



Memorandum

To: Planning Commission
From: Steve Bennett, Planning Director
Date: February 18, 2020
Re: Amendments to the Jan. 27, 2020 draft of Town Center Regulations Update requested by Planning Commission at February 11, 2020 Meeting
Attachment: Jan. 27, 2020 draft of Town Center Regulations Update

The Commission did not review all of the changes made to the January 27th draft of Town Center Regulations Update at the February 11th meeting. So it seem appropriate to continue review of that draft at the February 19th meeting with the addition of the following two items that the Commission gave direction to amend on the 11th.

1. The Commission decided to make the following change to subsection 18.42.050 (Residential Density):

18.42.050 Residential Density. The total number of residential units in the Town Center zone shall not exceed 700.

2. The Commission requested that provisions be added to insure that the City had the authority to require a traffic or other study evaluating potential impacts of major project (including a freestanding parking structure) in the Town Center. This proposal would create the following new paragraph 3 in subsection A of Ch. 18.42.110 Administration:

18.42.110 Administration

A. Major Town Center Design Review.

1. A Major Town Center ("TC") Design Review project shall be classified as a Type I permit application and shall be subject to the applicable processing and notice requirements of Chapter 16.26 LPMC.

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3. An applicant for a development proposal determined by the planning director to be subject to Major Town Center Design Review shall submit studies or reports that, in the judgment of the planning director, adequately evaluate the proposal and all probable impacts associated with it. The planning director may require the applicant to submit studies addressing types of potential impacts including but not limited to: geotechnical, traffic, parking, critical areas, trees, and stormwater design (including water quality analysis).

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