



Motion Sheet for PLNPCM2020-00750 & 00751 CINQ Apartments – 530 W 200 S Design Review & Planned Development

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 vote to APPROVE the proposed Design Review and Planned Development applications for the CINQ Apartments located at approximately 530 West 200 South, files PLNPCM2020-00750 and PLNPCM2020-00751 with the conditions of approval listed in the staff report. (Conditions noted below for reference)

1. Final approval of the details for site signage, development and site lighting, off-street loading, street lighting, streetscape details and sidewalk paving and public art to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Plan.
2. 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.
3. A public easement will be recorded on the property for the new midblock walkway.

Alternate Motions – Not Consistent with Staff Recommendation

Motion to Approve with Conditions Modified 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 vote to APPROVE the proposed Design Review and Planned Development applications for the CINQ Apartments located at approximately 530 West 200 South, files PLNPCM2020-00750 and PLNPCM2020-00751 with the conditions of approval listed in the staff report with the following recommended changes:

(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 D and E of the staff report.)

Motion to Table the Planned Development and Design Review Applications 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 vote to TABLE the proposed Design Review and Planned Development applications for the CINQ Apartments located at approximately 530 West 200 South, files PLNPCM2020-00750 and PLNPCM2020-00751 for the following reasons:

1. As configured, the proposal does not meet the standards of approval for a Planned Development request.
2. As configured, the proposal does not meet the standards of approval for a Design Review request.

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

(Planning Commission to specifically list the items that the applicant needs to address before the application is brought before the Planning Commission for a future Public Hearing.)

Motion to Deny the Planned Development and Design Review Applications

Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission vote to DENY the proposed Design Review and Planned Development applications for the CINQ Apartments located at approximately 530 West 200 South, files PLNPCM2020-00750 and PLNPCM2020-00751 because evidence has not been presented that demonstrates the proposal complies with the following standards:

(The Planning Commission shall make findings on the standards and specifically state which standard or standards are not being complied with. Please see Attachments D and E in the Staff Report for applicable standards.)