

WORKSHOP

REVIEW AND DISCUSS

The Hill Community Engagement Strategic Project

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The Hill Community Engagement Phase I Recap

March 10, 2020

Workshop Overview

- **Background and Existing Conditions**
 - **Project Overview**
 - **Phase I Vision and Recommendations**
 - **Phase II Approach**
 - **Next Steps**
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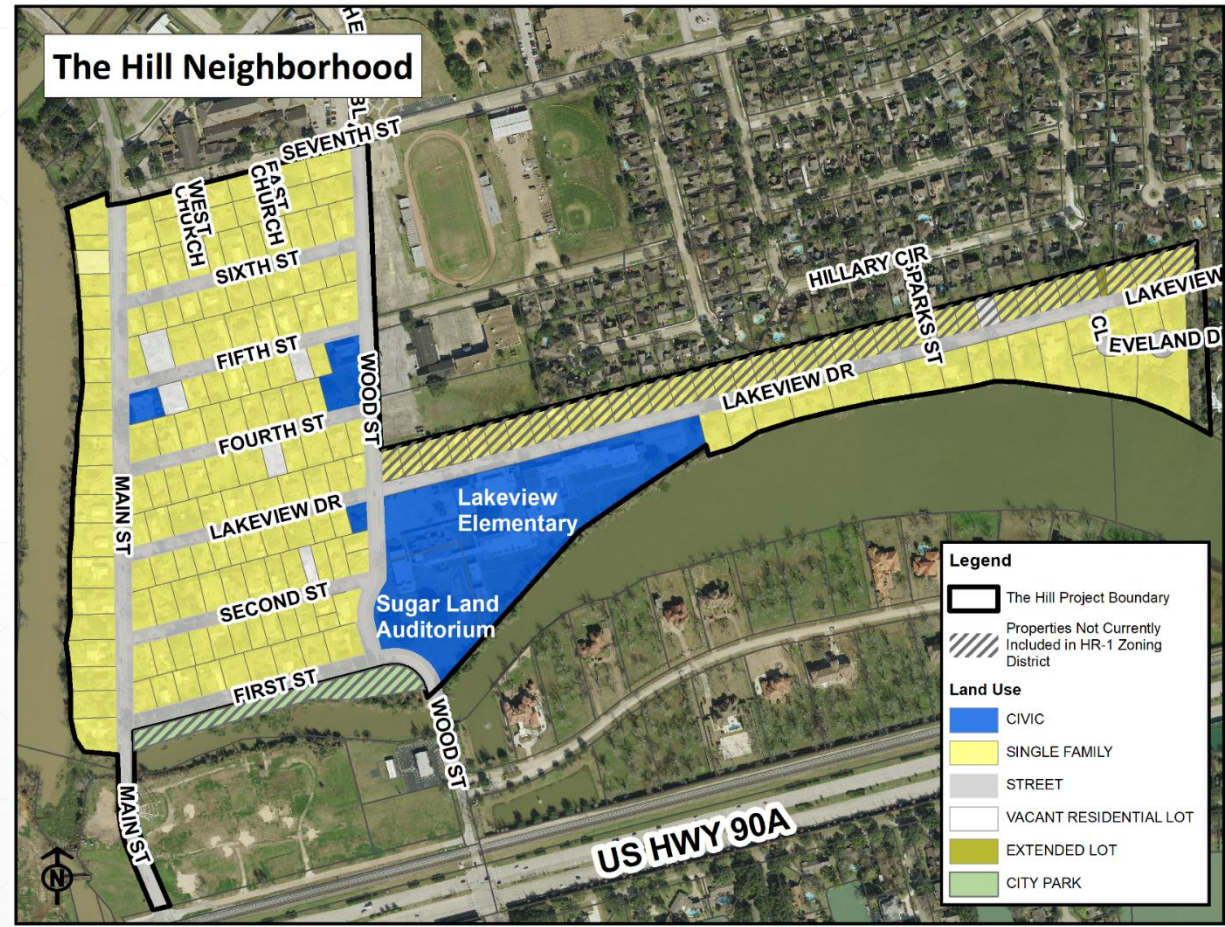
Background

- **The Hill - original company town neighborhood and housing to sugar factory employees (original homes still exist today)**
- **Mid 1990s neighborhood input opposed additional City regulations**
- **Recent concerns brought forward to Council about spike in demolitions and redevelopment happening in the area**
- **Resident feedback through Land Use Plan directed to engage with the neighborhood on this topic**



