

WESTGATE LDRAB SUB-COMMITTEE MEETING
DATE: JULY 20, 2005
TIME: 3:00 PM – 5:00 PM
PZB EXECUTIVE CONFERENCE ROOM
4TH FLOOR

AGENDA

I. Background and Summary

- a. Status
- b. Continue Review of Code Revision WCRA-O Outline and Draft Amendments
 - Property Development Regulations
 - Supplemental Standards
 - Parking and Streets
 - Landscaping
- c. Key Outstanding Issues (see Attachment I – Round 2005-02 WCRAO Rewrite, Key Outstanding Issues)

II. Unfinished Business

- 1. Developer Input

III. Questions and Answers



LDRAB/Westgate Subcommittee Meeting

Minutes July 20, 2005, 3:00 PM PZ&B Executive Conference Room

Present:

Subcommittee Members

Wes Blackman
David Carpenter

Planning Staff

Denise Malone, Principal Planner
Bruce Thomson, Senior Planner
Audley Reid, Planner II

Zoning Staff

William Cross, Senior Planner
Joy Krause, Intern

WCRA

Jose Sosa, Executive Director
Elizee Michel, Planner

A. Status

B. Review of WCRAO purpose

Subcommittee members briefed on purpose of the code to encourage dense mixed use developments. Comp Plan has already been amended to help accomplish this and BCC has approved the WCRA Plan.

C. Review of Code Revision WCRAO Outline and Draft Amendments

1. Review of Use Regulations

Zoning staff informed subcommittee that Article 4 will be amended to include the additional use regulations for Westgate and that the table may be removed. Subcommittee suggested that table is useful and repetition in Art 3 and Art 4 is appropriate for clarity.

2. Sub-area PDRs

- a) Subcommittee questioned appropriateness of 50' minimum lot width because this may encourage smaller developments. CRA staff indicated that lot width is acceptable through provision of offsite parking. Zoning staff requested analysis of 50' wide lot with off site parking by Friday, July 22, 2005
- b) The minimum 20' width for townhomes does not fit with the 50' lot width. If the minimum was the same as the ULDC standard, 16', then 3 townhomes could fit on these smaller lots.
- c) Minimum lot depth of 90' in NR is okay because the depth in NR of all lots is at least 100'.
- d) FAR/Density - Planning wants to double check the legality of referring to the Comp Plan for FAR as opposed to including it in detail in the code. Want to make sure the wording of the reference is correct. Zoning staff indicated that the Assistant County Attorney and Planning staff had reviewed this amendment in other provisions as part of the May 11, 2005 LDRAB packet.
- e) Maximum building coverage
 - 1) Planning to inform if parking counts as FAR
 - 2) Planning indicated modifications may need to be made to the FAR table in the Comp Plan, to address mixed use being able to have 1.0 FAR.
 - 3) TDRs for intensity
 - 4) FAR in mixed use – Comp Plan does not allow for more than 1 FAR.
- f) Setbacks
For side setbacks, subcommittee suggested that they be reduced to zero to allow for shared walls (only for properties with rear access to parking)
- g) Regulations for accessory structures may create too many nonconformities – we don't want to limit their ability to renovate or change because this is not where most of the development will occur.

D. Next meeting planned for Wednesday, July 27th, 2005

E. Outstanding Issues

See attached spreadsheet

Meeting Adjourned: 4:30 PM