

Motion Sheet for Telegraph Exchange Lofts Master Plan & Zoning Map Amendment & Planned Development – PLNPCM2019-01110 & 01111 and PLNSUB2019-01112



ZONING MAP & MASTER PLAN AMENDMENTS

Recommended Motion Consistent with Staff Recommendation

Motion to Approve with Conditions Listed in the Staff Report

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission forward a POSITIVE recommendation to City Council for the proposed Master Plan and Zoning Map Amendment for the property located at 833 S 800 E. as requested through the following applications:

- Master Plan Amendment – PLNPCM2019-01110 – proposed change to the future land use map from low-density residential to medium/high density residential.
- Zoning Map Amendment PLNPCM2019-01111 - proposed change from R-2 – Single & Two-Family Residential to RMF-45 – Moderate/High Density Residential.

Alternate Motions – Not Consistent with Staff Recommendation

Positive Recommendation to City Council with Modifications Recommended by the Planning Commission:

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission forward a POSITIVE recommendation to City Council for the proposed Master Plan and Zoning Map Amendment for the property located at 833 S 800 E. as requested through the following applications and with the following recommended changes:

- Master Plan Amendment – PLNPCM2019-01110 – proposed change to the future land use map from low-density residential to medium/high density residential.
- Zoning Map Amendment PLNPCM2019-01111 - proposed change from R-2 – Single & Two-Family Residential to RMF-45 – Moderate/High Density Residential.

Changes recommended by the Planning Commission:

- 1.

Negative Recommendation to City Council:

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission forward a NEGATIVE recommendation to City Council for the proposed Master Plan and Zoning Map Amendment for the property located at 833 S 800 E. as requested through the following applications and with the following recommended changes:

- Master Plan Amendment – PLNPCM2019-01110 – proposed change to the future land use map from low-density residential to medium/high density residential.
- Zoning Map Amendment PLNPCM2019-01111 - proposed change from R-2 – Single & Two-Family Residential to RMF-45 – Moderate/High Density Residential.

PLANNED DEVELOPMENT – PLNSUB2019-01112

Recommended Motion Consistent with Staff Recommendation

Motion to Table the Planned Development by the Planning Commission

Based on the information presented in the staff report, testimony, and discussion at the public hearing, Planning Staff recommends that the Planning Commission vote to TABLE the Planned Development, petition PLNSUB2019-01112 for the following reasons:

1. As configured, the proposal does not meet the standards of approval for a Planned Development.
2. The proposed design would introduce negative impacts to the surrounding neighborhood that are not mitigated.

Specifically, the Planning Commission and Staff would like the applicant to address the following items:

1. Incorporation of a landscaping buffer along the north edge of the property to mitigate impacts from the proposed driveway and development on the adjacent single-family residential use.
2. Incorporation of a landscape buffer to separate the proposed trash enclosure located along the north property line from the adjacent single-family residential property in order to mitigate impacts.
3. Demonstration that all Fire Department access requirements have been met.
4. Provide additional information on the materials and design elements of the townhomes and how the design is compatible with the surrounding neighborhood.
5. Demonstrate that the proposed balcony encroachments over Chase Avenue are allowed by all parties with ownership in the private street.

Alternate Motions – Not Consistent with Staff Recommendation

Motion to Deny the Planned Development

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission DENY the proposed Planned Development as presented in petition PLNPCM2019-01112 because evidence has not been presented that demonstrates the proposal complies with the following standards:

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