

Motion Sheet for Business Park-I Overlay Zoning Amendments

Petition Number: PLNPCM2018-00865 and PLNPCM2019-00677

Process: Zoning Text and Map Amendment

Property: 2691 N 2200 West

Motion to recommend approval with conditions in the staff report (Staff Recommendation):

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed amendments, PLNPCM2018-00865 Business Park-I Overlay Zoning Map Amendment and PLNPCM2019-00677 Business Park-I Overlay Zoning Text Amendment, with the conditions noted in the staff report.

(Conditions are copied below for reference)

1. That the ordinance language be amended as necessary to ensure consistency with other code sections in the zoning ordinance and ensure enforceability of the provisions.
2. That language be added to the ordinance for the residential buffer to ensure it applies to properties across the street from the noted agricultural properties. Additionally, language shall be added to that section that references the landscape buffer section of the zoning code.
3. That language be added to the ordinance regarding the replacement of tree requirements with shrubs/grasses, so that the allowance does not apply to landscaping required on the east side of the property near 2200 West.
4. That language be added to the ordinance to require a buffer, including a 60' setback, 5' tall berm, 4' shrubs/grasses, and 6' tall noise barrier wall, for development near the wetlands/Migratory Bird Production Area with modifications allowed due to the location of wetlands, wetland mitigation areas, and utility infrastructure or similar conditions.
5. That language be added to the ordinance relating to tracking of the required open space, requiring designated open space areas to be located and shown within a plat.

(The commission may also add conditions or remove/modify the conditions from the staff report. The Commission should list what standards, factors etc. were considered if conditions are different than what is in the staff report.)

Motion to recommend denial:

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission recommend that the City Council deny PLNPCM2018-00865 Business Park-I Overlay Zoning Map Amendment and PLNPCM2019-00677 Business Park-I Overlay Zoning Text Amendment for the following reasons:

1. *(the commission should list what standards, factors, etc. were considered to recommend denial if different than what is in the staff report)*