

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 223 ACRES, LOCATED GENERALLY SOUTH OF MADISON STREET, WEST OF THE ALLEY BETWEEN NEVADA AVENUE AND WEBER STREET, NORTH OF UINTAH STREET, AND EAST OF THE MIDPOINT OF THE PROPERTY BETWEEN WOOD AVENUE AND ALAMO AVENUE**

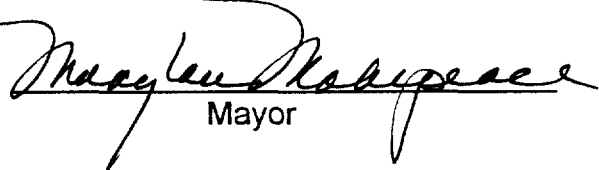
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning the real property described in Exhibit A, attached hereto and made a part hereof by reference, by adding the Historic Preservation (HP) Overlay Zone to the existing R-1 9000, R-1 6000, R-2, R-4, and R-5 zones for the North End National Register Historic District, pursuant to the Zoning Ordinance of the City of Colorado Springs.

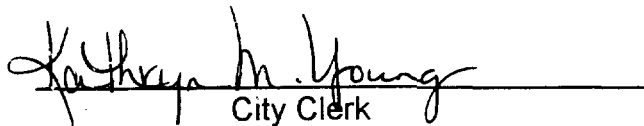
Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26 day of September, 2000.

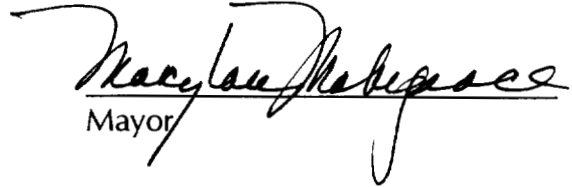
  
Mayor

ATTEST:

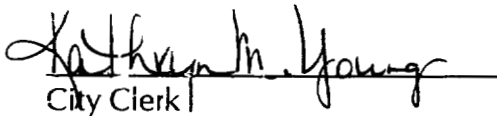
  
City Clerk

HPB/CPC P 00-00133

Finally passed, adopted and approved this 10th day of October, 2000.

  
Mayor

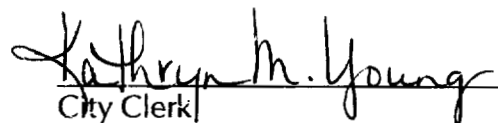
ATTEST:

  
City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO APPROXIMATELY 223 ACRES, LOCATED GENERALLY SOUTH OF MADISON STREET, WEST OF THE ALLEY BETWEEN NEVADA AVENUE AND WEBER STREET, NORTH OF UINTAH STREET, AND EAST OF THE MIDPOINT OF THE PROPERTY BETWEEN WOOD AVENUE AND ALAMO AVENUE"**

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 26, 2000, that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of October, 2000, and that the same was published by summary, in accordance with Section 3-80 of Article III of the Charter, in the Daily Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 10th day of October, 2000.

  
City Clerk

# DEVELOPMENT SERVICES DIVISION LEGAL DESCRIPTION FORM

FOR OFFICIAL USE ONLY	
DATE RECD	_____
FILE NO.	_____
CHECKED (FOR LOC. & CONFIG.)	_____
STAFF	_____

## LEGAL DESCRIPTION OF THE PROPOSED NORTH END HISTORIC PRESERVATION OVERLAY ZONE DISTRICT

Begin at the northeast corner of Lot 1, Block 513, North End Addition to Colorado Springs, thence east 10 feet and north 30 feet as the Point of Beginning, thence south along the centerline of the alley between Nevada Avenue and Weber Street to a point 200 feet east and 50 feet south of the southwest corner of Block 211, Addition Number 1 to Colorado Springs, thence west along the centerline of Uintah Street to a point 50 feet south of the southeast corner of Lot 4, Block B. Mayfair Addition to Colorado Springs, thence north along the west line of Wood Avenue right-of-way to a point 17.5 feet north of the northeast corner of Lot 1, Block 1, El Parque Addition to Colorado Springs, thence east 50 feet to the centerline of Wood Avenue, thence north along the centerline of Wood Avenue to a point 50 feet west and 30 feet north of the northwest corner of Lot 1, Block E, Wood Avenue Addition to Colorado Springs, thence east along the centerline of Jefferson Street to a point 30 feet south and 10 feet east of the southeast corner of Lot 4, Block D, Wood Avenue Addition to Colorado Springs, thence north along the centerline of the alley between Wood Avenue and Cascade Avenue to a point 10 feet west and 30 feet north of the northwest corner of Lot 32, Block 510, North End Addition Number 2 to Colorado Springs, thence east along the centerline of Madison Street to Point of Beginning, plus the following parcels:

