

Motion Sheet for PLNPCM2020-00439
754 South State Street
Design Review



POTENTIAL MOTIONS

STAFF RECOMMENDATION:

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve this Design Review as requested.

CONSISTENT WITH STAFF RECOMMENDATION:

Based on the information in the staff report I move that the Planning Commission approve the Design Review, as presented in petition PLNPCM2020-00439 with the following conditions:

1. The design of the project shall be consistent with this staff report and submitted Design Review application.
2. Any changes to the site shall comply with all standards required by City Departments.
3. Prior to the issuance of the Certificate of Occupancy, the proposed streets to the north and south of the approved structure must be dedicated to the City through the Subdivision process as public streets and must comply with all applicable City Department standards.
4. The service alley gate facing State Street will open into the service alley.
5. The alley egress right-out only onto State Street will be reflected in the driveway curb radius.
6. Street trees will be provided at a rate of 1 tree per 30' of frontage along all properties bordering a public right-of-way.

NOT CONSISTENT WITH STAFF RECOMMENDATION:

Based on the testimony, plans presented, and input received during the public hearing, I move that the Planning Commission deny the proposed Design Review, as presented in petition PLNPCM2020-00439.

(The Planning Commission should list what standards, factors, etc. were considered to recommend denial if different than what is in the staff report.)