



# City of Rochester

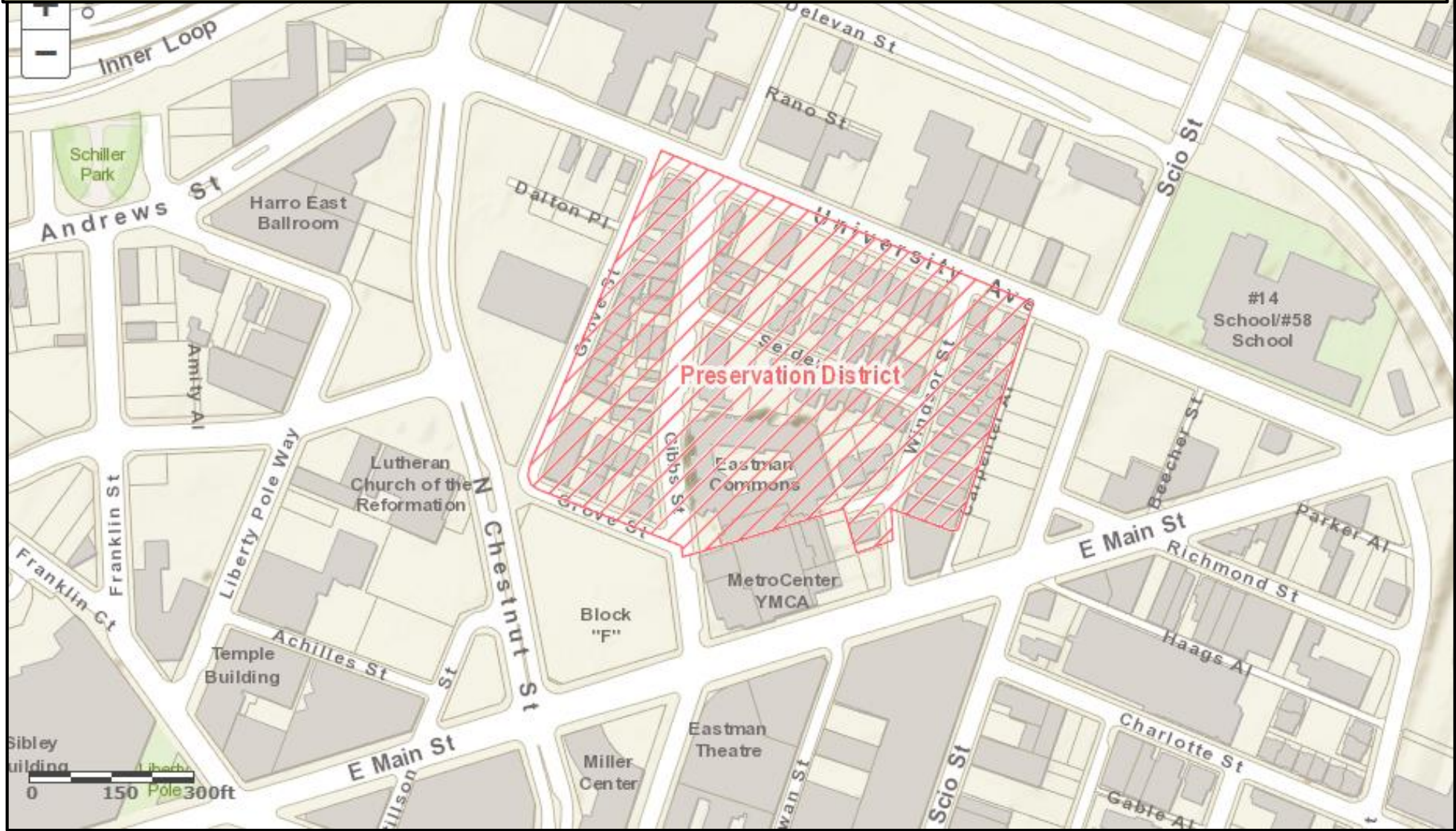
Grove Place Neighborhood Association

February 23, 2020

# Today's Discussion

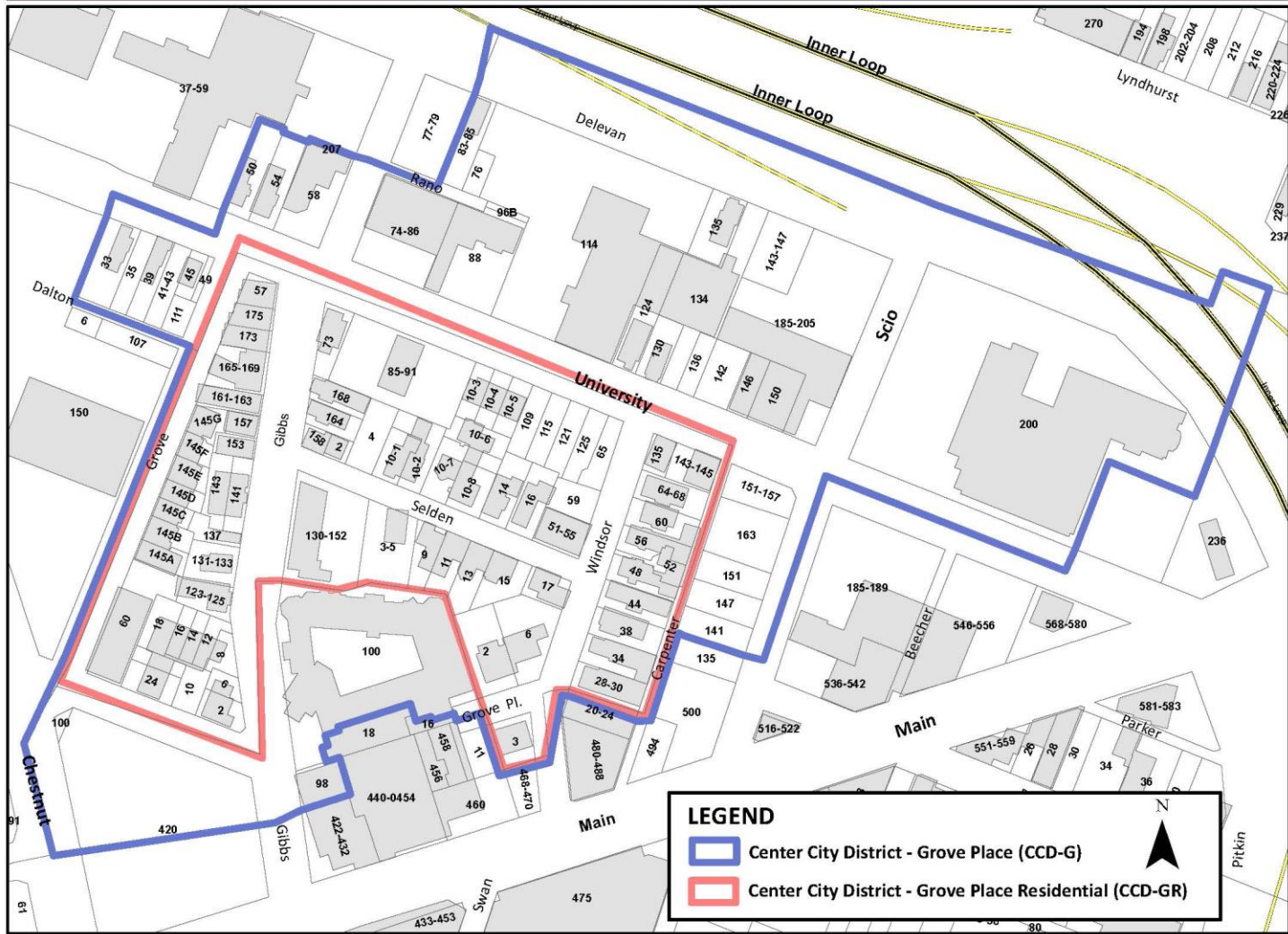
Options for expanding land use controls for preserving, protecting, and maintaining the sense of place in areas surrounding the existing CCD-GR and Grove Place Preservation District.

