

TO: Mayor and City Council  
FROM: David Chanski, City Administrator  
RE: Rezoning & Design of Disc Golf Course Parking Lot  
DATE: August 7, 2023

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On Tuesday, June 13, the Planning Commission voted unanimously to recommend that the City Council rezoning Lots 3-5, Whitebirch Sixteen (PIDs 10080926, 10080925, and 10080924) from R-2 (Medium Density Residential) to P (Public). These are the lots intended for use as a parking lot for the disc golf course expansion. The Commission also recommended that a 100 car parking lot is not conducive to the residential character of the surround neighborhood, and, therefore, should be reduced by at least half with the remaining space used for park amenities. Additionally, trees or foliage should be used to screen the parking lot from the road.

Attached to this memo is a survey of Lots 3-5, which was conducted by Widseth in July. While the original plan was for a 0.9 acre parking lot, this survey shows that the area available for use as a parking lot once all final grading has been completed is approximately 22,133 square feet or 0.5 acres.

In a best case scenario, the 0.5 acre parking lot shown in the survey can hold no more than 60 cars if it is paved and striped. However, the parking lot is planned to be gravel. Therefore, the effective capacity of the parking lot will be much less unless there is someone actively directing the parking of vehicles (which would likely only happen during planned events).

Additionally, as shown in the survey, the final form of the parking lot will not be as it currently sits but 20 feet from the property line (approximately 40 feet from the edge of the road).

Once the parking lot receives its final grading, staff agrees with the Planning Commission's recommendation to install natural screening elements between the parking lot and the right-of-way.

### **Council Action**

Staff recommends that the City Council accept the Planning Commission's recommendation to rezone Lots 3-5, Whitebirch Sixteen from R-2 (Medium Density Residential) to P (Public). Additionally, staff recommends that the City Council approve a parking lot area of no greater than 0.5 acres and install natural screening elements between the parking lot and the right-of-way.