Lot 4, Block B, Mayfair Addition to Colorado Springs plus a tract in the NW4NW4 of Section 7, Township 14 South, Range 66 West described as follows: begin at the southwest corner of Lot 4, Block B, Mayfair Addition to Colorado Springs, as the Point of Beginning, thence west along the north line of Uintah Street extended west 44.5 feet to a point 234.5 feet west of the west line of Wood Avenue, angle R 89 degrees 54 minutes northerly 100.06 feet to the north line of Lot 4 extended west, thence east along said north line extended to the northwest corner of said Lot 4, thence southerly 100.04 feet to Point of Beginning; plus

Lots 1, 2 and 3, Block B, Mayfair Addition to Colorado Springs, and tracts adjacent to said Lots 1 and 2 extended westerly to the east line of Monument Valley Park and also a triangular tract 30 feet by 100.1 feet by 104 feet, more or less, adjacent on the south line of the southwest corner of tracts described above, also a tract adjacent to the northerly boundary line of Lot 3, Block B, Mayfair Addition to Colorado Springs, that is approximately 80.0 feet in width, subject to right-of-way for ingress and egress as recorded in Book 3431, Page 673, El Paso County Clerk and Recorders Office; plus

Lot 4, Block A, Mayfair Addition to Colorado Springs, plus an adjacent tract described as follows: Begin at the northwest corner of said Lot 4 as the Point of Beginning, thence westerly 155.75 feet, thence southerly 100 feet, thence easterly 155.75 feet, thence northerly 100 feet to Point of Beginning; plus

**DEVELOPMENT SERVICES  
DIVISION  
LEGAL DESCRIPTION FORM**

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DATE RECD _____
FILE NO. _____
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STAFF _____

Lot 3, except the westerly 17.16 feet, Block A, Mayfair Addition to Colorado Springs; plus

A portion of Wood Terrace Drive right-of-way described as follows: begin at the northwest corner of Lot 3, Block A, Mayfair Addition to Colorado Springs, thence east 17.16 feet to the Point of Beginning, thence northerly 12.5 feet to the centerline of Wood Terrace Drive, thence easterly along the centerline of Wood Terrace Drive to a point 12.5 feet south of the southwest corner of Lot 1, Wood Terrace Addition to Colorado Springs, thence northerly 12.5 feet to the southwest corner of said Lot, thence easterly along the south line of said lot 150 feet to the southeast corner of said Lot, thence southerly 25 feet to the northeast corner of Lot 3, Block B, Mayfair Addition to Colorado Springs, thence westerly along the north line of said Lot to Point of Beginning; plus

Lot 1, Wood Terrace Addition to Colorado Springs; plus

Lot 2, Wood Terrace Second Addition to Colorado Springs; plus

Lot 2, except the west 5.97 feet, Markers Subdivision to Colorado Springs; plus

The east 150 feet of Lot 1, Markers Subdivision to Colorado Springs; plus

A portion of Columbia Street right of way described as follows: begin at the northeast corner of Lot 1, Markers Subdivision to Colorado Springs for the Point of Beginning, thence westerly along the north lot line of said Lot 150 feet, thence northerly 30 feet to the centerline of Columbia Street, thence easterly along the centerline of Columbia Street to a point 30 feet south of the centerline extended of the alley between Alamo Avenue and Wood Avenue, thence northerly 30 feet to the centerline of said alley, thence easterly parallel to the north lot line of Lot 1, Marker's Subdivision to Colorado Springs 160 feet, thence southerly along the western boundary of Wood Avenue right-of-way to the Point of Beginning; plus

A tract in the SW4SE4SW4 of Section 6, Township 14 South, Range 66 West described as follows: begin at a point on the west line of Wood Avenue 152 feet north of the intersection of the west line of Wood Avenue and the north line of Columbia Street to establish the Point of Beginning, thence run westerly parallel to the north line of Columbia Street 155.71 feet, thence angle L 91 degrees, 47 minutes southerly 150 feet, thence angle L 88 degrees 13 minutes easterly and parallel to the first course 150 feet, thence angle L along the west line of Wood Avenue 152 feet to the Point of Beginning; plus

