



# NORTH PARK PLANNING COMMITTEE

[northparkplanning.org](http://northparkplanning.org)

## URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, August 4, 2014 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

### I. Parliamentary Items (6:00 pm)

- A. Call to Order\*
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: July 7, 2014
- D. Announcements

### II. Non Agenda Public Comment (2 minutes each).

### III. Action/Discussion

#### A. 2447 Felton St. – Neighborhood Development Permit (NDP) & Variance - Action

The project requires a Neighborhood Development Permit (NDP) for single dwelling unit development on an individual lot that is less than or equal to 15,000 square feet and contains sensitive biological resources as described in Section 143.0110. Further, the project requires a Neighborhood Development Permit for construction of a privately owned structure proposed in the public right-of-way dedicated for a street, where the applicant is the record owner of the underlying fee title as described in Sections 129.0710(a) and 129.0710(b)(2). The project also requires a Variance for proposed development that does not comply with the development regulations of the Land Development Code for the RS-1-1 underlying base zone. The deviations identified are for Floor Area Ratio and the required Front Yard Setback.

#### B. North Park Community Plan Update (CPU) – Urban Design Element - Discussion

Proposed urban design features in Encanto's CPU: lessons to learn?

Commercial / Residential use compatibility: draft design guidelines from Planning Dept.

#### C. North Park CPU – Urban Design Element – CPIOZ/Historic - Discussion

(As time permits). Community Plan Implementation Overlay Zones (CPIOZ) and their potential use in the North Park CPU to address historic preservation concerns.

### IV. Information

None

### V. Unfinished, New Business & Future Agenda Items

None

### VI. Adjournment (8:00 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, September 8, 2014

For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Peter Hill, at [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org) or (619) 846-2689.

*\* Subcommittee Membership & Quorum: When all 15 elected NPPC Board Member seats are filled, the maximum total of seated (voting) UD-PR Subcommittee members is 13 (up to 7 elected NPPC Board Members and up to 6 seated North Park community members). To constitute a quorum, a majority of the seated UD-PR Subcommittee members must be elected NPPC Board Members.*

*\*\* Community Voting Members: North Park residents and business owners may gain UD-PR Subcommittee voting rights by becoming a General Member of the NPPC and by attending three UD-PR Subcommittee meetings. Please sign-in on the meeting attendance list and notify the Chair or Vice-Chair if you are attending to gain Subcommittee voting rights.*

**North Park Planning Committee** meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2<sup>nd</sup> Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on April 15, 2014.

For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed:



[NorthParkPlanning](#)



[@NPPlanning](#)