

**METROPOLITAN HISTORIC ZONING COMMISSION**  
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## **PROPOSAL TO REVISE THE LOCKELAND SPRINGS-EAST END NEIGHBORHOOD CONSERVATION DESIGN GUIDELINES FOR THE AREA AT S 10<sup>TH</sup> STREET & SHELBY AVENUE**

The consolidated Neighborhood Conservation design guidelines includes a chapter for each overlay in Part II of the design guidelines. In that section, some neighborhoods include guidance addresses the unique character of a specific area within its overlay. This memo is draft language for a potential proposal to revise the Lockeland Springs-East End chapter of the consolidated design guidelines for new construction on the east side of S 10<sup>th</sup> Street, which is the transition between a conservation zoning overlay and a historic preservation zoning overlay and does not have a historic context, and Shelby Avenue, which has minimal historic context and is the edge of the overlay. (Maps are temporary versions.)

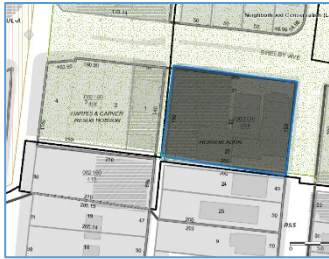


### **S 10th Street Edge ( zoned MUL-A, RM20-A, and SP)**

These design guidelines apply to the east side of S 10<sup>th</sup> Street, between Shelby Avenue and Russell Street and 1000 Shelby Street (08216040700) and to non-contributing properties. Due to lack of historic context, the commission recognizes that a different type of development may be possible at these locations.

1. Height maximum: For most lots, the maximum height is three stories or 35' as measured from front-center of existing grade to ridge or top of parapet.
  - a. Exception 1: Forty-five feet might be possible for the corner at 1001 Shelby, with the height tapering down on S 10<sup>th</sup> Street and Shelby Avenue.
  - b. Exception 2: If the height maximum is used at 1000 Shelby Avenue, the height should taper down to one story, next to the one story historic building at 1006 Shelby Ave.
2. Roof Forms: Pitched or Flat (parapet) (If the proposal is for a gabled, 3-story building, the roof pitch should be low so as not to add another half story.)
3. Minimum Front **Setback: 10' from ??** Brett is checking to see how quickly Metro Planning and NDOT are anticipating making some decisions about ROW cross-sections for S 10<sup>th</sup> Street and Shelby Ave in order to determine the appropriate front setback.
4. Front Additions: Generally, the design guidelines do not allow for front additions; however, since almost all existing buildings are non-contributing, front additions that meet all other design guidelines are possible here, so that existing buildings can meet the lesser front setback, if desired.
5. Outbuildings may be attached or detached.

- a. When attached structured parking is included, a minimum of the first 30' of the building must be conditioned space and should not be garage space to ensure that the project meets the design guidelines for "orientation," in terms of actual front windows and doors.
- b. When an outbuilding that does not meet the 20' rear setback, it should follow the design guidelines for outbuildings in Part I, no matter its use, so that the project tapers down to the smaller scale development on S. 11<sup>th</sup> Street.



**1014 Shelby (08313022400) (zoned RM20-A)**

This lot includes a historic church; however, it also includes a sizeable parking lot. These design guidelines are for potential infill on the parking lot to the west of the church that respects the historic one-story building on one side and the historic church on the opposite side.

1. Height maximum: Two stories or 28' feet as measured from front-center of existing grade to ridge.
2. Roof Forms: Pitched (If two-stories, the roof pitch should be low so as not to add another half story.)
3. Minimum Front Setback: 10' from ?? Brett is checking to see how quickly Metro Planning and NDOT are anticipating making some decisions about ROW cross-sections for S 10<sup>th</sup> Street and Shelby Ave in order to determine the appropriate front setback.



**1100 Block of Shelby, Southside (zoned RM20-A and all one owner)**

This block does not include any historic buildings, but the historic context across the street and further east on Shelby Avenue is primarily one and one-half stories. The block is bookended on one side by a three-story historic church and on the other by S 12<sup>th</sup> Street.

1. Height maximum: Three stories or 35' as measured from front-center of existing grade to ridge or top of parapet.
  - a. The third story should step back 15' from the front wall.
  - b. Exception: The section 50' west of the intersection of S 12<sup>th</sup> should be treated as a transitional area from the three-story maximum to the primarily one and one-half story historic context. New construction in this area should not exceed two stories, or 28' as measured from the front-center of existing grade to ridge/parapet.
2. Roof Forms: Pitched or Flat (parapet) (If the proposal is for a pitched three-story building, the roof pitch should be low so as not to add another half story.)
3. Minimum Front Setback: The front setback should be in keeping with the historic church on the south-west corner of Shelby and S 11<sup>th</sup> Street (08313022400).
4. Outbuildings may be attached or detached.
  - a. When attached structured parking is included, a minimum of the first 30' of the building must be conditioned space and should not be garage or other non-conditioned space to ensure that the project meets the design guidelines for "orientation," in terms of actual front windows and doors.