

# *forwardDallas!* *Implementation*

Economic Development  
Committee Briefing  
October 3, 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
- Report on the 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

<u>Neighborhood</u>	<u>Submitted Application/Fee</u>	<u>Council District</u>
Lakewood North	April 2005	9
Northern Hills	May 2005	14
Stephens Park	Sept 2005	3
Little Forest Hills	April 2006	9
PD 229	May 2006	3
Rawlins	June 2006	14

# 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 rolls
- Tax rolls 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

# Staff Roles and Responsibilities

- 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)

# Neighborhood Roles and Responsibilities

- Collecting signatures
- Making application
- Developing the proposed conceptual plan and provisions to be included in 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

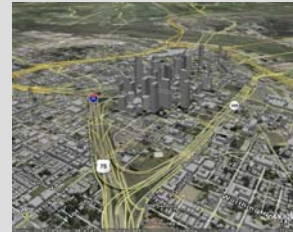
Stephens Park

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 and informed decision-making
- Introduce discipline of technical analysis and evaluation of pertinent data in the context of stated citywide goals, policies and priorities
- Strong emphasis on practical implementation



# Small Area Plans

## Public-Private Partnerships

- Leverage staff resources by partnering with the private sector where possible
- Accelerate 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 through a consistent methodology

# 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

# Advisory Committee Roles and Responsibilities

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

# Staff Roles and Responsibilities

- 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

- Establish Advisory 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 regularly with stakeholder committee to dialogue about analyses, issues and preliminary recommendations
- Host public meeting to review draft recommendations
- Initiate public hearings for adoption by City Plan Commission and City Council

# ***Two-Year Work Plan***



# Five 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

## ❖ Original 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. Three responses are still outstanding. The top 4 area plans are highlighted in bold text.

# Area Planning Recommended Approach

- Five 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

- Two 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 Recommended Approach

- Two 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 Vickery Meadow Improvement District with potential funding from The Real Estate Council (TREC)

# Council Direction

- On proposed Conservation District process
- On proposed Area Plan process
- On incorporating additional work requests into proposed work plan



# Question & Discussion