

3. PLANS/POLICIES/ORDINANCES FOR DISCUSSION AND POSSIBLE ACTION:

- a. Text Amendment (**TXT19-03**), Text Amendment for the Westwood Overlay District to amend the regulations in Chapter 23 Land Development Code, Article XIII Overlay Districts, Division 3 Westwood Neighborhood Conservation Overlay District, amending regulations for off-street parking.

Rian says that this is a text amendment that is being brought to the planning commission after discussion over the last almost year between stake holders in the Westwood overlay neighborhood and staff about some of the off street parking issues. Some of the issues that have come up have been regarding the amount of pavement allowed as off street parking. Residents actually developed a proposal as a potential code amendment that was submitted to city staff. Staff has reviewed and made some modifications to and ran it back through the neighborhood and stake holders to review and they have signed off and feel it is an adequate proposal. Rian says the text amendment clarifies the off street parking requirements, it clarifies the maximum percentage of the front area that can be utilized for parking. It eliminates the confusion between the maximum percentage and the maximum square footage that is allowed for off street parking that can be paved. Currently if you look at that overlay district there is a table that talks about parking, specifies within the same table a maximum percentage as well as a maximum square footage and the two don't coincide which has been causing some confusion.

- The current overlay contains text regarding parking that is somewhat vague, therefore needing to be clarified.
- A text amendment to the Land Development Code is needed to clarify language regarding the Westwood Overlay area and to define the front yard area.

Commissioner Rickelman asks if the change is more restrictive or just clarifying. Rian said just clarifying. Commissioner Shanahan asks in what regards. Rian says that it basically states out that instead of having the maximum percentage and the maximum square footage it eliminates the maximum square footage so it's just a percentage.

Dennis said that it also redefines how that is measured, what parts are considered in the measurement.

Vice Chair Buchert opens the public hearing and asks if there is anyone there to speak for or against the item; none respond. Vice Chair Buchert closes the public hearing.

Rian presents the alternatives:

- Accept findings and recommend that the City Council approve the proposed Text Amendment as presented.
- Find that the Text Amendment is appropriate for the Westwood Overlay area with identified amendments and recommend the City Council approve the request.
- Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
- Find that the Text Amendment is not needed and do not recommend that the City Council approve the request.

Commissioner Jerome moves to accept the findings and recommend approval as presented, Commissioner Shanahan seconds.

Roll call:	Thielman-Braun	Buchert	Shanahan	Rickelman	Jerome
	Absent	Yes	Yes	Yes	Yes

Time: 4 minutes