#### Welcome to the May 13, 2024, WDM Planning and Zoning Commission Meeting

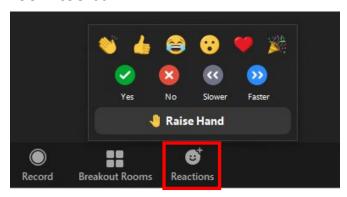
#### Here are a few housekeeping items before we get started:

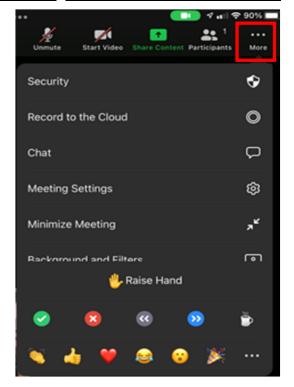
- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.
- If you are participating by phone, dial \*9 to raise or lower your hand, dial \*6 to unmute or mute
- If you are participating by computer or tablet:



Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:





# Item 2a – Temporary Garden Center Permits Approval of Ordinance Amendment

#### To participate on this item:

- The Chair will first have the applicant present on the agenda item and will then ask for public comment on the item.
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- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Commission members vote.

When you are unmuted – please <u>state your name and address</u> for the record before you make your comments.

#### Item 2a – Garden Center

#### **Reason for the Amendment:**

- Currently, City Code states that all temporary garden centers should have a hold harmless agreement with the City.
- Since the garden centers happen on private property, a hold harmless agreement or any insurance requirements is not needed unless the garden center is on City property.

#### **Intent of the Amendment:**

• This is a code clean-up item to align the ordinance to what Staff have been doing for these applications and to remove the requirement, unless the garden center is on or encroaching on City property.

# Item 2b – The Lancaster, NW of the intersection of S 85th Street and Cascade Avenue Approval of Comprehensive Plan Amendment and Rezoning Request

#### To participate on this item:

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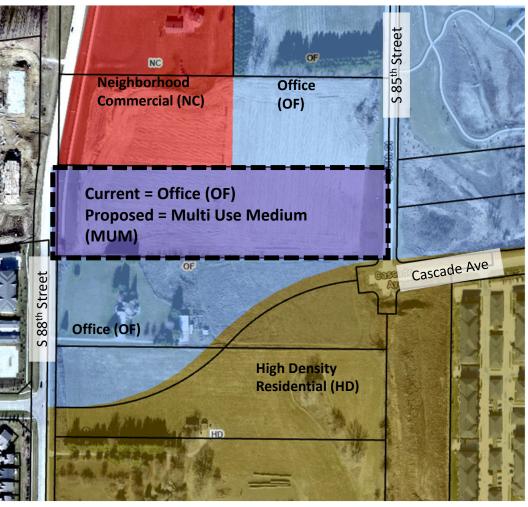
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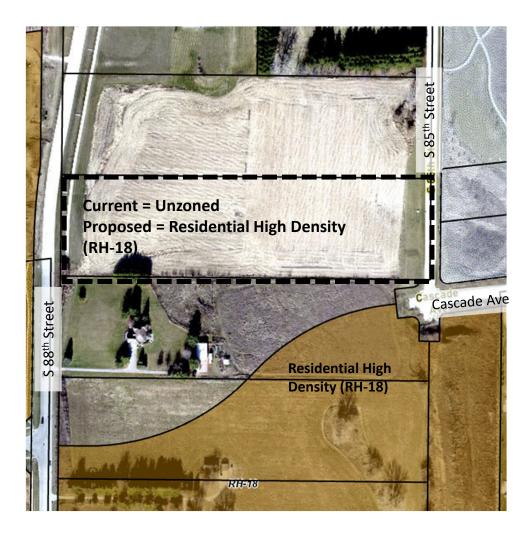
#### **Item 2b – The Lancaster**





#### Item 2b – The Lancaster





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# Item 2c – Valley West Mall, 1551 Valley West Drive Approval of Comprehensive Plan Amendment and Rezoning Request (PUD)

#### Request continuation to date certain of May 27, 2024

#### To participate on this item:

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### Item 2d – Village on Jordan Creek, Southwest corner of Jordan Creek Parkway and Ashworth Road

#### **Approval of PUD Amendment**

#### To participate on this item:

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### Item 2d – Village on Jordan Creek





#### **Item 2d – Village on Jordan Creek**

#### **Reason for the Amendment:**

• The applicant is requesting an amendment to the PUD for the mixed use development (Parcel A) to allow for additional restaurant uses to be able to occupy the commercial tenant spaces in addition to the existing Ruth Chris restaurant, therefore, the following is PUD amendments are required:

#### **Intent of the Amendment:**

- Density:
  - Increase Parcel A from a single restaurant use (Ruth Chris) to allow a maximum of three (3) restaurant
    uses with a maximum of 23,680 square feet. If multiple restaurants occupy the commercial spaces the
    developer/owner must demonstrate differing peak-hours of service (or days, or seasons) or differing times
    of peak parking demand.
  - For any change in use for future commercial and restaurant uses, the developer/owner will be required to provide documentation that the density of use(s) and the parking required for the combined commercial uses on site can be accommodated by the onsite parking spaces designated for commercial uses in addition to that required for the residential use provided for the overall development.

#### **Item 2d – Village on Jordan Creek**

#### Parking:

Restaurant parking: The current PUD requires parking to be calculated based on gross floor area the
amendment would allow restaurant uses to only count the total square feet of the patron/seating area of
the restaurant use.

With the reduction in parking to only accommodate patrons using the restaurant, employee parking will be revised to require one (1) space for each employee on the largest shift.

- Cumulative/Shared Parking: The amendment provides for a cumulative/shared parking alternative, which
  will allow commercial/restaurant uses to share parking spaces as a means to meet minimum parking
  requirements as long as it can be demonstrated that the peak requirement of all occupancies of all uses
  within the site occurs at different times during the day.
- Alternate Parking: The PUD amendment also allows, if needed to meet parking minimums for the
  proposed uses, the option to provide employee only parking off site. If using this alternative, an offsite
  parking agreement must be provided by the developer/owner to show permanent parking is being provided
  off site and the location of such parking is within 500 feet of the entry to the tenant space. The offsite
  parking must be accessed by a walkable path or sidewalk with appropriate signalized crossing if the offsite
  parking is located across the street from the development.
- Additional Parking Provided: The ordinance amendment is also including a provision that requires that
  additional parking may be required to be constructed on site or operations restricted onsite if parking
  becomes an issue onsite or within surrounding neighborhoods or complaints are received. This language
  will help to address any parking issues if the uses increase in intensity, or the site can no longer
  accommodate the uses provided on site.

### Item 4a – Porsche Auto Dealership Site Plan, 7220 Lake Drive Approval of Full Site Plan

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#### Item 4a – Porsche





#### Item 4a – Porsche





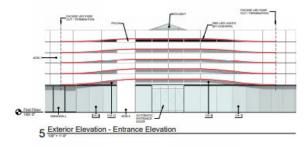


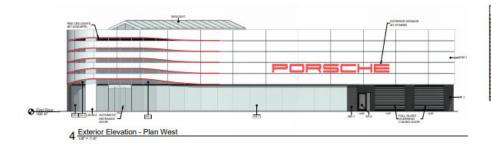


#### Item 4a – Porsche









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