

Motion Sheet for PLNPCM2026-00369 Zoning Map Amendment at Approximately 1379 and 1395 W Van Buren and 1384 W Harris

Staff's recommendation:

Motion to forward approval:

Based on the information presented and the discussion, I move that the Commission recommend that the City Council adopt this petition with the conditions listed in the staff report.

Alternate motions:

Motion to forward approval with additional recommendations:

Based on the information presented and the discussion, I move that the Commission recommend that the City Council adopt this petition, with the following recommendation(s): *(The Commission should list the additional recommendations)*

Motion to forward denial:

Based on the information presented and the discussion, I move that the Commission recommend that the City Council deny this petition for the following reasons: *(The Commission should list the factors of consideration and associated finding(s) in support of a denial.)*

B. In making a decision to amend the zoning map, the city council should consider the following:

1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the applicable purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property and other properties based on the additional development potential of future development including any impact that may result in exceeding existing or planned capacities that may be located further away from the subject property.
6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements.
7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle.
8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.
9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
11. The community benefits that would result from the proposed map amendment, as identified in Section 21A.50.050.C.