

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

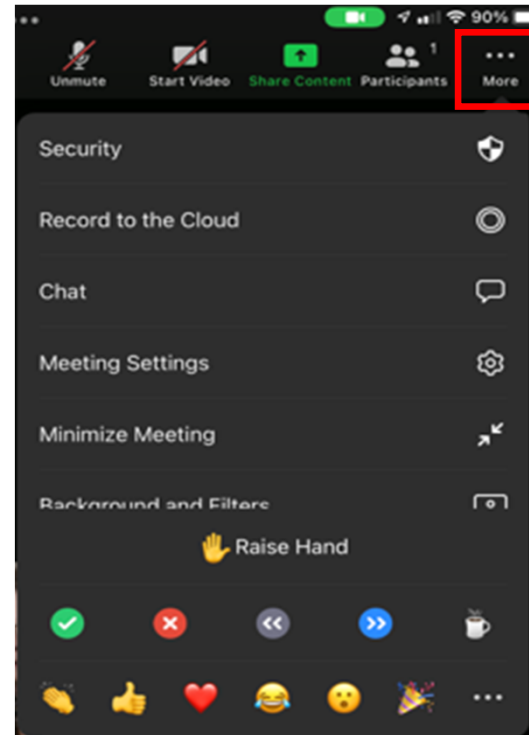
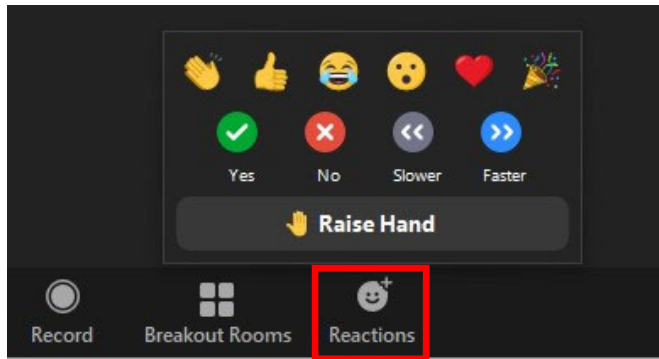
Here are a few housekeeping items before we get started:

- 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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- When a motion is made and a vote is called for, ONLY the Commission members vote.

When you are unmuted – please state your name and address 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:

