



# **MAYOR AND COUNCIL**

## **Amendments to the Lincoln Park Neighborhood Conservation District Plan and Overlay Zone**

**Introduction & Possible Adoption**

**January 27, 2025**

# Presentation Outline

- Background of proposal.
- Review proposed amendments.
- Recommendation and action.

# Background

- Design standards already exist.
- Standards are too limiting for making improvements.
- Proposal focuses on revising existing conservation district; design guidelines no longer proposed.
- Amendments look to solve issues with existing standards.
- Conservation district plan and overlay zone must be updated to reflect revised standards.

# Proposed Amendments

## **Standards for new construction.**

- 1,500sf max. lot coverage requirement removed; replaced with 1,800sf max. building footprint.
- 25' and 29' max. building heights removed; replaced with 30' max. building height.
- 25' front setback remains.
- 7 standards removed to remove redundant rules, vague guidelines and unnecessary standards.

## **Building footprint for additions to existing 1-story homes.**

- 2,100sf max building footprint for additions to 1-story homes.

# Proposed Amendments (cont.)

## **Future Amendments to Standards.**

- Allows for future amendments without requiring a comprehensive plan amendment.

## **Alternative Compliance.**

- Proposed process; replaces variance process in Conservation District.
- Allows for alternative standard(s) if meeting certain criteria.
- Subject to Chief of Zoning approval.
- Staff will provide information on applications to the neighborhood civic association.

# Two Actions Needed to Implement Amendments

1. Adopt the ordinance to amend the Conservation District **Plan** that includes the revised standards and other changes.
2. Adopt the ordinance to amend the Conservation District **Zone** (ZTA) to implement the standards.

# Recommendation

## **Staff Recommendation:**

Staff recommends the Mayor and Council Adopt the Ordinance to Adopt an Amendment to the Lincoln Park Neighborhood Conservation District Plan as an Amendment to the 2040 Comprehensive Plan.

### Steps:

- One Councilmember introduces the ordinance.
- Vote to waive the layover period.
- Vote to adopt the Ordinance as stated above.

# Recommendation (cont.)

## **Staff Recommendation:**

Staff recommends the Mayor and Council Adopt Zoning Text Amendment Application TXT2024-00267, to Amend Article 14 of the Zoning Ordinance to Revise Development Standards in the Lincoln Park Conservation District.

### Steps:

- One Councilmember introduces the ordinance.
- Vote to waive the layover period.
- Vote to adopt the Ordinance as stated above.