**DEVELOPMENT SERVICES  
DIVISION  
LEGAL DESCRIPTION FORM**

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FILE NO. _____	
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STAFF _____	

A tract in the SW4SE4SW4 of Section 6, Township 14 South, Range 66 West described as follows: begin at a point on the west line of Wood Avenue 215 feet north of the intersection of the west line of Wood Avenue with the north line of Columbia Street to establish the Point of Beginning, thence run westerly parallel to the north line of Columbia Street 157.85 feet, angle L 91 degrees 47 minutes southerly 63 feet, thence angle L 88 degrees 13 minutes easterly and parallel to the first course 155.71 feet to a point on the west line of Wood Avenue, thence angle L 90 degrees and run north along the west line of Wood Avenue 63 feet to the Point of Beginning; plus

A tract in the SW4SE4SW4 of Section 6, Township 14 South, Range 66 West described as follows: begin on the west line of Wood Avenue 50 feet south of the southeast corner of Lot 21, Block J, D. Russ Wood Addition to Colorado Springs as the Point of Beginning, thence run south 50 feet, west parallel to the southerly line of Block J to the west line of the SW4SE4SW4 of Said section 6, north 50 feet, thence east to the point of beginning; plus

A tract in the SW4SE4SW4 of Section 6, Township 14 South Range 66 West described as follows: begin at the southeast corner of Lot 21, Block J, D. Russ Wood Addition to Colorado Springs as the Point of Beginning, thence southerly along the west line of Wood Avenue 50 feet, thence westerly on a line parallel to the south line of said Lot 21 to the west line of the SW4SE4SW4 of said Section 6, thence northerly to the southwest corner of Lot 21, Block J, D. Russ Wood Addition to Colorado Springs, thence easterly on the south line of Lot 21 to the Point of Beginning; plus

Lot 21, Block J, D. Russ Wood Addition to Colorado Springs; plus

Lot 20, Block J, D. Russ Wood Addition to Colorado Springs; plus

Lot 19, Block J, D. Russ Wood Addition to Colorado Springs, and an adjacent tract as follows: Beginning at the northwest corner of said Lot 19 as the Point of Beginning, thence west on the westerly extension of the north line of Lot 19 to intersect with the easterly line of the 20 foot wide alley, southerly on said alley line to intersect with the westerly extension of the southerly line of said lot, thence easterly on said extension to the southwest corner of Lot 19, thence northerly on the west line of said lot to the Point of Beginning; plus

Lot 18, Block J, D. Russ Wood Addition to Colorado Springs; plus

**DEVELOPMENT SERVICES  
DIVISION  
LEGAL DESCRIPTION FORM**

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STAFF _____	

Lot 17 and the south half of Lot 16, Block J, D. Russ Wood Addition to Colorado Springs and an adjacent tract as follows: begin at the southwest corner of said Lot 17 as the Point of Beginning, thence run westerly along the southerly line of Lot 17 extended to a point 190 feet from the west line of Wood Avenue, thence northerly and parallel with the west line of Wood Avenue 75 feet, thence easterly and parallel with the first course to a point on the westerly boundary line of Block J. thence southerly along the westerly boundary line to the southwest corner of Lot 17 as the Point of Beginning; plus

Lot 15 and the north half of Lot 16, Block J, D. Russ Wood Addition to Colorado Springs and an adjacent tract as follows: begin at the northwest corner of said Lot 15 as the Point of Beginning, thence run westerly on the north line of said Lot 15 extended to a point 190 feet west of the west line of Wood Avenue, thence south parallel with the west line of Wood Avenue 75 feet more or less to a point on the centerline of Lot 16 extended, thence east to the west line of Block J, thence northerly along the west line of Block J to the Point of Beginning; plus

Lot 14 and the south half of Lot 13, Block J, D. Russ Wood Addition to Colorado Springs, and an adjacent tract as follows: begin at the southwest corner of said Lot 14 as the Point of Beginning, thence west to a point 190 feet west of the west line of Wood Avenue, thence north 75 feet, thence east to the west line of Block J, thence southerly along the west line to the Point of Beginning; plus

Lot 12 and the north half of Lot 13, Block J, D. Russ Wood Addition to Colorado Springs, and an adjacent tract as follows: Part of Lot 2, Block 8 of Valley Park Addition Number 2 to Colorado Springs as follows: begin at the northeast corner of said lot to establish the Point of Beginning, thence run westerly along the north line thereof 19.8 feet, thence angle L 85 degrees, 53 minutes southerly 47.67 feet, thence angle left 89 degrees, 28 minutes easterly 19 feet, thence angle left 89 degrees, 35 minutes northerly 49.3 feet to the Point of Beginning; plus

