
**Unified Zoning Ordinance Amendment #101
HIGHLAND PARK NEIGHBORHOOD FORM-BASED OVERLAY**

**Staff Report
July 15, 2021**

BACKGROUND:

In early 2018, a Preservation Steering Committee was formed by Highland Park residents to study and propose strategies to preserve the look, feel and quality of life in Highland Park. The effort was born out of a neighborhood survey that was administered by the Highland Park Neighborhood Association which determined that:

- Residents bought their Highland Park home because of the character of the neighborhood, its location, and the architecture/ design of their home.
- Neighbors are proud to live in Highland Park
- Residents like the neighborhood because of its historic character, location, and the diversity in architecture of homes.

After the Lafayette City Council passed a resolution in 2019 for APC to work with the neighborhood to address their concerns, the committee evaluated with staff various strategies to preserve the neighborhood and came up with a proposal for a form-based zoning overlay. The committee coalesced around the idea of a limited overlay focused on certain features of suburban types of home architecture that do not fit well into Highland Park.

After numerous neighborhood meetings and a positive recommendation from the Ordinance Committee in June of this year, staff is confident that the concerns of the neighborhood relative to new home construction will be addressed by this amendment.

PROPOSAL

Section 1 Add Section 7-4 Highland Park Neighborhood Form-Based Overlay to Chapter 7, Form-Based Overlays.

RECOMMENDATION:

Approval