

MEMORANDUM

TO: APC Ordinance Committee
FROM: Ryan O'Gara, AICP
SUBJECT: Highland Park Neighborhood Form Based Overlay
DATE: May 27, 2021

Begun in early 2018, the residents of the historic Highland Park Neighborhood began to study ways to better preserve the look, feel, and quality of life in their neighborhood. Their efforts resulted in a request to city council in 2019 to authorize the APC staff to assist in their efforts and explore any zoning amendments that might further their goals.

After numerous neighborhood gatherings, a draft of a form based overlay was developed by staff that addressed the development concerns of the neighborhood. Unlike previous overlays developed by staff, the Highland Park Form Based Overlay is very limited in scope (per the desires of the neighborhood) to address just a few important items to the residents for new home construction, such as placement of detached garages, roof pitch, and standards for front porches.

These limited development constraints are designed to ensure any new home construction will harmonize with the numerous historic homes and not detract from the character of the neighborhood. Further information can be found here:

<https://highlandparklafayette.com/overlay/>

This ordinance amendment proves the form based overlay process established in Chapter 7 is incredibly customizable to address specific development needs for specific areas of the community.

STAFF RECOMMENDATION:

Approval and send to full commission