

## CHAPTER 20 – PLANNING AND DEVELOPMENT

### Sec. 20-102. Neighborhood preservation; plan; hearings; adoption

(a) The City shall not prepare a Neighborhood Preservation Plan for a Target Area until the City Council has by resolution pursuant to Section 20-101 declared a target area in need of Neighborhood Preservation.

(b) The City may prepare or cause the Applicant to prepared a Neighborhood Preservation Plan. Such plan shall provide for without being limited to:

- (1) A statement of the boundaries of the Target Area. The Target Area shall be a minimum of one acre in size.
- (2) A Map or Inventory showing the existing uses and conditions of property located in the Neighborhood Preservation Area.
- (3) A statement of proposed public infrastructure improvements within the Target Area such as sidewalks, curb, gutter, streetlights.
- (4) A statement of proposed reductions or waivers of impact, development and permit fees.

(c) Prior to action on the plan, the City Manager or his designee shall submit a Neighborhood Preservation Plan to the Planning Commission for review and recommendations. The Planning Commission shall submit its recommendations within thirty (30) days after receipt or if no recommendations are made, the matter may proceed to the City Council.

(d) The City Council shall hold a public hearing on any Neighborhood Preservation Plan. The City shall publish a notice of the public hearing in a newspaper circulated in the target area for two consecutive weeks, the last publication to be at least ten days prior to the hearing. The notice shall describe the time, place and purpose of the public hearing and contain a map of the target area.

(e) Following such hearing, the City Council may approve a Neighborhood Preservation Plan if it finds that the plan is feasible and makes the following findings:

- (1) The proposed Neighborhood Preservation Plan will promote preservation, reconstruction and redevelopment of neighborhoods within the Target Area.

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(2) The proposed Neighborhood Preservation Plan will promote one of more of the following: Infill of vacant property; encourage completion of incomplete buildings; rehabilitation of declining property; completion of incomplete projects and subdivisions; and is in the best interest of the public health, safety and welfare.

(Ord. No. 94-57, 8/2/94, enacted)