# Grove Place Preservation District

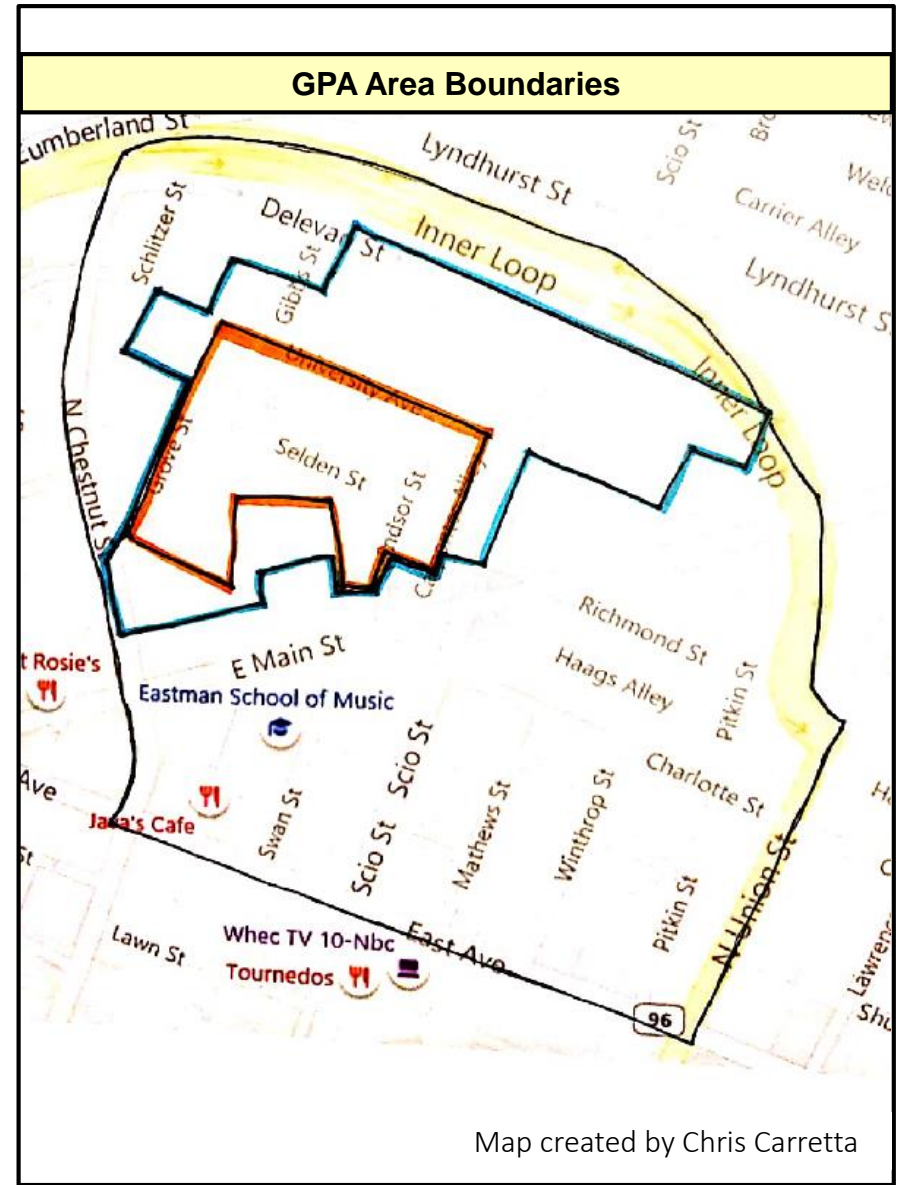


Map from Property Information – City of Rochester

### Center City District - Grove Place



Map from §120-69 of the City of Rochester Zoning Code



Map created by Chris Carretta

# Options Overview

## A. Preservation Districts Designation (Local)

- Local significance for preservation
- Preservation Design Guidelines
- Rochester Preservation Board Review – for all exterior projects

## B. Zoning Districts Map Amendment

- Change in the Zoning District (e.g. CCD-G to CCD-GR)
- Clearly defined design requirements
- Manager of Zoning Review – only for projects not meeting requirements

# A. Preservation District Designation: Procedure

1. Delineating an area
2. Making an application
3. Reviews for recommendation
4. City Council Review

# Preservation District:

## Delineating an area for a newly proposed district

- **Historic & architectural significance**
  - Was sufficient research completed?
  - Does the research support historical and architectural significance?
- **Public Input**
  - Was this proposal discussed with the public?
  - With neighborhood stakeholders?
- **Mapping and defining boundaries**
  - What properties will be included?
  - Where are the boundaries of the district?
  - Why were these boundaries chosen?