Lot 11 and the south half of Lot 10, Block J, D. Russ Wood Addition to Colorado Springs, and an adjacent tract as follows: begin at the southwest corner of Lot 11 as the Point of Beginning, thence run 90.04 feet more or less along the west line of Lots 10 and 11 to the northwest corner of Lot 10, thence west 4.96 feet, thence south 90.04 feet more or less along the east line of the alley, thence east 6 feet more or less to the Point of Beginning; plus

A portion of the right-of-way of Caramillo Street described as follows: begin at the southeast corner of Lot 8, Block J, D. Russ Wood Addition to Colorado Springs as the Point of Beginning, thence southerly along the west line of Wood Avenue 40 feet to the intersection with the southerly line of Caramillo Street, thence westerly to a point 14.96 feet east of the western lot line of Block J, thence northerly 40 feet to the intersection of the north line of Caramillo Street, thence easterly along the south line of said Lot 8 to the Point of Beginning; plus

**DEVELOPMENT SERVICES  
DIVISION  
LEGAL DESCRIPTION FORM**

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Lot 8 and the south half of Lot 7, Block J, D. Russ Wood Addition to Colorado Springs, and an adjacent tract as follows: begin at the southwest corner of Lot 8 as the Point of Beginning, thence westerly along said lot line extended 13.45 feet, thence northerly and parallel 190 feet from the west line of Wood Avenue 75 feet to a point on the east/west centerline of Lot 7 extended westerly, thence easterly along said extended centerline 10.45 feet to the west line of Lot 7, thence southerly along the west line of Lots 7 and 8 to the Point of Beginning; plus

Lot 6 and the north half of Lot 7, Block J, D. Russ Wood Addition to Colorado Springs, also a part of Lot 1, Block 7, Valley Park Addition Number 2 to Colorado Springs, described as follows: That part of the NE4SW4SW4 of Section 6, Township 14 South, Range 66 West as follows: Begin at the northwest corner of Lot 6, Block J, D. Russ Wood Addition to Colorado Springs, thence westerly along the extension of the north line of Lot 6 30.5 feet, thence southerly parallel to the west line of Lot 1, Block 7, Valley Park Addition Number 2 to Colorado Springs 13.3 feet, more or less, thence westerly parallel to the first course 52.05 feet, thence southerly parallel to the western line of said lot 29.34 feet, thence easterly parallel to the first course 176 feet more or less, thence southerly parallel to the second course 35 feet, thence easterly to the first course 10.45 feet, thence northerly 75 feet to the Point of Beginning; plus

Lot 5 and the south 15 feet of Lot 4, Block J, D. Russ Wood Addition to Colorado Springs; plus

The south 40 feet of Lot 3 and the North 35 feet of Lot 4, Block J, D. Russ Wood Addition to Colorado Springs; plus

Lot 2 and the north 10 feet of Lot 3, Block J, D. Russ Wood Addition to Colorado Springs; plus

Lot 1, Block J, D. Russ Wood Addition to Colorado Springs, except the westerly 50 feet; plus

A portion of the right-of-way of Del Norte Street described as follows: begin at the northwest corner of Lot 1, Block J, D. Russ Wood Addition to Colorado Springs as the Point of Beginning, thence northerly 50 feet to the centerline of Del Norte Street, thence westerly to a point 50 feet south of the centerline of the alley between Alamo Avenue and Wood Avenue, thence northerly to the intersection of the north line of Del Norte Street and said alley, thence easterly 196 feet to the southeast corner of Lot 20, Block A, D. Russ Wood Addition to Colorado Springs, thence southerly 100 feet along the west line of Wood Avenue to the Point of Beginning; plus

**DEVELOPMENT SERVICES  
DIVISION  
LEGAL DESCRIPTION FORM**

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The east 110 feet of Lots 19 and 20, Block A, D. Russ Wood Addition to Colorado Springs; plus

Lot 18, Block A, D. Russ Wood Addition to Colorado Springs; plus

Lot 17, Block A, D. Russ Wood Addition to Colorado Springs; plus

Lot 16, Block A, D. Russ Wood Addition to Colorado Springs; plus

Lot 15 and the south half of Lot 14, Block A, D. Russ Wood Addition to Colorado Springs; plus

Lot 13 and the north half of Lot 14, Block A, D. Russ Wood Addition to Colorado Springs; plus

