



Neighborhood Stabilization Overlay

City Council Briefing
September 7, 2005

Purpose

- To update City Council and provide background information regarding the proposed Neighborhood Stabilization Overlay

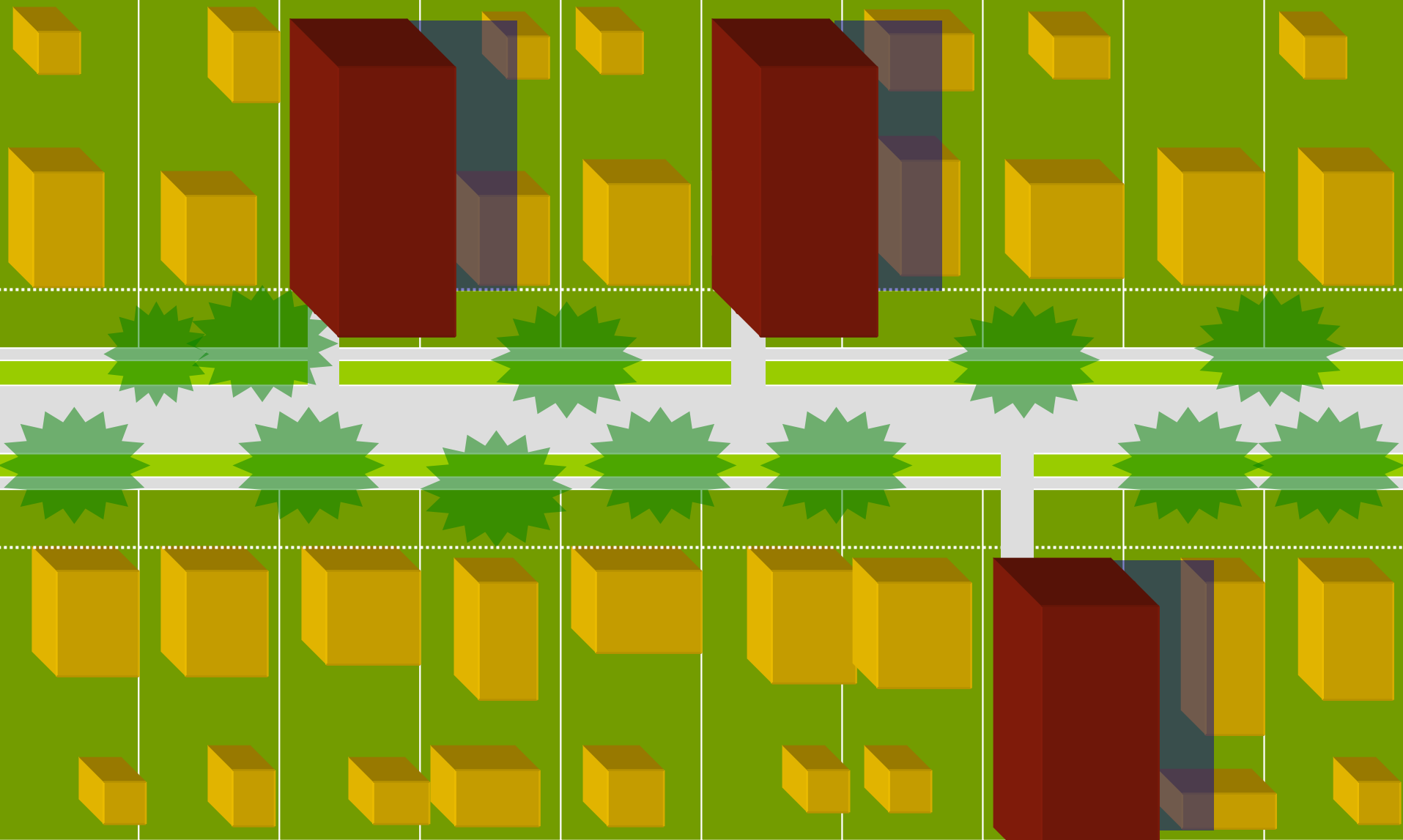
Background

- Comprehensive Plan identified strong neighborhoods as a critical component to the City of Dallas' success
- Comprehensive Plan Workshop focused on tear-downs
- City Council appointed a Single Family Housing Standards Task Force to explore a broad range of housing development issues

Not Just a Dallas Issue

- NAHB recently indicated that numbers have doubled in the past 5 years, occurring in 20 states
- NTHP has highlighted issue in recent years
- Limited examples of solutions for guidance

What is a Tear-down?



