

PC C&O 11/16/10 Item C3
Neighborhood Mixed Use and Historic Design.

There is a potential a conflict in the code between the Neighborhood Mixed Use requirements (see below) and potential Local Historic District design standards. 1010 E. Cesar Chavez would be a contributing property in the potential E. Cesar Chavez local historic district. The owner is trying to do a sympathetic rehab to make it a coffee shop. He is having to get a waiver from the Neighborhood Mixed Use requirements, which would remove the key historic features of the building. Can the code be changed so any LHD design standards would prevail over the mixed use requirements?

An existing structure to be used as a mixed-use building special use Section 25-2- 1504 of the Land Development Code anticipates Mixed-use Building Special Use to be new construction and does not anticipate the conversion of older existing structures to that use. The specific sections seeking a waiver are 25-2-1504(A) to allow for a building setback of 30' where 10' is maximum, and, 25-2-1504(C) to allow for 15% of the building frontage for awnings and to allow for 10% of the ground floor façade with doors and windows where 50% is the requirement.