

In the matter of the decision of the City Planning Commission on an application for:

- 1. Special Permit to construct a 133,000 sq. ft. office at the southeast corner of 17th and K Streets in the C-2 zone, and a 105,600 sq. ft., 286 space parking structure at the southeast corner of 16th and K Streets in the C-2 zone; and
- 2. Special Permit to exceed the 45-foot height limit of the C-2 zone for the office structure, and a
- 3. Variance to locate 47 required parking spaces off site in an existing structure located at the southwest corner of 16th and K Streets in the C-3 zone (P84-097)

NOTICE OF DECISION
 and
 FINDINGS OF FACT

On May 8, 1984 the Planning Commission indicated an intent to deny the requests, based upon Findings of Fact due May 24, 1984. Based upon documentary and oral evidence, the Planning Commission denied the special permits and variance and hereby finds:

Findings of Fact - Special Permits

- 1. The project is not based upon sound principles of land use in that:
 - a. The scale and intensity of the project are incompatible with the scale and intensity of surrounding development which consists primarily of one and two story structures and a church to the south;
 - b. The scale and intensity of the project is more compatible with the Central Business District (C-3) zone;
- 2. The project is not in conformance with the intent of the 1980 Central City Plan "to establish the area between 16th and 18th and H and N Streets as a buffer zone preventing high density office buildings from encroaching on midtown residential and small scale commercial uses."
- 3. The proposal conflicts with the goal of the Central City Plan to "provide the opportunity for a mixture of housing with other uses in the same building or site at selected locations to capitalize on advantages of close-in living."

Findings of Fact - Variance

- 1. Granting the variance constitutes a special privilege granted a single property owner in that no special circumstance exists which prohibits the applicant from providing on-site parking as required in the C-2 zone.

Approved by the Planning Commission on
 May 24, 1984 for the May 8, 1984 City
 Planning Commission meeting

 CHAIR

