

Motion Sheet for 1550 S Main Street Assemblage Zoning Map & Master Plan Amendments and Alley Vacation

**PLNPCM2021-01191 & PLNPCM2022-00065, 00086
Planning Commission Meeting of July 27, 2022**



Recommended Motion Consistent with Staff Recommendation

Positive 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 POSITIVE recommendation to City Council for the proposed Zoning Map and Master Plan Amendments and the Alley Vacation Request for the property parcels located at 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street respectively as requested through the following applications and with the recommendations listed below:

- Zoning Map Amendment – PLNPCM2021-01191 – Rezoning subject parcels from CC (Corridor Commercial) & R-1/5000 (Single-family residential) to FB-UN2 (Form Based Urban Neighborhood).
- Master Plan Amendment – PLNPCM2022-00065 – Change to the future land use map in the Central Community Master Plan from Community Commercial to High Mixed Use.
- Alley Vacation – PLNPCM2022-00086 – Request to vacate and close the platted alley to incorporate the area into the development as private property.

Recommendations:

1. *The housing being removed from the site must be replaced.*
2. *The property for the vacated alley be integrated into the future development.*
3. *The rezoned parcels must be consolidated through the appropriate process.*

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 Zoning Map and Master Plan Amendments and the Alley Vacation Request for the property parcels located at 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street respectively as requested through the following applications and with the recommendations listed below:

- Zoning Map Amendment – PLNPCM2021-01191 – Rezoning subject parcels from CC (Corridor Commercial) & R-1/5000 (Single-family residential to FB-UN2 (Form Based Urban Neighborhood).
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Recommendations:

1. *The housing being removed from the site must be replaced.*
2. *The property for the vacated alley be integrated into the future development.*
3. *The rezoned parcels must be consolidated through the appropriate process.*

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 Zoning Map and Master Plan Amendments and the Alley Vacation Request for the property parcels located at 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street respectively as requested through the following applications:

- Zoning Map Amendment – PLNPCM2021-01191 – Rezoning subject parcels from CC (Corridor Commercial) & R-1/5000 (Single-family residential to FB-UN2 (Form Based Urban Neighborhood).
- Master Plan Amendment – PLNPCM2022-00065 – Change to the future land use map in the Central Community Master Plan from Community Commercial to High Mixed Use.
- Alley Vacation – PLNPCM2022-00086 – Request to vacate and close the platted alley to incorporate the area into the development as private property.

(The Planning Commission shall make findings on the Zoning Amendment and Alley Vacation standards and specifically state which standard or standards are not being complied with. Please see **Attachment F** in the Staff Report for the applicable standards.)