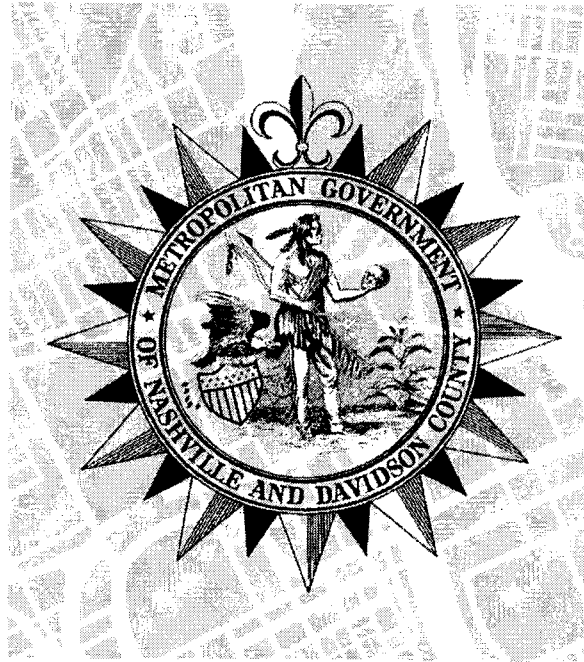


# Metropolitan Planning Commission



Staff Reports

January 10, 2008



## **PREVIOUSLY DEFERRED ITEMS**



**2007Z-167U-08**  
Germantown Historic District  
Map Various, Parcels Various  
Subarea 8 (2002)  
Council District 19 - Erica S. Gilmore



**Project No.**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**  
**Deferral**

**Zone Change 2007Z-167U-08**  
BL2007-19  
19 – Gilmore  
1 - Thompson  
Councilmember Erica Gilmore  
*Deferred at the December 13, 2007, Planning  
Commission meeting*

**Staff Reviewer**  
Staff Recommendation

Logan  
*Approve, **including a condition that the proposed  
design guidelines applied by the Historic Zoning  
Commission be revised to incorporate the standards of  
the Germantown Detailed Neighborhood Design Plan.***

**Note:**

**A staff analysis and recommendation for this item was posted on the Planning Department website on December 19, 2007. The final staff report below includes some additional recommendations, which are highlighted in bold and underlined.**

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**APPLICANT REQUEST**

**A request to apply the historic overlay district to 548 properties in Germantown bounded by Rosa Parks Boulevard, Jefferson Street, Hume Street, and 2nd Avenue North (92.04 acres).**

**Deferral**

This request was deferred at the December 13, 2007, Planning Commission meeting so Planning staff could review new information provided shortly before the meeting. Metro Historic Zoning Commission (MHZC) staff explained that intent of the overlay was to conserve the neighborhood character, not preserve individual historic structures. MHZC staff further indicated that the purpose of the proposed historic overlay district is significantly different from the goals and objectives of the existing MDHA redevelopment district. Staff requested the deferral to provide additional time to evaluate the request in light of the stated intent.

For the reasons stated below, staff now recommends approval of the requested overlay with the boundary as approved by Metro Historic Zoning Commission, with the exception of the four properties removed during first reading Metro Council.



## Metro Planning Commission Meeting of 1/10/2008

### Existing Zoning

#### R6 District

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.72 dwelling units per acre including 25% duplex lots.

#### SP-R District

Specific Plan-Residential is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

#### SP-MR District

Specific Plan-Mixed Residential is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of housing types.

#### SP-MU District

Specific Plan-Mixed Use is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

#### OR20 District

Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

#### MUN District

Mixed Use Neighborhood is intended for a low intensity mixture of residential, retail, and office uses.

#### MUG District

Mixed Use General is intended for a moderately high intensity mixture of residential, retail, and office uses.

#### CS District

Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

#### CF District

Core Frame is intended for a wide range of parking and commercial service support uses for the central business District.