

TO: Community Development Committee (CDC)

FROM: Erik A. Bredfeldt, Planning and Development Services Director

DATE: December 9, 2010

SUBJECT: Regulatory mechanism to control development in College Park and University Heights Neighborhoods

At the November 18th City Commission meeting, the City Commission referred an item to the Community Development Committee (CDC) regarding the concept of adoption of a regulatory mechanism similar to a pattern book for the College Park and University Heights neighborhoods.

In past years, and more recently, there have been projects permitted within the affected neighborhoods that have raised compatibility concerns about use and form and their impact on neighborhood composition.

In April, 2010, the City Commission adopted the Heritage Overlay District that allows interested neighborhoods to apply for preservation protections based upon their distinct visual style, character or identity features.

This is seen as one vehicle that may be utilized to achieve the desired neighborhood preservation goals of impacted neighborhoods and could act as the springboard for the implementation of a pattern book.

The Land Development Code indicates that interested neighborhoods (property owners) are to move this process forward in terms of application, analysis of the basis for the designation and payment of required fees.

In the event that City assistance is sought in this endeavor then issues of staffing and financial resources will need to be reviewed by the Committee.

In addition, there may be other appropriate regulatory mechanisms for the Committee to consider moving forward.

Staff Recommendation is for the Committee to: 1) hear a brief presentation from staff; and 2) direct staff as deemed appropriate.