Existing Conditions

- 203 SF lots; ~83 acres
- ~450 population
- Not platted except area east of Wood St, south of Lakeview Dr (Cleveland Lake area)
- No known deed restrictions or HOA
- Zoned HR-1 and R-1
- Mix of housing styles



Existing Conditions - Housing



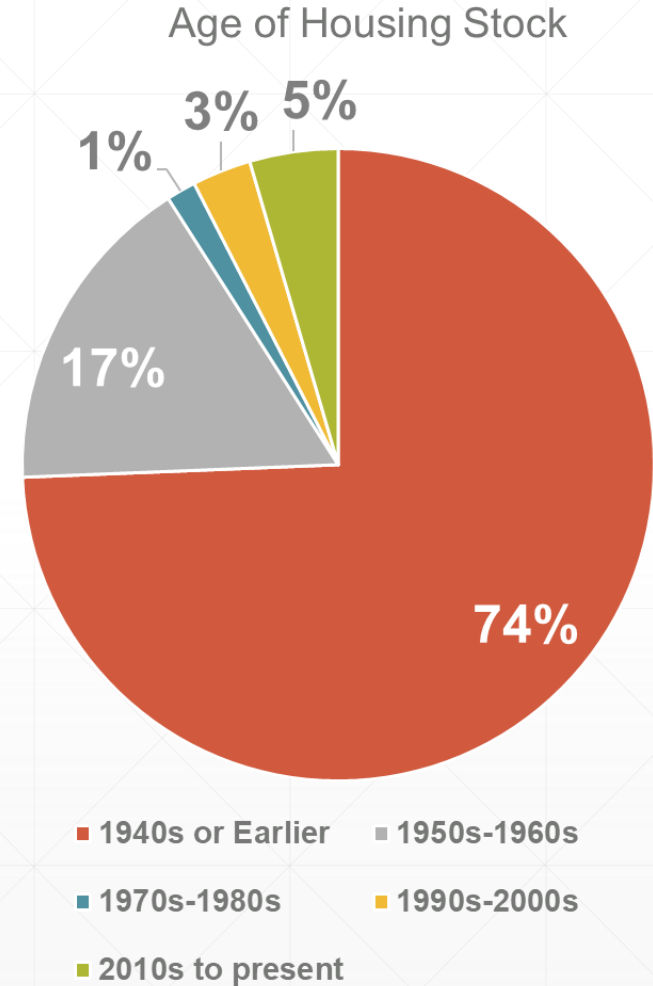
196 Homes; 6 vacant lots; 1 extended lot
74% of homes were originally built before 1940



14 demolition permits issued total, 10 issued in last five years (as of July 2019)



24% of The Hill homes are rentals (49 rental licenses issued as of March 2020)