Lots 11 and 12, Block A, D. Russ Wood Addition to Colorado Springs; plus

Lots 8, 9 and 10, Block A, D. Russ Wood Addition to Colorado Springs; plus

The easterly 164.78 feet of Lots 6 and 7, Block A, D. Russ Wood Addition to Colorado Springs;  
plus

Lots 3, 4 and 5, Block A, D. Russ Wood Addition to Colorado Springs, and an adjacent tract as follows: Begin at the northwest corner of said Lot 3 as the Point of Beginning, thence run along the north line of Lot 3 extended westerly 86.8 feet, thence south and parallel to the west line of Wood Avenue 150 feet, thence east and parallel to the first course 86.8 feet to the southwest corner of Lot 5, thence north along the west line of Lots 5, 4 and 3 150 feet to Point of beginning; plus

A portion of the right-of-way of Fontanero Street as follows: begin at a point 276.8 feet west of the northeast corner of Lot 3, Block A, D. Russ Wood Addition to Colorado Springs as the Point of Beginning, thence northerly 50 feet to the centerline of Fontanero Street, thence easterly along the centerline of Fontanero Street to a point 50 feet south and 115 feet west of the southeast corner of Lot 5, Block 1, El Parque Addition to Colorado Springs, thence northerly to the north line of Fontanero Street, thence easterly along the south line of said Lot 5 115 feet to the west line of Wood Avenue, thence southerly to the intersection with the south line of Fontanero Street, thence westerly along the north line of Lot 3, Block A, D. Russ Wood Addition to Colorado Springs; plus

The south 65 feet of the east 115 feet of Lot 5, Block 1, El Parque Addition to Colorado Springs;  
plus

The south 25 feet of the east 115 feet of Lot 4, and the north 35 feet of the east 115 feet of Lot 5, Block 1, El Parque Addition to Colorado Springs; plus



**DEVELOPMENT SERVICES  
DIVISION  
LEGAL DESCRIPTION FORM**

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The easterly 150 feet of the north 75 feet of Lot 4, Block 1, El Parque Addition to Colorado Springs; plus

The south 60 feet of the east 150 feet of Lot 2, and the east 150 feet of Lot 3, Block 1, El Parque Addition to Colorado Springs; plus

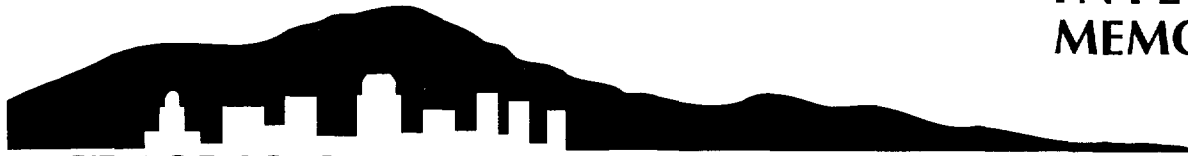
All of Lot 1, and Lot 2, except the south 60 feet, Block 1, El Parque Addition to Colorado Springs; plus

A portion of the right-of-way of El Parque street described as follows: begin at the southwest corner of Lot 1, Block 1, El Parque Addition to Colorado Springs, as the Point of Beginning, thence run westerly along the south line of said Lot 3 extended to the centerline of El Parque Street, thence follow said centerline northeasterly to the point of intersection with the centerline of Wood Avenue, thence southerly 17.5 feet to the northeast corner of Lot 1, Block 1, El Parque Addition to Colorado Springs, thence west and southwesterly along the northern line of said Lot to the Point of Beginning;

consisting of approximately 223 acres.

# INTEROFFICE MEMORANDUM

1417-00



CITY OF COLORADO SPRINGS

**DATE:** August 25, 2000

**TO:** James H. Mullen, City Manager

*J. K. Kramer for*

**FROM:** Quinn Peitz, City Planning Group Support Manager

Tim Scanlon, Senior Planner, Comprehensive Planning / Land Use

**RE:** Approval of a change of zoning classification; File No. HPB/CPC P 00-133

**SUMMARY:** Request by the City of Colorado Springs Historic Preservation Board to amend existing R-1 9000, R-1 6000, R-2, R-4 and R-5 zones by the addition of the Historic Preservation (HP) Overlay Zone for the North End National Register Historic District, consisting of approximately 223 acres and 657 properties, located generally south of Madison Street, west of the alley between Nevada Avenue and Weber Street, north of Uintah Street, and east of the midpoint of the property between Wood Avenue and Alamo Avenue, and consideration of design standards for use in reviewing certain Regional Building Department permits.