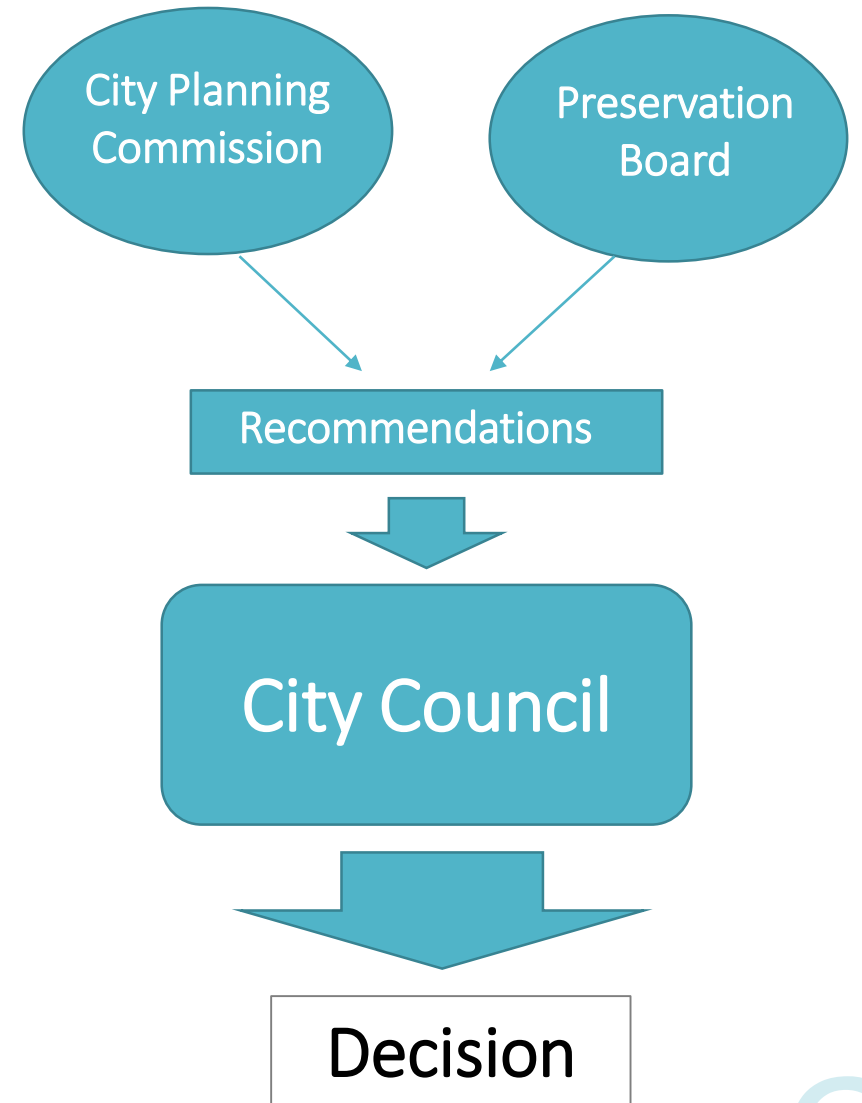
# Preservation District: Who can be an applicant?

- **An application can be submitted by the following:**
  1. An owner or party that has a contractual interest in real estate to be to be affected by the proposed designation, or;
  2. By the owners of 50% or more of the frontage of real estate to be affected by the proposed designation, or;
  3. City Council, City Planning Commission, Rochester Preservation Board



# Preservation District: Reviews for recommendation

- The City Planning Commission (CPC) and Rochester Preservation Board (RPB) hold concurrent Informational Meetings
- Recommendations are compiled by staff and provided to City Council for review
- The CPC and RPB reviews are only to collect comments from the public and provide a recommendation to City Council.



# Preservation District: City Council Review

- 1. Transmittal is sent to the City Council Office and includes:**
  - Recommendations from the CPC and RPB
  - Map of District Changes
  - Meeting Minutes
- 2. Council Committee Meeting – Public Hearing**
- 3. Council Meeting – Vote**

## B. Zoning District Map Amendment: Procedure

1. Delineating an area
2. Making an application
3. City Planning Commission Review
4. City Council Review

# Zoning District:

## Delineating an area for a zoning district change

- **Neighborhood character**
  - What is the existing sense of place in the neighborhood?
  - How will the zoning change impact this sense of place?
  - impacts on building design? Existing and potential uses?
- **Public Input**
  - Was this proposal discussed with the public?
  - With neighborhood stakeholders?
- **Mapping and defining boundaries**
  - What properties will be included?
  - Where are the boundaries of the district?
  - Why were these boundaries chosen?

# Zoning District: Who can be an applicant?

- An application can be submitted by the following:
  1. An owner or party that has a contractual interest in real estate to be to be affected by the proposed designation, or;
  2. By the owners of 50% or more of the frontage of real estate to be affected by the proposed designation, or;
  3. City Council, **the Mayor**, City Planning Commission, **Zoning Board of Appeals** Rochester Preservation Board

# Zoning District: City Planning Commission Review

- The City Planning Commission (CPC) holds and information Hearing .
- Recommendations are compiled by staff and provided to City Council for review.
- The CPC reviews is only to collect comments from the public and provide a recommendation to City Council.



# Zoning District: City Council Review

1. Transmittal is sent to the City Council Office and includes:
  - Recommendation from the CPC
  - Map of District Changes
  - Meeting Minutes
2. Council Committee Meeting – Public Hearing
3. Council Meeting – Vote

# Zoning Code references



§120-180	<i>City Council</i>
§120-185	<i>Preservation Board</i>
§120-188	<i>Common review procedures</i>
§120-190	<i>Procedures approved by City Council</i>

*Search bar “Zoning” > Zoning Codes > Link for “Chapter 120”*

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