NATIONAL TRUST FOR HISTORIC PRESERVATION

THE TEARDOWN TREND

Lakewood Heights





Lakewood North



Preston Hollow East

Finding a Balance

- Concerns vary by neighborhood
 - ◆ Site management practices
 - ◆ Environmental and drainage
 - ◆ Escalating property values price some elderly and middle class families out of neighborhoods
- Compatibility issues
 - ◆ Height
 - ◆ Setbacks
 - ◆ Garages
 - ◆ Paving

Finding a Balance

■ Economic

- ◆ Reinvestment in older neighborhoods
- ◆ Increased property values

■ Land Use

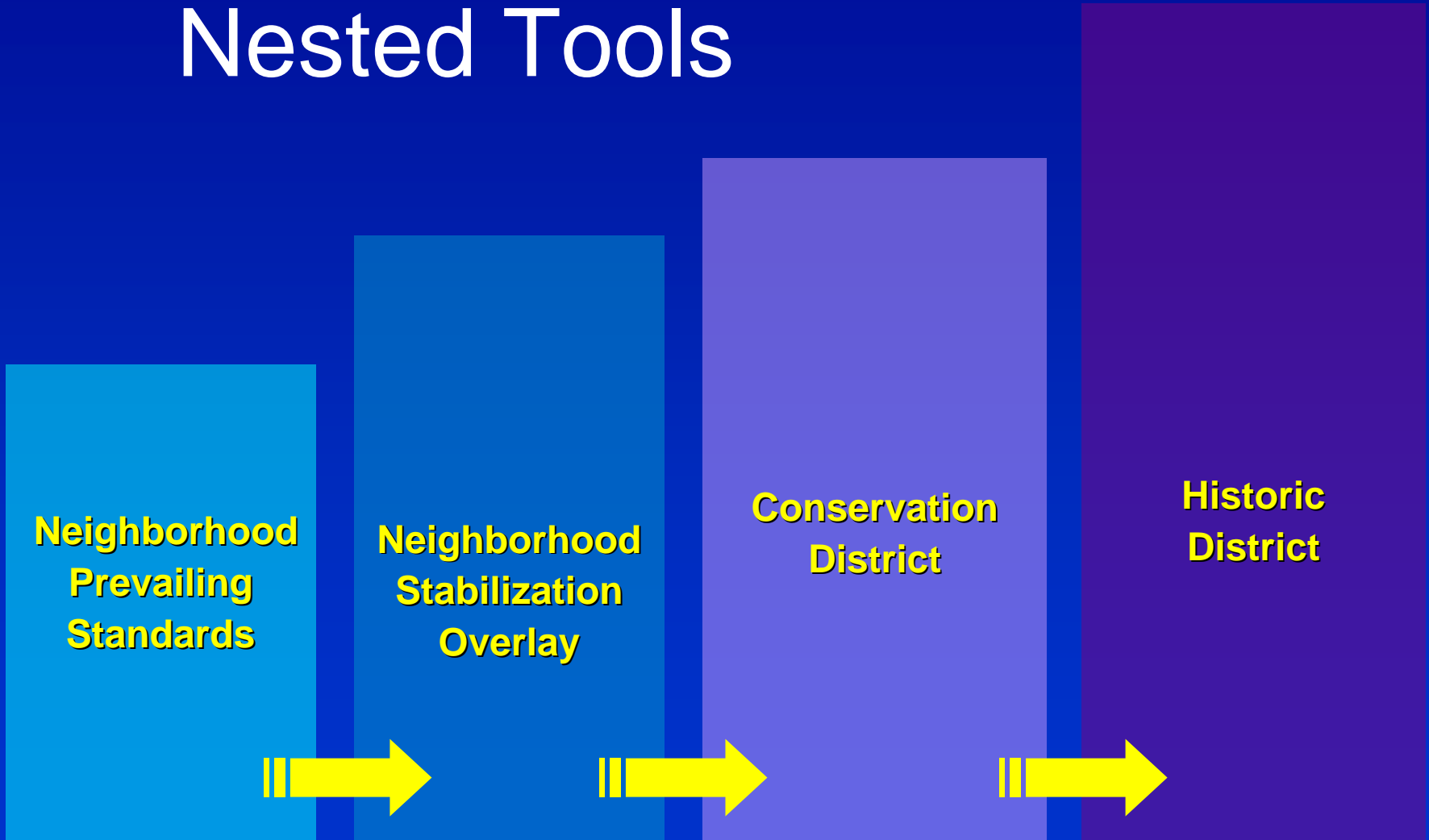
- ◆ Modernized housing options
- ◆ Redevelopment is an alternative to sprawl
- ◆ Lessens traffic congestion and commute times

Finding a Balance

- Distinctive neighborhoods
- Quality of life
- Desirable housing stock
- Encouraging quality infill and redevelopment

Task Force Recommendation

Nested Tools



Two Step Process

- **Neighborhood prevailing standards:**
Standards based on average or prevailing developed conditions. Intended to function as interim regulations while an overlay is developed by the stakeholders.
- **Neighborhood stabilization overlay:**
Developed by the stakeholders to address concerns. Limited in scope, primary focus – massing and location of the home.

