



Stephanie Rawlings-Blake
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 12, 2016

REQUEST: Review and Response to City Council Bill for Urban Renewal Amendments:
City Council Bill 16-0638: Urban Renewal – Hilton North Business Area –
Amendment of Plan exhibit to reflect the change in zoning

RECOMMENDATION: CHAP has no objection to the amendment and defers to Planning regarding zoning amendments.

STAFF: Stacy Montgomery

PETITIONER(S): Introduced by City Councilman Mosby at the request of North Avenue Gateway II, LP

SITE/HISTORIC DISTRICT

The properties are located on the north side of North Avenue between North Longwood Street and North Rosewood Street. The properties included in the Amendment are 3000-3052 North Avenue. The properties are not within any historic district and have no historic designation.

Site Conditions/Architectural Description: The properties in question include a variety of 2 and 3-story rowhouses, many with 1-story commercial fronts, several vacant lots, and a row of 20th century storefronts in front of a large free-standing brick house.

BACKGROUND

- There are no previous CHAP actions regarding this site.
- This bill has been referred to CHAP for comment.

PROPOSAL

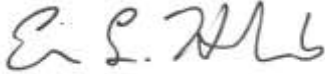
Bill 16-0638 Urban Renewal – Urban Renewal – Hilton North Business Area – Amendment will amend the Urban Renewal Plan for Hilton North Business Area to amend Exhibit 4 of the Plan to reflect the change in zoning, upon approval by separate ordinance, for the properties known as 3000-3052 West North Avenue; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

This bill will amend maps to reflect changes to zoning that are to be approved in a separate ordinance.

ANALYSIS

CHAP staff finds that with the proposed amendments will have no impact on designated historic properties as the amendments serve to update the Urban Renewal Plan based upon zoning changes.

Staff recommends a finding of no objection and deferment to Planning regarding zoning.

A handwritten signature in black ink, appearing to read "E. S. Holcomb".

Eric Holcomb
Director

MAPS & IMAGES

Map 1.1 Aerial



Map 1.2 Site Map

