BILL NO. BL2018-1317 (A. DAVIS) – This ordinance, as substituted, would amend the Neighborhood Landmark (NL) District provision in Title 17 of the Metro Code of Laws (MCL).

The substitute reorganizes and clarifying the existing provision of MCL Section 17.40.160, while making some changes to the existing procedures. The ordinance would consolidate the two parts of the NL district process: the establishment of the NL district and the approval of a development plan. This would become a single application. Further, proposals to add new uses to a development plan would be considered amendments and require approval of the Metro Council.

The application would be required to detail fourteen criteria, an increase from the current twelve criteria. The requirement of certification by a civil engineer, architect, landscape architect, or urban planner of direct involvement in preparation of the development plan would be removed. Three criteria would be added: how the NL district meets the criteria set forth in 17.36.420; the number, location, width, height, type and lighting of any existing or proposed signs; and the anticipated traffic impact, as documented in a traffic impact study or access study if required by Metro Public Works.

Existing provisions regarding Permitted Land Uses authorize additional uses, including uses prohibited by the underlying zoning districts, to be "permitted subject to certain conditions as described in the neighborhood landmark development plan, provided they are determined by the planning commission to be compatible with, and sensitive to, abutting properties and the overall neighborhood fabric and appropriate to preserve and maintain the district." This would be amended to require the uses to be approved by the Metropolitan Council. This would clarify the existing policy that these additional uses be approved by the Council.

Other minor housekeeping amendments would be made to existing provisions, including reorganization of existing information, deletion of redundant information, and clarification of existing language.