

**Motion Sheet for PLNSUB2018-00033:
Hopkins Estate Planned Development at 1950 & 1960 South 1700 East**

Motion to approve (Staff recommendation):

Based on the information contained in the memo dated September 25, 2019, the staff report dated August 8, 2018, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the proposed design of the single-family home to be built on lot 1 of the Hopkins Estate Subdivision. This approval is associated with the larger Planned Development PLNSUB2018-00033, which was approved by the Planning Commission on August 8, 2018. All conditions associated with that approval still apply.

Motion to approve with conditions:

Based on the information contained in the memo dated September 25, 2019, the staff report dated August 8, 2018, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the proposed design of the single-family home to be built on lot 1 of the Hopkins Estate Subdivision with the following conditions: *(List the conditions to be applied to this project).*

This approval is associated with the larger Planned Development PLNSUB2018-00033, which was approved by the Planning Commission on August 8, 2018. All conditions associated with that approval still apply.

Motion to deny (not consistent with Staff recommendation):

Based on the information contained in the memo dated September 25, 2019, the staff report dated August 8, 2018, the information presented, and the input received during the public hearing, I move that the Planning Commission deny the proposed design of the single-family home to be built on lot 1 of the Hopkins Estate Subdivision for the following reasons: *1) (List what standards, factors, etc. were considered to recommend denial).*

21A.55.050 STANDARDS FOR PLANNED DEVELOPMENTS (former version of ordinance):

The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:

A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;

B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;

C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;

D. Use of design, landscape, or architectural features to create a pleasing environment;

E. Inclusion of special development amenities that are in the interest of the general public;

F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;

G. Inclusion of affordable housing with market rate housing; or

H. Utilization of "green" building techniques in development.

B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and
2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:

1. Whether the street or other adjacent street/access or means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
 - a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
 - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and
6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.