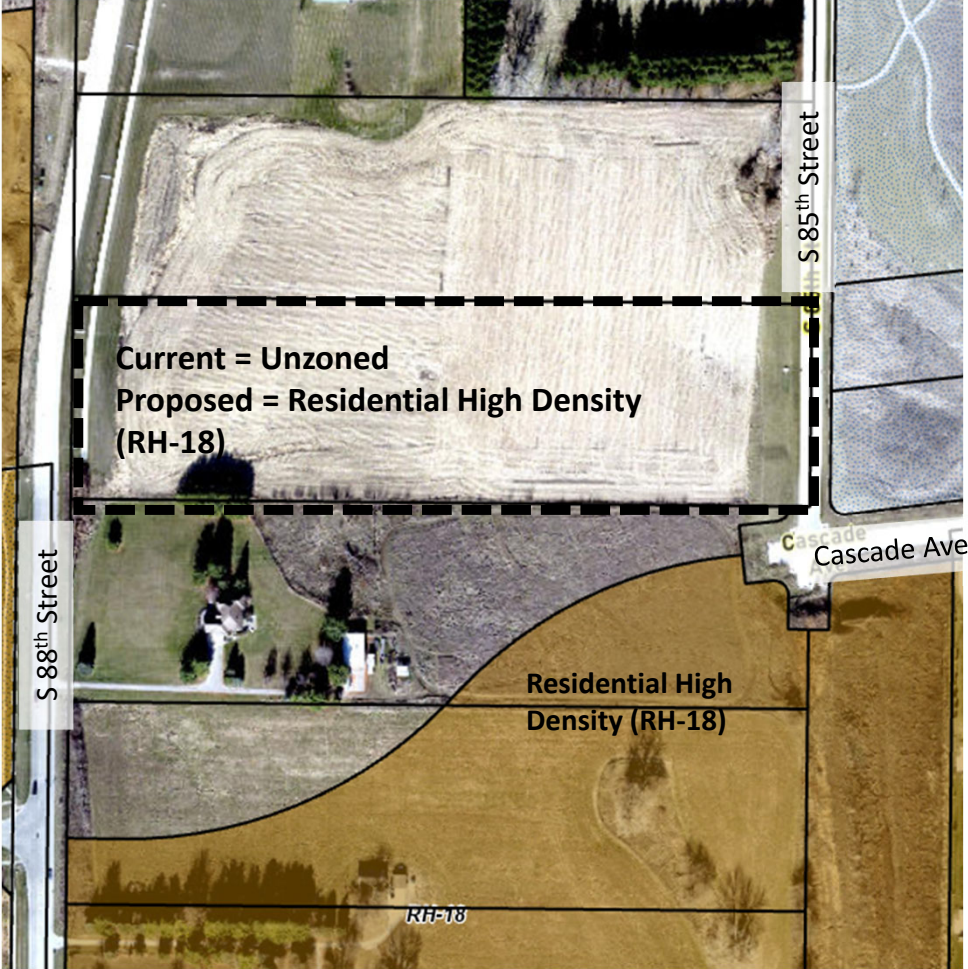
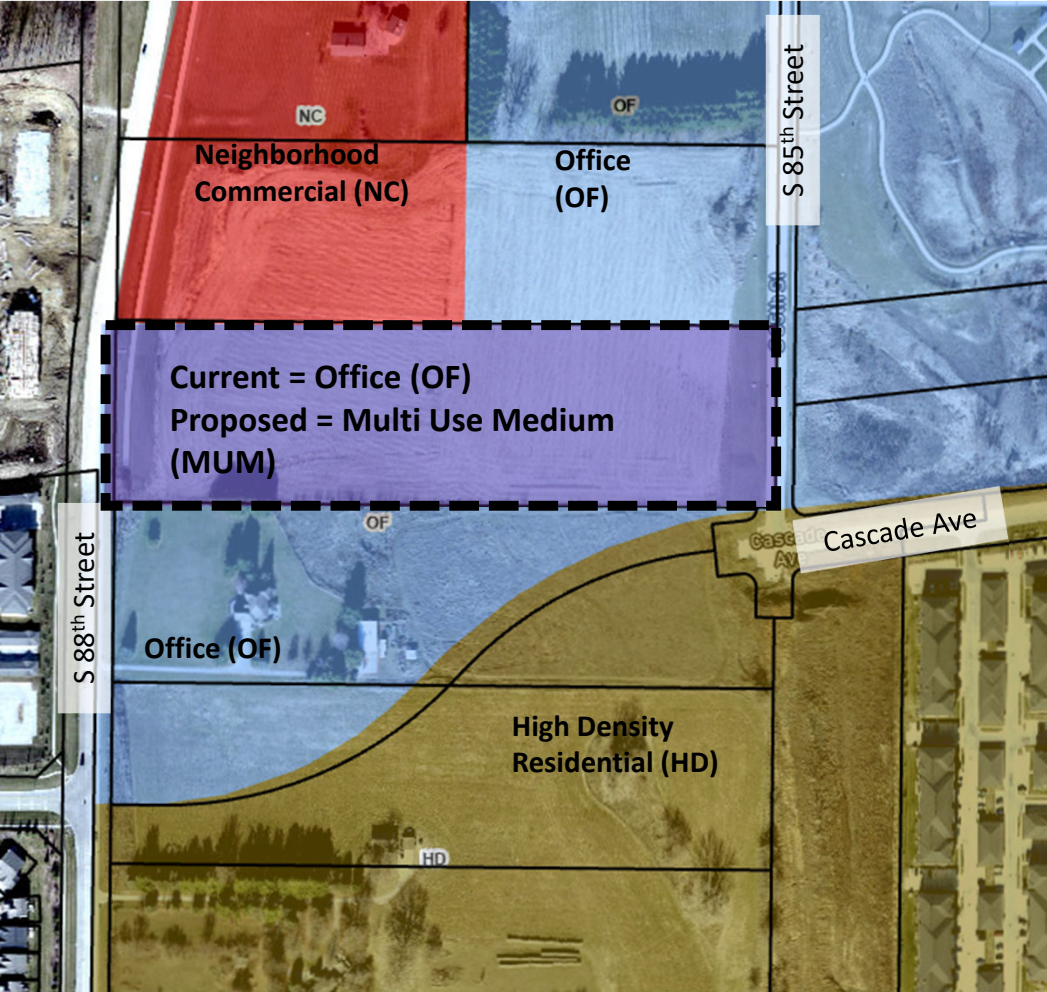
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Item 2b – The Lancaster



Item 2b – The Lancaster



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

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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 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.

