, and solid to void ratio. Window modifications and any other design details identified by the Commission shall be delegated to Planning Staff.

Motion to Approve as Proposed:

Based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve petition PLNHLC2017-00555, a request for a certificate of appropriateness for New Construction of a mixed use building at approximately 563 & 567 East 600 South and associated demolition of the noncontributing commercial building as proposed by the applicant.

Specifically, the commission should make findings related to compliance with the following standard:

2. Standard 2: Composition of Principal Facades:

- a. Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

Motion to deny:

Based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission deny petition PLNHLC2017-00555, a request for a certificate of appropriateness for New Construction of a mixed use building at approximately 563 & 567 East 600 South because evidence has not been presented that demonstrates the proposal complies with the following standards:

Specifically, the commission should make findings related to which standard or standards the proposal does not comply with:

1. Standard 1: Scale and Form:

- a. Height and Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape; and,
- c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. Scale of a Structure: The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape.

2. Standard 2: Composition of Principal Facades:

- c. Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- d. Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- e. Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- f. Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

3. Standard 3: Relationship to Street:

- a. Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c. Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

4. Standard 4: Subdivision of Lots:

The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).