

Motion Sheet for Telegraph Exchange Lofts Master Plan & Zoning Map Amendment & Planned Development – PLNPCM2019-01110 & 01111 and PLNSUB2019-01112 Planning Commission Meeting of July 8, 2020



ZONING MAP & MASTER PLAN AMENDMENTS

Recommended Motion Consistent with Staff Recommendation

Motion to Approve with Conditions Listed in the Staff Report

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 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 information in the staff report, the information presented and the input received during 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 information in the staff report, the information presented and the input received during 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 Approve the Planned Development by the Planning Commission

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 vote to Approve the Planned Development, petition PLNSUB2019-01112 with the following conditions of approval:

1. Final approval of the details for site lighting, any signage, and landscaping to be delegated to Planning Staff to ensure compliance with the standards for Planned Developments and other Zoning Ordinance requirements.
2. A notarized statement from the property owners along Chase Avenue agreeing to the balcony encroachments over Chase Avenue must be provided or the proposed balconies will have to be eliminated from the design.
3. Approval is for the specific zoning modifications discussed and identified in the staff report. All other base zoning regulations continue to apply.
4. Compliance with all other City department conditions

Alternate Motions – Not Consistent with Staff Recommendation

Motion to Deny the Planned Development

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 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.)

Motion to Table the Planned Development

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 vote to TABLE the proposed Planned Development as presented in petition PLNPCM2019-01112 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.

The Planning Commission would like the applicant to address the following items:

- 1.

(The Planning Commission should provide specific guidance to the applicant and staff in terms of additional changes to be made to the planned development in order to address the concerns identified.)