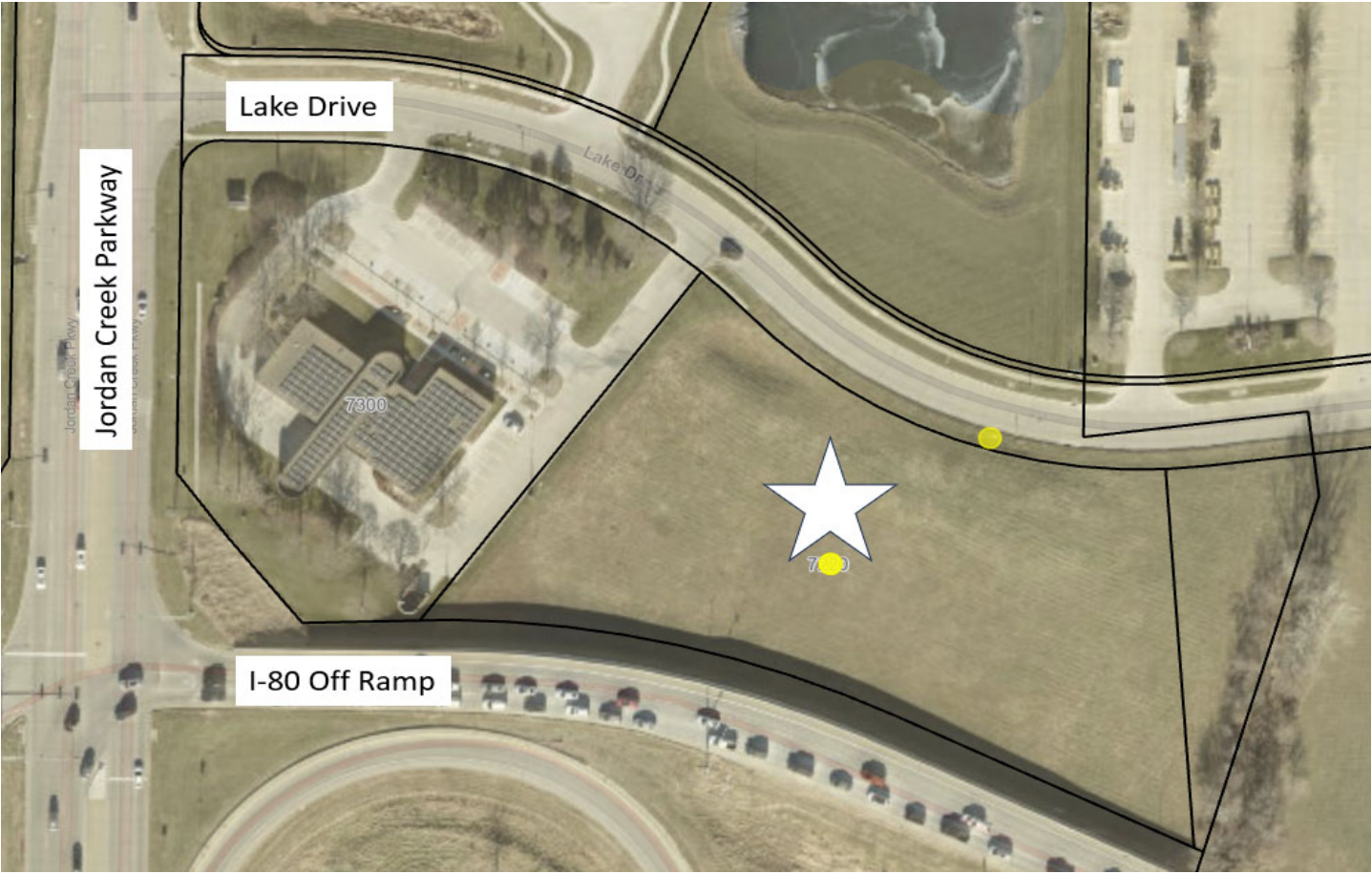
Item 4a – Porsche Auto Dealership Site Plan, 7220 Lake Drive Approval of Full Site Plan

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Item 4a – Porsche



Item 4a – Porsche

- Tree or Trees
- Building