**PREVIOUS COUNCIL ACTION:** City Council voted 4-3 to deny a similar zone change request in January 1991.

**BACKGROUND:** This current consideration was initiated by the Old North End Neighborhood (see Stakeholders Process). Since passage of the Historic Preservation Ordinance in 1988, four individual buildings in the city have been zoned under the HP overlay; no districts (multiple properties) have been zoned. Overlay zoning establishes a review by the City's Historic Preservation Board (HPB) of certain RBD permits (building, demolition, moving, sign) affecting the exterior of a designated property. The review is based on standards approved by City Council when Overlay zoning is established. Individual buildings are evaluated according to the Secretary of the Interior's Standards for Rehabilitation. Interim Design Standards have been developed for use in evaluating permit requests in the North End; these were based on the "North End Design Guidelines," authored by Debbie Abele and Mark Nelson for the City in 1989.

For properties listed on the National Register of Historic Places, the HPB may ultimately deny issuance of a permit. All other properties may have a requested permit delayed up to 90 days from date of application to provide an opportunity to reach an agreement on the effect of a requested permit. Other ordinance provisions include consideration of economic and non-economic hardship. All decisions of the HPB may be appealed to City Council.

While the HP overlay is considered, requests for RBD permits are reviewed by the HPB. Since initiation of the process, 27 items have been reviewed at 8 meetings. All have been approved, 24 as submitted, 2 with conditions and 1 as a finding of economic hardship.

**FINANCIAL IMPLICATIONS:** No change in budgeting. Regarding staff resources, staffing of the HPB review of permits, with an anticipated increased interest in the Colorado Tax Credit program for certified rehabilitation, is projected to cause an increase in Senior Planner support of historic preservation efforts from a .2 FTE to a .5 FTE. Increased clerical support will also result.

**HISTORIC PRESERVATION BOARD/CITY PLANNING COMMISSION**

**RECOMMENDATION:** On July 17, 2000, the HPB voted 4-0 to recommend approval of the Overlay Zone, to recommend approval of revised design standards, to recommend a three year cycle of review of the adequacy of the standards and to recommend creation of an administrative approval process for certain permit applications. On August 3, 2000, the City Planning Commission voted 4-1 to recommend approval of the same issues.

**STAKEHOLDER PROCESS:** The current effort began with discussions between the HPB and representatives of the Old North End Neighborhood in August 1999. An Old North End Neighborhood Overlay Zone Committee request to initiate the HP overlay process was considered by the HPB at its regular meeting on December 3, 1999. The proposed design standards were reviewed by the HPB at its regular meeting on February 4, 2000 and the Board scheduled consideration of initiating the Overlay Zone for its April 7, 2000 regular meeting. The Overlay Zone Committee conducted a mailing to property owners and a public meeting in March. A series of coffees were held in April, and the issue was discussed at the Old North End Neighborhood annual meeting in May.

On April 7, 2000, the HPB considered the notification efforts by the Overlay Zone Committee, the proposed design standards and the criteria and process for establishing the HP overlay zone. The HPB voted 5-0 to initiate the process. This vote triggered the Interim Control Provision of the Historic Preservation Ordinance, which causes a review of RBD permits while the Overlay zone is being considered. These review meetings occur twice each month. The owners of the 657 individual properties were notified of this by a first class mailing that included a description of the HP ordinance, a copy of the design guidelines and a business reply postcard that requested the owners' consent to the change of zone.

As unanimous consent was not received, the HPB voted 4-0 on June 2 to schedule a public hearing on July 17, 2000 to consider whether the district met the criteria for HP overlay zoning. A certified mail notice was sent to property owners notifying them of this public hearing, and notices were posted and published in the newspaper.

The current tally of post card replies is:

Total mailed:	657
Total returned:	419 (63.8%)
Consent:	338 (51.4%)
Dissent:	74 (11.3%)
Neutral:	2 (0.3%)
Unable to assign an address:	5 (0.8%)

**ALTERNATIVES:** Deny the zone change.

**RECOMMENDATION:** Approve the request

**PROPOSED MOTION:** Approve the Ordinance changing the zone of the District to include the Historic Preservation Overlay Zone, and approve the North End design standards.

C: File No. HPB/CPC P 00-133  
Kathryn Young, City Clerk  
Ira Joseph, Comprehensive Planning / Land use Manager