

## **Motion Sheet for PLNHLC2018-00096 – Sterling on Capitol Hill – Special Exceptions**

### **Motion to approve:**

Based on the analysis and findings in the staff report that the standards for approval for the proposed special exceptions have been substantially met, testimony and the proposal presented, I move that the Commission approve the request for two (2) special exceptions located at approximately 690 N. West Capitol Street.

### **Motion to deny:**

Based on the analysis and findings in the staff report for the standards for special exceptions, testimony and the proposal presented, I move that the Commission deny the request for special exceptions located at approximately 690 N. West Capitol Street. Specifically, the Commission finds that the proposed project does not comply with Standards (Commissioner then states findings based on the Standards (following) to support the motion):

#### 21A.52.060: General Standards and Consideration for Special Exceptions

No application for a special exception shall be approved unless the planning commission, historic landmark commission, or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

- A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.
- B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.
- D. Compatible with Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.
- E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter. (Ord. 10-16, 2016)