

Motion Sheet for PLNPCM2019-00640– Design Review for *The Revival*, 355 S 200 West

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 for additional height (PLNPCM2019-00640) for the project located at approximately 355 S 200 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. A public easement will be recorded on the property for the midblock walkway.
2. The doors on 200 West will be spaced with a regular rhythm to comply with the Design Standards that relate to building orientation, the purpose statement of the D-3 zoning district which emphasizes urban design and pedestrian orientation, and to minimize potential pedestrian/vehicle conflict near the parking garage entryway.
3. The applicant shall submit more information to Planning Staff for public art, mounting panels for public art, signage, lighting, streetscape details, street furniture, paving, and landscaping to demonstrate compliance with the *Downtown Community Plan* and the standards for Design Review.
4. 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 Design Review request for additional height (PLNPCM2019-00640) for the project located at approximately 355 S 200 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 Attachments E and F 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 for additional height (PLNPCM2019-00640) for the project located at approximately 355 S 200 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 Attachments E and F of the Staff Report.)