



PLANNING BOARD RECOMMENDATION

PROJECT#: 25-55-ZTA

MEETING DATE: September 11, 2025

PETITION REQUEST: CMU Lot Size + On-Street Parking (25-55-ZTA)

APPLICANT/PETITIONER: Sarah Schafer, Watermark Landscape Architects (Applicant)

PLANNING BOARD ACTION SUMMARY:

Staff gave an 14-minute presentation on the requested zoning text amendment covering information related to guidance from the Gen H Comprehensive Plan as well as reviewing the criteria for considering a rezoning. The Planning Board asked questions pertaining to the maximum 1/3rd on-street parking provision and potential for inclusion of bicycle parking standards. In total Planning Board considered this item for 31 minutes.

APPLICANT PRESENTATION:

A representative of the applicant, Hunter Marks with Watermark Landscape Architects, was present. He addressed the board as a resident and business owner and stated that the direction the city is moving is correct for accommodating urban growth by reducing requirements for land dedicated to vehicular use and matching similar standards found in other City zoning districts.

PUBLIC COMMENT:

Ken Fitch of 1046 Patton St expressed fears about the impacts of on-street parking and the reduction of required off-street parking.

Bonnie Likens of 744 N Grove St spoken in favor of the text amendment. She illustrated that on her way to the meeting that evening she traversed the block 3 times looking for parking before realizing that she was better off leaving her car at home and walking to the destination. She emphasized that shifting to a pedestrian environment takes a mentality shift in the choices we make and that we have to “get out and walk”.

DELIBERATION:

The Planning Board began deliberations by asking staff about parking related to the new courthouse development. Community Development Director, Lew Holloway, stated that there had been no reduction in parking as part of the CZD approval process for that project.

Staff further clarified that the width of streets / rights-of-way would have to be considered when reviewing proposals for new on-street parking and design standards in mixed use districts.

After the public hearing and staff's follow up answers, the Planning Board concluded its deliberations.

MOTION:

Vice Chair, Tamara Peacock, moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed amendments align with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Descriptions.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. The proposed amendment creates an opportunity to accommodate infill development
2. The proposed amendment allows for greater utilization of existing infrastructure
3. The proposed amendment increases opportunities for additional housing in city core

BOARD ACTION

- **Motion/Second:** Waters / Russell
- **Yeas:** Waters, Russell, Johnson, McKinley, Peacock (Vice), Robertson (Chair)
- **Nays:** N/A
- **Absent:** Gilgis, Rippy