

Motion Sheet for – *The Beverly*

Planned Development and Conditional Building and Site Design Review

Approximately 45 - 59 S 600 West

Petition numbers (Planned Development - PLNSUB2019-00128 & CBSDR - PLNPCM2019-00129)

Recommended motion consistent with staff report analysis & findings (*Approve Planned Development without modifications to parking lot landscaping, and approve CBSDR with conditions*) -

Based on the analysis and findings listed in the staff report, I move that the Planning Commission approve the Planned Development request (PLNSUB2019-00128) for new construction in the G-MU zoning district and deny the requested reductions to the parking lot landscaping requirements.

Additionally, I move that the Planning Commission approve of the Conditional Building and Site Design Review (PLNPCM2019-00129) for requested modifications of the G-MU urban design provisions related to exterior material requirements.

This recommendation is based on the conditions of approval listed below. Final details regarding these conditions of approval are delegated to planning staff.

1. The two parking spaces in front of the midblock walkway are to be removed to allow for an unobstructed pedestrian path to the midblock walkway and unobstructed views of the proposed public art from the 600 W. public sidewalk to the midblock walkway.
2. Pedestrian paving that is proposed on the south side of the drive approach will also be included on the north side of the drive approach to help visually reduce the width of the drive approach and provide a more inviting pedestrian-oriented entrance and views to the public walkway.
3. Amenities such as benches, patio areas, and shade cover are included at the north and south ends of the midblock walkway.
4. A public easement and development agreement will be recorded on the property for the midblock walkway. The development agreement will include a statement to ensure that when the adjacent properties redevelop, the walkway will be open to the public on the north and south ends. A sign will be posted on the midblock walkway stating it is open to the public and will include the hours it is open.
5. Gas meters for the building will be located along the interior side yard of the parcel as opposed to along the driveway approach as proposed.
6. Additional architectural detailing be provided on the building facades facing the drive approach/midblock walkway entrance to comply with the CBSDR standards for the proposed exterior material reductions.
7. Final approval of the details for signage, street lighting, streetscape details, hardscaping and landscaping to be delegated to Planning Staff to ensure compliance with the standards for Conditional Building and Site Design and Planned Developments.
8. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

Motion to approve with conditions modified by the Planning Commission -

Based on the analysis and findings listed in the staff report, information presented, and the input received during the public hearing, I move that the Planning Commission approve the Planned Development (PLNSUB2019-00128) for new construction in the G-MU zoning district and deny the requested reductions to the parking lot landscaping requirements.

Additionally, I move that the Planning Commission approve of the Conditional Building and Site Design Review (PLNPCM2019-00129) for requested modifications of the G-MU urban design provisions related to exterior material requirements.

This recommendation is based on the conditions of approval listed in the staff report with the following modifications:

1. (List the conditions of approval that are to be modified, added, or removed. The Commission shall make findings to support this motion based on the standards of approval for any conditions of approval that are modified, added, or removed. Standards are listed in Attachment G, H and I of the staff report.)

Motion to deny (*Not Consistent with Staff Recommendation*) -

Based on the information presented, and the input received during the public hearing, I move that the Planning Commission deny the Planned Development (PLNSUB2019-00128) request for new construction in the G-MU zoning district along with the modifications to the parking lot landscaping, and the Conditional Building and Site Design Review (PLNPCM2019-00129) for requested modifications of the G-MU urban design provisions related to exterior material requirements. Evidence has not been presented that demonstrates the proposal complies the following standards:

1. (The commission shall make findings to support this motion related to which standard or standards are not complied with. Standards are listed in Attachment G, H & I of the Staff Report.)