



MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, Ph.D., (612) 673-2830
DATE: May 13, 2014
SUBJECT: Conservation District Ordinance Update

In 2012 Councilmember Gordon introduced an amendment to our municipal code to permit the creation of conservation districts. CPED requests HPC feedback on the draft ordinance prior to bringing it forward for adoption.

The conservation district ordinance is intended to create a way for neighborhoods to protect their character-defining features in a way that's more prescriptive than the zoning code but less prescriptive than historic district design guidelines. The initial ordinance would only establish the framework for districts. It would not actually designate any districts. Such designations, as well as the development of district design guidelines, would occur at later dates when districts are nominated.

For nearly 1 ½ years staff has worked with a twenty-member technical advisory team to craft the draft ordinance. Comments from members of the public have been solicited and incorporated, as appropriate, primarily through two public meetings. A copy of the draft ordinance attached, with proposed additions to the existing Heritage Preservation Regulations underlined, and deletions stricken out. The vast majority of the changes occur in the new conservation district article added to the end of the ordinance, but related changes, and code clean-up items, occur throughout the ordinance. A sheet bearing proposed application form details is also attached.