Existing Conditions – Architectural Styles

Bungalow



53%



Minimal Traditional



15%



Existing Conditions – Architectural Styles

Ranch



18%



Cabin and Cottage



4%



Existing Conditions – Architectural Styles

Modern Farmhouse



5%



Modern Craftsman



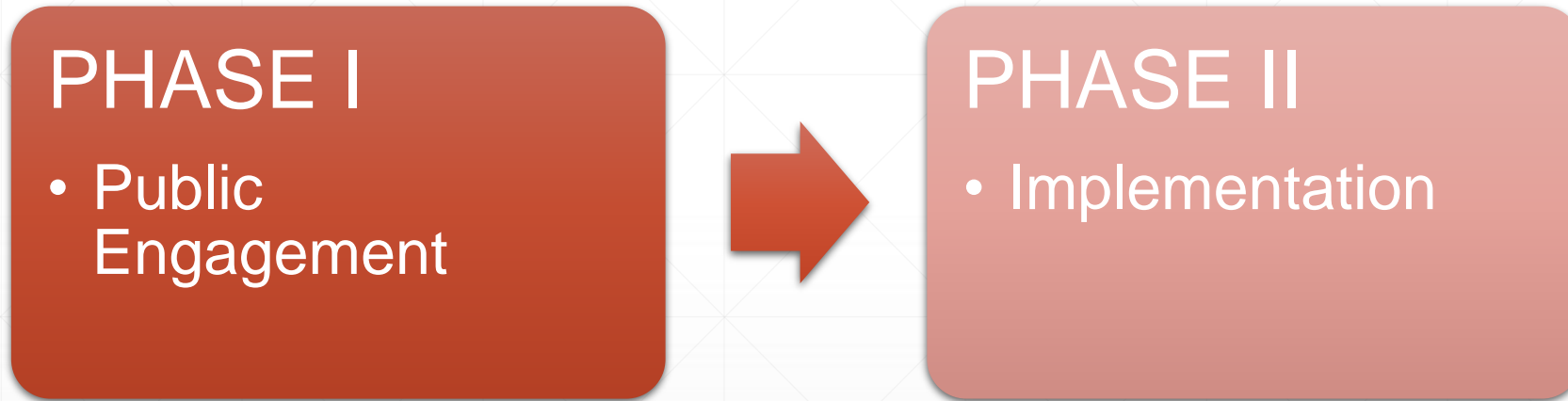
2%

Other - 2%

The Hill Neighborhood Steering Committee

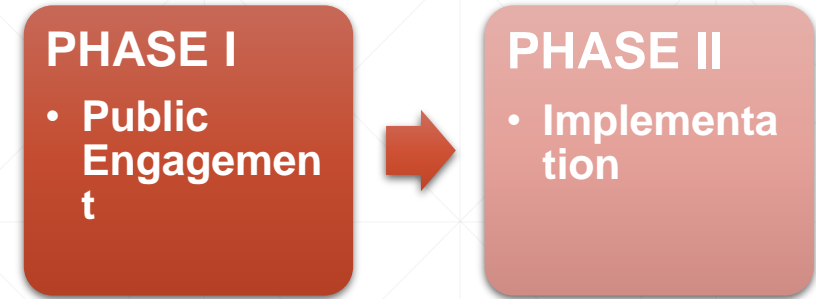
- **Appointed by City Council in September 2018 via Resolution 18-30**
 - **Charged with gathering input and drafting vision and recommendations for City Council consideration**
 - **4 resident owners, 1 nonresident property owner**
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Project Approach



- **Phase II only moves forward if recommended**
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Purpose of this Project (Phase I)



- Engage residents and property owners on a vision for The Hill
 - Evaluate whether additional development standards or other tools are desired in order to maintain the character of the neighborhood
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Public Engagement Efforts



Takeaways from Public Engagement Efforts

The Hill Community:

- **Thinks new houses and additions should be in character with neighborhood**
- **Is concerned about size and scale of new homes**
- **Does not want a homeowners' association or excessive regulation**



Takeaways from Public Engagement Efforts

- **Survey - 77% in favor of development regulations and incentives to maintain character**
- **Feedback Form - 92% in favor of Committee vision and moving to Phase II**



Phase I Committee Work

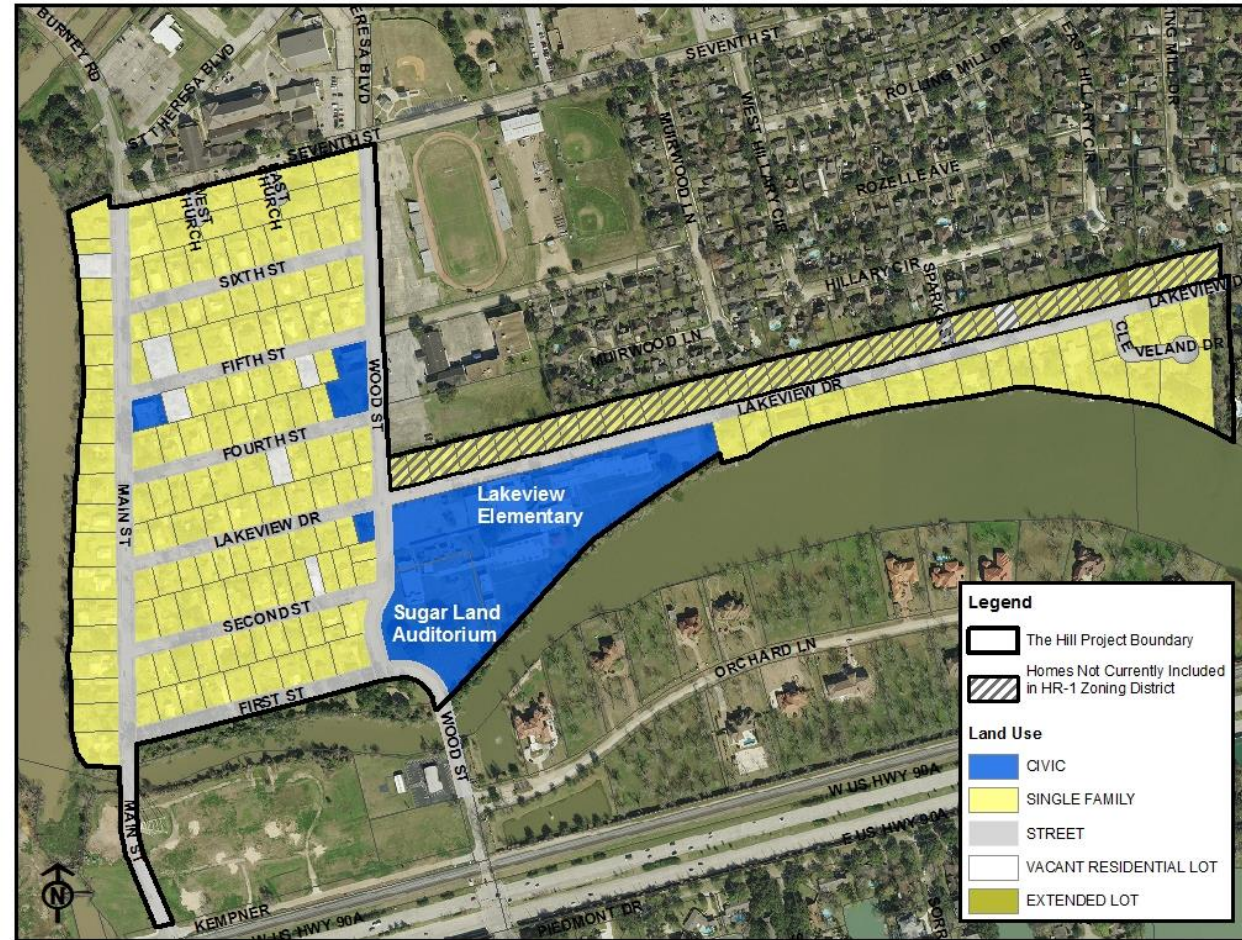
- **Met 13 times in Phase I**
 - **Reviewed public feedback from all engagement efforts**
 - **Analyzed survey results and determined that maintaining the character of The Hill neighborhood is important to the community**
 - **Drafted a vision statement and recommendations based on feedback received, and revised accordingly after Public Meeting 2**
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Vision Statement

