

Motion Sheet for PLNPCM2017-00487, PLNSUB2017-01012 & PLNSUB2017-01013 – Downington Avenue Townhouses Rezone, Planned Development and Preliminary Subdivision

ZONING MAP AMENDMENT

Consistent with Staff Recommendation

Positive 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 recommend that the City Council approve the proposed Zoning Map Amendment, file PLNPCM2017-00487, for the property located at 1316 E. Downington Avenue, proposed zone change from R-1/7000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential) on the subject property.

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 recommend that the City Council approve the proposed Zoning Map Amendment, file PLNPCM2017-00487, for the property located at 1316 E. Downington Avenue, proposed zone change from R-1/7000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential) with the following recommended changes:

- 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 recommend that the City Council deny the proposed Zoning Map Amendment, file PLNPCM2017-00487, for the property located at 1316 E. Downington Avenue, proposed zone change from R-1/7000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential).

PLANNED DEVELOPMENT & PRELIMINARY SUBDIVISION

Consistent with Staff Recommendation

Motion to Approve with Conditions Listed in the Staff Report

Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the Planned Development request for the Downingtown Avenue Townhouses (PLNSUB2017-01012) and Preliminary Subdivision (PLNSUB2017-01013) subject to the conditions listed in the staff report.

Conditions 1-4 are also listed here for easier reference by the Planning Commission:

1. City Council must approve the zoning map amendment from R-1/7000 to RMF-30 to allow for a single-family attached dwelling project to be developed.
2. This approval is limited to the identified modifications and all other base zoning regulations continue to apply.
3. Compliance with all other City department conditions (as noted in Attachment K).
4. The applicant shall submit a final subdivision plat to the Planning division.

Alternate Motions – Not Consistent with Staff Recommendation

Motion to Approve with Conditions Modified by the Planning Commission:

Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the Planned Development request for the Downingtown Avenue Townhouses (PLNSUB2017-01012) and Preliminary Subdivision (PLNSUB2017-01013) subject to the conditions listed in the staff report with the following modifications:

1. List the conditions that are to be modified, added, or removed.

Motion to Deny:

Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission DENY the Planned Development request for the Downingtown Avenue Townhouses (PLNSUB2017-01012) and Preliminary Subdivision (PLNSUB2017-01013) because evidence has not been presented to demonstrate the proposal complies with the following standards:

1. The Commission should make findings related to which standards are not complied with.