forwardDallas!
Implementation

Council Quality of Life Committee Briefing
September 11, 2006
Purpose

- Provide an overview of strategy for addressing Conservation Districts
- Provide an overview of staff recommended approach, process and scope for Small Area Plans
- Review 2-Year Work Plan based on Council ballot results
Purpose of Conservation Districts

Neighborhoods have three levels of protection:
- Historic Districts
- Conservation Districts
- Neighborhood Stabilization Overlays

Conservation Districts provide a means of conserving an area's distinctive atmosphere or character by protecting or enhancing its significant architectural or cultural attributes.
14 Existing Conservation Districts

CD1  King’s Highway  1988
CD2  Lakewood  1988
CD3  Page Avenue  1989
CD4  Greiner Area  1989
CD6  Hollywood/Santa Monica  1989, 1993
CD7  Bishop/8th  1992, 2001
CD8  North Oak Cliff  1996
CD9  M-Streets  2002
CD10  Greenway Parks  2003
CD11  M Streets East  2004
CD12  Belmont Addition  2004
CD13  Kessler Park  2005
CD14  Edgemont Park  2006
CD15  Vickery Place  2006
## Current Requests

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Submitted</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lakewood North</td>
<td>April 2005</td>
<td>9</td>
</tr>
<tr>
<td>Northern Hills</td>
<td>May 2005</td>
<td>14</td>
</tr>
<tr>
<td>Stephens Park</td>
<td>Sept 2005</td>
<td>3</td>
</tr>
<tr>
<td>Little Forest Hills</td>
<td>April 2006</td>
<td>9</td>
</tr>
<tr>
<td>PD 229</td>
<td>May 2006</td>
<td>3</td>
</tr>
<tr>
<td>Rawlins</td>
<td>June 2006</td>
<td>14</td>
</tr>
</tbody>
</table>
Initiating Conservation Districts

- Ordinance requires a zoning fee and a petition signed by more than 50% of the owners of the land and more than 50% of the owners of the building sites.

- Plan Commission or City Council may authorize rezoning by calling a public hearing. Current practice is to require signatures of 75% of the property owners within the area of request.
CD Application

Must include:

- The application fee
- Maps showing the existing zoning and land uses on all of the land in the area of request, and on all of the land within 200 feet
- A list of the names and addresses of all property owners and residents in the area of request
- A list of all neighborhood associations or other organizations representing the interests of property owners in the area of request
- Statement of justification
Statement of Justification

Must include:

- A description of the factors which render the area of request eligible for CD classification
- Detailed explanation of how and why such a classification would be in the best interest of the city as a whole
- A description of the prevalent architectural and cultural attributes of the area
- Any additional information that the director determines to be necessary for the study
Determination of Eligibility

- The area must contain at least one block face.
- The area must be either "stable" or "stabilizing" as those terms are defined in the ordinance.
- The area must contain significant architectural or cultural attributes.
- The area must have a distinctive atmosphere or character which can be conserved by protecting or enhancing its architectural or cultural attributes.
Petitions

- Signatures must be on a city provided petition
- Conservation district process form left with owner
- Signing a petition indicates the interest of the signers in exploring the potential for a conservation district
- Petition includes the primary issues that are proposed to be addressed
- Staff reviews and validates submitted signatures
CD Authorization

- If fee is paid and required signatures collected, CD application becomes zoning case and may be started.

- If neighborhood wishes application to be authorized, staff presents to the CPC information summarizing:
  - The petition signatures
  - The inventory of properties
  - The architectural merits of the area
  - Photographs
  - Proposed boundaries

- CPC then makes a determination on whether to authorize the hearing.
Property Owner Notification

- Property owners are notified of meetings using the certified Dallas County Appraisal District tax roles
- Tax roles are certified once a year
3-step process

- Conceptual plan formulation and review
- CD ordinance preparation and review
- Public hearings on conceptual plan and ordinance may be held concurrently
CD Boundaries

- Once boundaries are established through the application process, they may not be amended administratively.

- During the public hearings, Plan Commission or City Council may choose not to rezone part or all of the area. However, the entire area will remain part of the authorized hearing.
Development of Study and Proposed Ordinance

- Staff holds 4 to 6 community meetings to discuss and refine the proposal
- Draft copies of the ordinance are distributed to property owners prior to the final community meeting
- Detailed review of proposed ordinance provided at final meeting
- Show of official card polls: one colored card ballot per building site raised at final meeting to determine level of support for/against ordinance provisions
Review by CPC and CC

- Official reply forms (ballots) sent out to owners (and owners with 200 feet of proposed boundary) prior to CPC and CC hearings

- Plan Commission holds a public hearing and makes a recommendation

- City Council holds a public hearing and approves or denies the recommendation
Common Provisions

- To allow efficient and consistent administration of Conservation District regulations, ordinance provisions should be standardized to the extent possible.
Common Provisions

- Conservation districts may address, if applicable:

  - Lot Coverage
  - FARs
  - Front Yard & Parkways
  - Height
  - Roof Styles
  - Building Materials/Siding
  - Windows
  - Driveways/Paving
  - Fences/ Walls
  - Screening
  - Lot Width
  - Density
  - Land Uses
  - Stories
  - Roof Materials
  - Paint Color
  - Glass Types
  - Parking
  - Retaining Walls
  - Structure Width
  - Setbacks
  - Non-Conforming Uses
  - Style
  - Porches (enclosures)
  - Doors
  - Garages
  -Sidewalks
  - Landscaping
  - Demolition
Design Review Provisions

