MEMORANDUM

TO: Historic Preservation Commission

FROM: Sarah Hanzel, Long Range Planner III

DATE: 1/24/18

RE: Proposed Urban Commercial Zoning District

Following adoption of the Downtown Area Master Plan in 2016, the City began working on the creation of a new zoning district to encourage infill redevelopment in the east of 5th area. The development standards regulate such things as building height, lot coverage, setbacks, parking, landscaping, and a variety of building and urban design elements.

The proposed boundary encompasses much of the area that was recently surveyed using Certified Local Government grant funding. The architectural survey found that eight properties are eligible for listing on the National Register. In addition, there are four Individually Listed Structures, and one contributing building in a historic district, located within the proposed zoning boundary.

Several provisions of the proposed ordinance acknowledge and aim to preserve historic property in this area. For example, exemptions to the design standards may be waived where exterior building alterations would damage, destroy, or encroach upon historic property. Similarly, it is noted that the height of new construction may be subject to historic review where required by State Law and local ordinance.

The proposed ordinance will be heard by the Planning Commission on February 8, 2018. This item is being brought to your attention as an informational item and to request any comments from Historic Preservation Commission members. If you have any questions or concerns please let me know.