

Motion Sheet for PLNPCM2021-01092 and PLNPCM2021-001254 The Harvey: Planned Development and Design Review

Consistent with Staff Recommendation

Motion to approve with conditions listed in the Staff Report:

Based on the findings listed in the Staff Report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Planned Development and Design Review (Petitions PLNPCM2021-01092 and PLNPCM2021-001254) for The Harvey subject to the following conditions:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and conditions of approval, including signage, lighting, and landscaping.
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. The developer will need to record against the property an estimate of the costs for maintenance and capital improvements of all infrastructure for the planned development for a period of 60 years in compliance with 21A.55.110 Disclosure of Private Infrastructure Costs for Planned Developments.
4. The developer shall submit preliminary and final plats for review.
5. The developer shall improve the alley to the north along their property line as indicated on Sheet C501 or as required by Engineering.
6. The utility transformer shall be fully located in the rear yard.

Alternate Motions – Not Consistent with Staff Recommendation

Motion to approve with conditions modified by the Planning Commission:

Based on the findings listed in the Staff Report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Planned Development and Design Review (Petitions PLNPCM2021-01092 and PLNPCM2021-001254) for The Harvey subject to the conditions of approval listed in the staff report with the following modifications:

1. (List the conditions that are to be modified, added, or removed. The commission should make findings based on the standards to support any modified conditions of approval. Standards are listed in Attachments E, F, and G of the Staff Report.)

Final approval of the details noted in the conditions shall be delegated to Planning Staff.

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 Planned Development and Design Review (Petitions PLNPCM2021-01092 and PLNPCM2021-001254) for The Harvey because evidence has not been presented that demonstrates the proposal complies with the following standards:

1. (The commission should make findings related to which standard or standards are not complied with. Standards are listed in Attachment E, F, and G of the Staff Report.)