- Ordinance provisions that require detailed design review should be discouraged in Conservation Districts.
- Areas requiring detailed design review should be considered for Historic District designation.
Roles and Responsibilities
Staff

- Assists neighborhood with:
  - The application process
  - Setting up and conducting meetings
  - Developing conceptual plan and provisions of draft ordinance

- Assists Plan Commission & City Council with:
  - Briefing Plan Commission & City Council on the application
  - Making staff recommendation(s)
Roles and Responsibilities
Neighborhood

- Collecting signatures
- Making application
- Developing the proposed conceptual plan and provisions of the draft ordinance (with staff assistance)
- Presenting the plan to Commission and Council
Proposed Schedule

- Begin work on the following CDs immediately:
  - Lakewood North
  - Northern Hills
  - Little Forest Hills
  - Rawlins

- Begin work on the remaining applications as those above are completed:
  - PD 229
  - Stephens Park
  - Elmwood
  - Preston Hollow
  - Glen Oaks
Area Plans
Small Area Plans
New Approach

- Comprehensive in scope
- Emphasis will vary depending on local issues
- Strong emphasis on broad-based public involvement
- Introduce discipline of analysis and evaluation of local community desires in the context of stated citywide goals, policies and priorities
- Strong emphasis on implementation
Small Area Plans
Public-Private Partnerships

- Leverage staff resources by partnering with the private sector where possible
- Prioritize area plans where private resources are available to provide project leadership with limited staff support
- Staff recommends that Area Plans developed through private sector leadership should be reviewed by staff and considered for Council adoption
Small Area Plans
Generic Scope

- Comprehensive review of existing conditions
- Strategic analysis of issues and community desires
- Zoning change recommendations addressing land use and urban design
- Thoroughfare plan amendment recommendations addressing context sensitive design
- Prioritized infrastructure needs based on recommended zoning capacity and potential catalyst projects
- Economic development incentives recommendations
- Neighborhood stabilization recommendations
Small Area Plans
Generic Process

- Broad-based public input:
  - 1 interactive community workshop
  - Stakeholder interviews
  - 10 to 12 Advisory Committee meetings
  - 1 community meeting to present draft recommendations
  - City Plan Commission hearing
  - City Council hearing
Roles and Responsibilities
Advisory Committee

- Members and chairperson appointed by Council Members
- Define boundary and key issues
- Receive staff analyses and provide policy direction
- Provide a consensus opinion on policy recommendations
- Communicate recommendations to the community
Roles and Responsibilities
Staff

- Establish inter-departmental/agency review committee and ensure coordination
- Facilitate public involvement efforts
- Conduct analyses and prepare draft recommendations
- Incorporate policy direction from Advisory Committee
- Assist Advisory Committee with communicating recommendations to the community
- Prepare final reports
- Manage the public hearing process
Small Area Plans
Generic Process

- Set up stakeholder committee
- Set up inter-departmental / inter-agency review team
- Define boundary and scope
- Conduct preliminary analysis
- Conduct public workshop and stakeholder interviews
- Conduct detailed analyses and develop preliminary recommendations
- Meet periodically with stakeholder committee to review analyses, issues and preliminary recommendations
- Host public meeting to review draft recommendations
- Initiate public hearings for adoption by City Plan Commission and City Council
2-Year Work Plan
5 Committed Priority Area Plans

- Stemmons Business Corridor / Southwestern Medical District
- UNT Campus Area
- Westmoreland DART Station Area
- Agile Port Area
- Downtown Streetcar

Note: Trinity River Corridor Priority Areas will be handled by New Trinity River Office
Additional Area Plans Identified

- **Staff Identified List**
  1. South Dallas / Fair Park
  2. Vickery Meadow
  3. Asian Trade District
  4. Cedars / Farmers Market
  5. Lancaster Corridor
  6. Arts District Update
  7. Skillman Corridor
  8. Garland Road Corridor
  9. Coit / McCallum
  10. Spring Valley / Coit

- **Additional Council List**
  11. West Dallas / Singleton Corridor *(included in Trinity River Corridor Area)*
  12. Camp Wisdom / UNT Corridor *(included in UNT Campus Area Plan)*
  13. Southwest Center Mall Area
  14. Commerce / Fort Worth Avenue *(Commerce portion included in Trinity River Corridor Area)*

**Note:** Ranking based on 12 Council member ballot responses. 3 responses are still outstanding. Top four area plans are highlighted in bold text.
Area Planning
Recommended Approach

- 5 Plans will require substantial staff time commitment by long range planning with support from other departments
  - Stemmons Business Corridor / Southwestern Medical District
  - UNT Campus Area
  - Westmoreland DART Station Area
  - Asian Trade District
  - Cedars / Farmers Market

Note: Highlighted Area Plans will be initiated during the first year of the work program
Area Planning Recommended Approach

- 2 Plans will be led by other departments/agencies with support from DEV:
  - Agile Port Area – led by ED
  - Downtown Streetcar – led by PW&T and DART

- Trinity River Corridor plans will be led by the new Trinity Office with limited support from DEV
Area Planning Approach

- 2 planning efforts will be led by private sector initiatives with support from DEV and other departments:
  - South Dallas / Fair Park – led by several private non-profit and CHDO initiatives with DEV and other departments providing coordination and support
  - Vickery Meadow – led by AIA with potential funding from TREC
Council Direction

- On proposed work plan
- On proposed Conservation District process
- On proposed Area Plan Process
- Incorporating additional work requests
Question & Discussion