



Southern Area Framework Plan Highland Park Neighborhood Association

Councilor Josh Vasa
Community Update
August 2026

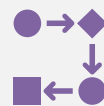
Purpose of Tonight's Update



Provide an overview of the Southern Area Framework Plan.



Explain recent Planning & Zoning Committee recommendations.



Discuss what changed, what stayed the same, and next steps.



Prepare residents for the August 18, 2026 City Council Public Hearing.

Background

Planning staff reviewed 34 questioned properties after committee direction.

Each property was evaluated using current land use, history, photographs, and field observations.

Staff recommended rezoning 15 properties while leaving 19 unchanged.

Community Engagement Timeline



Date	Engagement Activity	Notes
September 10, 2024	Community Meeting	Initial public engagement
September 19, 2024	Virtual Open House	Online public participation opportunity
October 22, 2024	Community Meeting	Community feedback session
November 19, 2024	Community Meeting	Continued public engagement
January 28, 2025	Community Neighborhood Officer Workshop	Stakeholder workshop
March 3, 2025	Community Meeting	Public discussion and feedback
May 21, 2025	Planning Commission Workshop (Highland Park)	Planning Commission workshop with Highland Park focus
November 5, 2025	Planning Commission Meeting	Notices mailed to all Southern Area property owners
December 11, 2025	Meeting with Highland Park	Neighborhood-specific meeting
March 31, 2026	Meeting with Highland Park	Neighborhood-specific meeting
April 23, 2026	Meeting with Highland Park	Neighborhood-specific meeting
June 9, 2026	Planning & Zoning Committee	Committee review of the proposal
June 23, 2026	Planning & Zoning Committee	Continued committee review and recommendations
August 18, 2026	City Council Public Hearing	Notices mailed to all Southern Area property owners; public hearing before City Council

Why Some Properties Stayed the Same

Many properties contain duplexes, accessory dwelling units (ADUs), or other existing multi-unit uses.

Downzoning could create new legal nonconforming properties.

Planning staff does not recommend creating new legal nonconforming uses.

Highland Park Overlay protections remain in place.

Committee
Recommendations

Rhodes Circle (Items 8, 9 & 10):
D5 → D4

1109 30th Street South: Remains
D4 due to existing ADU.

3515 Cliff Road: D5 → D4

1063 24th Street South: D5 → D4

What Has NOT Changed



Rezoning does not automatically approve new development.



Overlay District standards remain in effect.



Future projects must still comply with zoning and permitting requirements.



Next Steps

City Council Public Hearing

Tuesday, August 18, 2026

9:30 a.m.

City Council Chambers

Residents are encouraged to attend and provide public comment.



Questions