

Talking Points for the Shepard Davern Overlay District Amendment

- **Want the record for this ordinance amendment to reflect the analysis and recommendations from the report prepared for the planning commission dated September 8, 2011 which were incorporated into the Council's packet and which shall be incorporated by reference into this ordinance amendment as a statement of legislative intent.**
- **Likewise, from the planning commission's resolution recommending this amendment, which is also incorporated herein by reference as a statement of legislative intent, it is worth noting that:**
- **The proposed amendment strengthens the goal of promoting redevelopment of the area into an urban village with a mix of higher density residential development.**
- **The amendment makes the site size requirement consistent with site size requirement for commercial development in the Overlay and brings the site size requirement more into line with the TN zoning district classification which has no minimum site size requirement.**
- **The Shepard Davern Overlay is now 12 years old. City staff already have identified a need to update the Overlay plan.**
- **Since the plan has been in effect, significant development has occurred on the west end of the Overlay with its 1 acre site size requirement while minimal development – City staff reported 2 developments - has taken place on the east end of the Overlay with its 2 acre site size requirement.**
- **There was no explanation for the site size development difference between the west end and the east end of the Overlay.**
- **Given the change in market conditions, the lack of development on the east end of the Overlay with only 2 projects completed in the past 12 years – even during a strong real estate market - reducing the minimum site size requirements for development to make them consistent with one another is reasonable.**
- **Finally, it is my desire that the area be studied again so that there can be a thorough analysis of whether the entire Shepard Davern Gateway Small Area Plan needs updating in light of the growing use of establishing Traditional Neighborhood zoning districts in other parts of the City.**