Process Overview

Petition

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graph TD; A(Petition) --> B(Near-term neighborhood prevailing standards placed on area (Finite time period)); B --> C(Development and adoption of neighborhood stabilization overlay);
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Near-term neighborhood prevailing standards placed on area (Finite time period)

Development and adoption of neighborhood stabilization overlay

Provisions

Neighborhood Prevailing Standards

- New homes reflect built environment
 - ◆ Compatibility within 500'
 - ◆ Items regulated:
 - ◆ Stories
 - ◆ Garage access, location and connection
 - ◆ Front setbacks
 - ◆ Corner side setback
 - ◆ Interior setbacks
 - ◆ Maximum paving within front and corner side yards

Tools

2nd Step:

Prevailing Neighborhood Standards

Stories
Garage access, location & connection
Front setback
Corner setbacks
Interior side setbacks
Impervious surface in front yard

Neighborhood Stabilization Overlay

Height
Stories
Garage access, location & connection
Front setbacks
Corner setbacks
Interior side setbacks
Impervious surface in front yard

Conservation District

Height
Setback
Lot Coverage
Garages
Compatibility in design and materials
FAR
Fences
Density
Other unique neighborhood characteristics

Historic District

Everything
Height
Setback
Lot Coverage
Garages
Architectural control
Regulates details (color, materials, roofs, etc.)
Limits demolition
Criteria to determine historical significance

Neighborhood Stabilization Overlay

- Neighborhood crafts overlay in one-year period
- Use menu approach
- May have sub-districts (minimum size per sub-district is one block face)
- Overlay replaces prevailing neighborhood standards

Neighborhood Stabilization Overlay Provisions

Height	20'	24'	30'	36'
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Stories	1	1 ½	2	2 ½	3
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Garage access, location & connection	Entry:	Connection:	Location:
	<ul style="list-style-type: none"> • Rear • Front • Side 	<ul style="list-style-type: none"> • Attached • Detached 	<ul style="list-style-type: none"> • Front of Structure • Rear of Structure • Side of Structure

Front & corner yard pavement	5%	10%	20%	30%	40%	50%	60%	70%
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Neighborhood Stabilization Overlay Provisions

Front setback	10'	15'	20'	25'	30'	35'	40'	45'	50'	55'	60'	65'	70'
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Corner side setback	5'	10'	15'	20'	25'	30'	35'	40'
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Interior side setback	5'	10'	15'	20'	25'	30'	35'	40'
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Dissenting opinions:

- ◆ Roof slope should be one of the menu items
- ◆ FAR or lot coverage should be one of the menu items

What does this accomplish?

- Immediate near term solution
- Allows development to continue
- Available to neighborhoods that want it
- Stakeholders establish their own standards
- Motivates work towards overlay

Key Issues

- Minimum area for an overlay
 - ◆ Task Force – 1 blockface
 - ◆ ZOAC – 3 acres
 - ◆ CPC – 50 homes
- Petition requirement
 - ◆ Task Force – 50% +1
 - ◆ ZOAC – 50% +1
 - ◆ CPC – 75%
- Timing
 - ◆ Task Force – 18 months
 - ◆ ZOAC – 1 year
 - ◆ CPC – 1 year

Key Issues

■ Height & Stories

- ◆ Task Force – Allow limitation
- ◆ ZOAC – Allow limitation
- ◆ CPC – Zoning prevails

■ FAR

- ◆ Task Force – Not included
- ◆ ZOAC – Allow limitation
- ◆ CPC – Not included

Key Issues

■ Prevailing Standards

- ◆ Uncertainty
- ◆ Enforceability
- ◆ Time period

■ Other CPC Amendments

- ◆ Require a final ballot
- ◆ Shift burden of proof of compatibility from permit applicant to City during prevailing standards

Summary

- Finding a balance
- Beneficial and reasonable tool
- Simple and transparent process

Next Steps