“The Hill neighborhood with homes dating from the early 1900s has a unique identity. Front porches and sidewalks shaded by mature trees evoke the small town charm of the original company town. The design of the homes and walkability encourage neighbors to interact - distinct in a city of master planned communities. The vision of The Hill community is to recognize and protect the character of the neighborhood while allowing homes to adapt to modern-day needs.”

Recommendations for Phase II

- Zoning District Boundaries
 - Modify HR-1 Zoning District to include homes east of Wood St and north of Lakeview Drive into zoning district



Recommendations for Phase II

- **Front Yard Setbacks**
 - Explore front yard setbacks to allow original homes to add or extend porches
- **Garages**
 - Explore current garage regulations to address setbacks and height.



Recommendations for Phase II

- **Lot Coverage**
 - Explore methods to preserve scale such as lot coverage, side yard setbacks, etc.
 - **Building Height**
 - Explore maintaining existing height regulations (27 ft) but consider design solutions to ensure scale is still in character with other homes
 - **Character**
 - Define character features of The Hill and build new construction and remodels in character
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Recommendations for Phase II

- Explore how the following character features can be incorporated into the HR-1 zoning district regulations
 - Entry features such as porches or stoops
 - Pier and beam, block and beam, or imitating the look of pier and beam when building on concrete slab foundation
 - Walkway from the main entrance of the home to the sidewalk or right-of-way
 - Protect mature trees
 - Include exterior building finishes similar to existing homes*
 - Roof pitch and style in character with existing homes

