



**REPORT TO: CITY COUNCIL**

**MEETING DATE: DECEMBER 2, 2019**

<b>Agenda Item:</b>	7b. CC-19-193
<b>Prior Council Action/Related Items: (Hyperlinks Or PDF)</b>	<a href="#">Planning Commission Report</a>
<b>Background / Issue:</b>	With the adoption of the Westwood Neighborhood Overlay district in 2012, the amount of concrete/impervious area of individual front yards is regulated. The calculation also includes all of the concrete within the right-of-way/driveway curb return.
<b>Proposal/Solution:</b>	<p>City Staff and key stakeholders worked together over the last few months to provide additional clarification to defining the parking and front yard standards for the Westwood Neighborhood Overlay.</p> <ul style="list-style-type: none"> <li>• Address parking located on individual properties.</li> <li>• Address driveway dimensions.</li> <li>• Clarify the original intent of the overlay district and help define the front yard area.</li> </ul> <p>The text amendment was reviewed and discussed by the Planning Commission on November 5, 2019, providing specific recommendations, which have been incorporated into the final document. The Planning Commission recommends approval of the text amendment with a 4-0 vote.</p>
<b>Financial Impact/Funding Source(s):</b>	None
<b>Related Strategic Priority:</b>	<p>#1 Effective Services &amp; Accountable Government: To provide effective services and accountable government for all citizens by practicing fiscal responsibility, transparency and outstanding customer service.</p> <p>#2 Inspired Management: To demonstrate leadership, management and planning skills that focus on results needed to create a better community.</p>

#4 Place & Mobility: To develop a strong sense of place that recognizes the interconnectedness of people, buildings and public systems (such as transportation, utilities and parks) that best serve the needs of the public.

#5 Quality of Life: To develop partnerships that create a high quality of life with equal access to services and amenities; strong and connected neighborhoods and a healthy economy and business atmosphere that align with community values.

<b>Recommended Action/Motion:</b>	Motion to accept Planning Commission recommendation and approve the Land Development Code text amendment.
<b>Prepared By:</b>	Lanc Gross, Planning Manager
<b>Reviewed By:</b>	Paula J. Dennison, Assistant City Manager
<b>Submitted By:</b>	Norman McNickle, City Manager
<b>Attachment(s):</b>	Amended Section 23.275.13, Westwood Neighborhood Overlay District and Planning Commission minutes