ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2012-017 Rainey Street Historic District Density and Height

Description: Consider an ordinance amending Chapter 25-2-739 of the City Code, to encourage relocating historically significant buildings to appropriate locations outside of the Subdistrict in lieu of demolishing them.

Proposed Language: See attached draft ordinance.

Staff Recommendation: Staff recommends this amendment.

Background: Initiated by Planning Commission on September 25, 2012

The existing Rainey Street Subdistrict Regulations (Section 25-2-739) provide incentives for the relocation of historically significant structures within the Subdistrict, the entire area of which has Central Business District Zoning. The area of the Subdistrict from River Street to Driskill Street was listed as a National Register Historic District in September 1985 due to its historical significance and architectural integrity. The Central Business District zoning allows for high-rise, dense redevelopment of properties in the Subdistrict, which may lead property owners to seek demolition of historically significant buildings. Relocation of the historically significant buildings and their adaptive reuse is preferred over demolition as it allows for continued productive use of these resources, meets sustainability goals, reduces the amount of building materials being sent to the landfill, and allows the buildings to serve as compatible in-fill in other neighborhoods.

Therefore the Historic Landmark Commission passed a resolution requesting the Subdistrict incentives be revised to encourage developers to pursue relocating historically significant buildings to appropriate locations outside the district in lieu of demolishing them.

The Planning Commission initiated the code revisions and the proposal was presented to the Waterfront Advisory Board for comment.

The Ordinance will be presented to Planning Commission in January 2013.

Board and Commission Actions

Planning Commission Subcommittee on Codes and Ordinances – Voted to send this item to full Planning Commission on January 15, 2013. Vote: 4-0.

Planning Commission – On January 22, 2013 Planning Commission voted to postpone to February 26, 2013 to allow the draft ordinance to be reviewed by Downtown Commission.

Downtown Commission - On February 20, 2013 the Downtown Commission voted to recommend approval of the draft ordinance. Vote: 9-1.

Planning Commission - On February 26, 2013 the Planning Commission voted to recommend approval of the draft ordinance. Vote: 9-0.

Council Action
City Council – A public hearing at City Council has been set for March 7, 2013.

Ordinance Number: **NA**

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