**in accordance with HB 2439*

Recommendations for Phase II

- **New Programs or Incentives**
 - **Explore incentive options in the future**
 - **Staff will further research incentive programs from other cities for example:**
 - **Property tax abatement for certain number of years after rehab of existing structure that meet requirements**
 - **Tax rebate based on increased property value of home**
 - **Committee recommended moving into Phase II with vision and recommendations**
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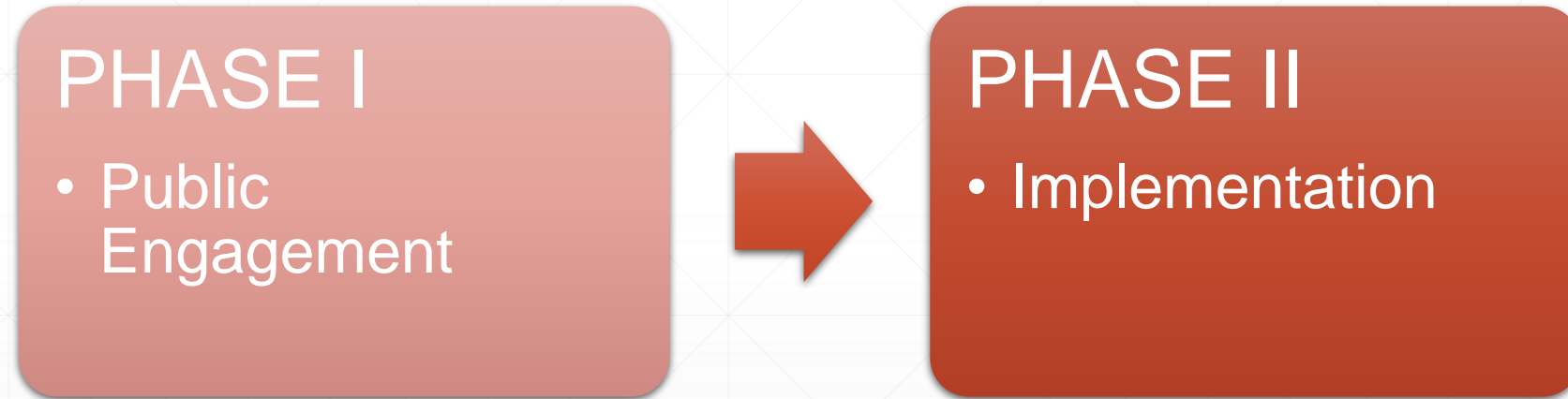
City Council Feedback

- **Staff and Committee Chair presented Phase I results to City Council on October 15, 2019**
 - **City Council did not express any concerns**
 - **Directed staff move as quickly as possible to implement recommendations due to rapid redevelopment in area**
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Transition into Phase II

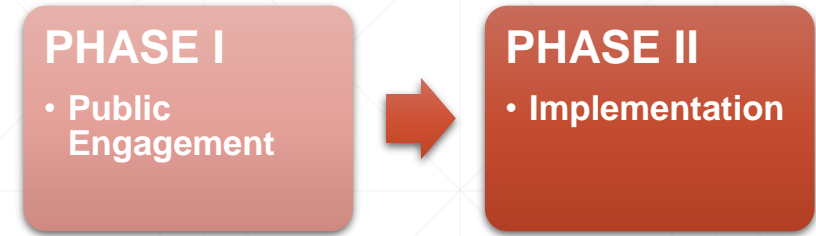
- **City Council reappointed The Hill Steering Committee in November 2019 for Phase II**
 - **Added a new member and current member asked to be reassigned to ex-officio role**
 - **Phase II Committee Makeup**
 - **5 resident owners**
 - **1 nonresident property owner (non-voting member)**
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Phase II



- **Currently in Phase II**
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Purpose of Phase II



- **Implement Committee recommendations from Phase I**
 - **Continue to engage The Hill community**
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Phase II Approach

- **Staff working with Steering Committee to implement recommendations of Phase I**
 - **Identified items for immediate implementation**
 - **Rezoning and initial Development Code changes**
 - **Modify HR-1 zoning district and revise development regulations for garages and front yard setbacks**
 - **Heard clear direction on these items during Phase I**
 - **Already regulate these items in Development Code**
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Phase II Approach Cont'd

- **Implement remaining recommendations later this year**
 - **Remaining recommendations design and character related**
 - **Hired consultant to assist staff in writing design regulations to implement recommendations**
 - **Will continue to work with Steering Committee and request community input along the way**
 - **Anticipate public input for late summer**
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P&Z Role

- **Provide input on clarity of proposed regulations**
 - **Provide recommendation to City Council on proposed regulations consistent with feedback from Phase I and future public input**
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Draft Regulations and Rezoning Adoption Process – P&Z

- **Upcoming March 26th P&Z Meeting**
 - **Present draft regulations and findings of public feedback**
 - **Present rezoning**
 - **2 Public Hearings – provide public opportunity to speak on rezoning and regulations**
 - **Online Town Hall is open until March 20 – feedback will be shared with P&Z at 3/26 meeting**
 - **Community notified of public hearings**
 - **P&Z provides input to staff**
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Upcoming Public Input Opportunities

- **Now through March 20th – Online Town Hall open**
 - **March 26th – 2 P&Z Public Hearings (Rezoning and Development Code Changes)**
 - **Early Summer - 2 City Council Public Hearings (Rezoning and Development Code Changes)**
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Next Steps

- **3/26 – P&Z Public Hearings/ Discussion & Direction**
 - **April – P&Z Consideration & Action**
 - **May – City Council Workshop**
 - **June – City Council Public Hearings/ 1st Readings**
 - **June – City Council 2nd Readings**
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Clarifying Questions for Staff
