

**Motion Sheet for – Kozo House Apartments  
Design Review**

Petition number PLNPCM2020-00258

**Recommended motion consistent with staff report analysis & findings (*Approve Design Review with Conditions*) -**

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 Design Review request including modifications to the maximum distance between building entrances, maximum length of a blank wall, and maximum length of a street-facing façade (PLNPCM2020-00258) for the Kozo House Apartments project located at approximately 175 North 600 West.

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

1. All other applicable zoning standards not modified by the design review approval shall apply to the proposed development.
2. Final approval authority for the development shall be delegated to Planning staff based on the applicant's compliance with the standards and conditions of approval as noted within this staff report.
3. The applicant shall obtain the required demolition permits for the existing buildings. Prior to issuance of any permit to demolish the existing buildings or begin construction of the building, the applicant shall schedule a DRT meeting with Development staff.
4. The applicant must consolidate the individual subject parcels prior to the issuance of a building permit.
5. The applicant must receive approval from the Urban Forester for the chosen species and planting arrangement of the street trees along the subject properties' frontage along 200 North and 600 West.
6. The applicant must submit a set of signage plans as part of their building permit or prior to the installation of said signs. All signs must comply with adopted standards and ordinances.
7. That final approval of signage and lighting for the project be delegated to staff.
8. The applicant shall comply with all other Department/Division conditions.

**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 Design Review request including modifications to the maximum distance between building entrances, maximum length of a blank wall, and maximum length of a street-facing façade (PLNPCM2020-00258) for the Kozo House Apartments project located at approximately 175 North 600 West.

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 E 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 Design Review request including modifications to the maximum distance between building entrances, maximum length of a blank wall, and maximum length of a street-facing façade (PLNPCM2020-00258) for the Kozo House Apartments project located at approximately 175 North 600 West. 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 E of the Staff Report.)