

TONIGHT'S AGENDA

- Background
- Lakeview Resident Engagement
- Results from Engagement
- Points for Consideration
- Council Feedback

BACKGROUND

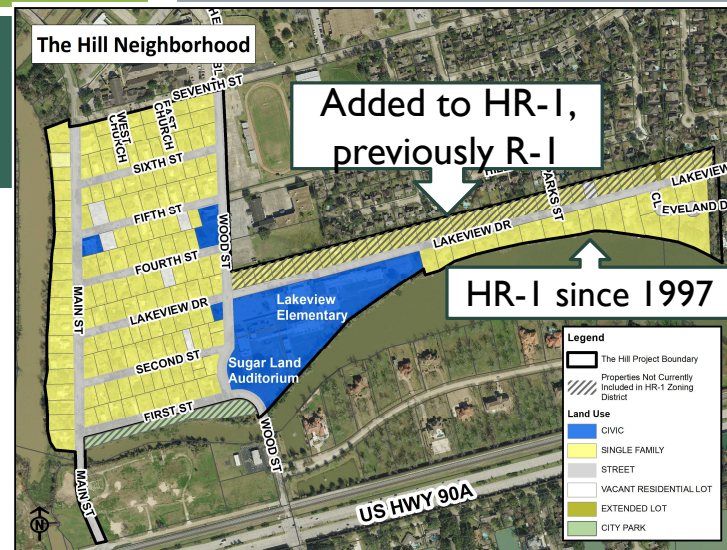
Phase I Public Engagement



BACKGROUND

Phase II Implementation

- July 2020 – initial implementation
 - Rezoned properties east of Wood St, of Lakeview Drive into HR-I district
- July 2021 – final implementation
 - Received concerns from Lakeview residents (east of Wood St) regarding proposed changes to HR-I regulations and indicated desire to be removed from HR-I district
 - Council adopted HR-I regulations and directed staff to engage with Lakeview residents (east of Wood St) to understand concerns and a solution

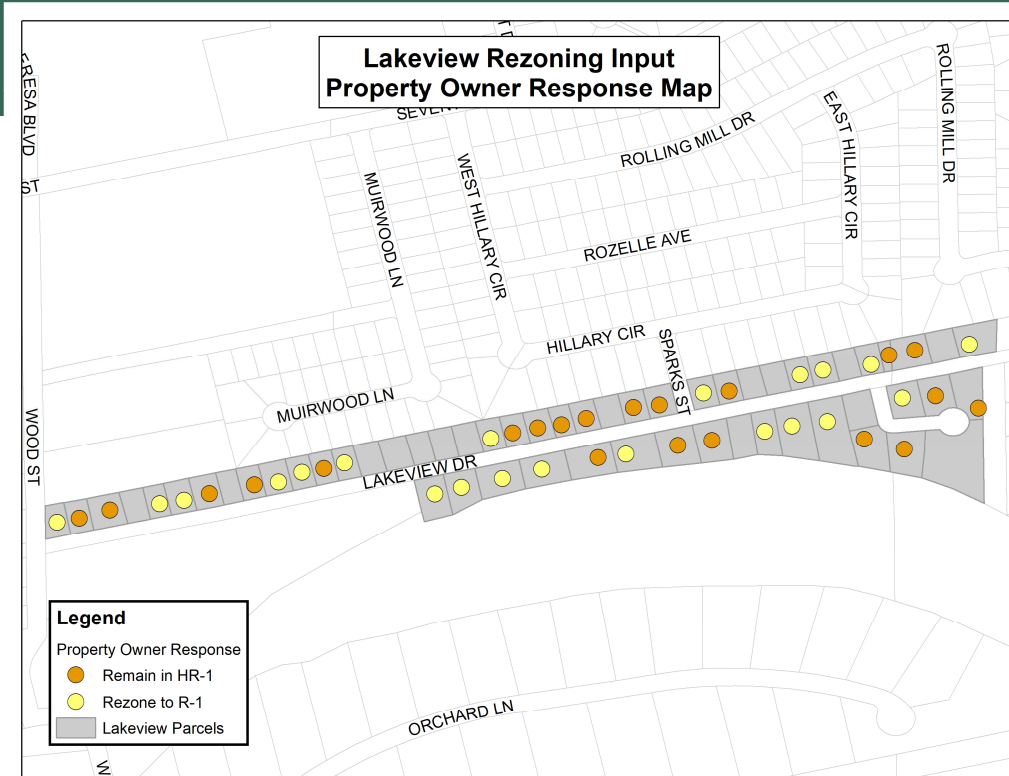


LAKEVIEW ENGAGEMENT

- August 5, 2021 – met with 5 residents of Lakeview
 - Staff provided presentation with information on zoning and project history
 - Agreed to gather input via city-produced mailer instead of public meeting
- August 20, 2021 – staff mailed letter to 57 Lakeview Property Owners
 - Requested input on whether their property should remain in HR-1 or be rezoned to R-1 (paper and online option to respond)
- September 17, 2021 – original deadline to provide input
- October 6 – extended deadline for non-response properties

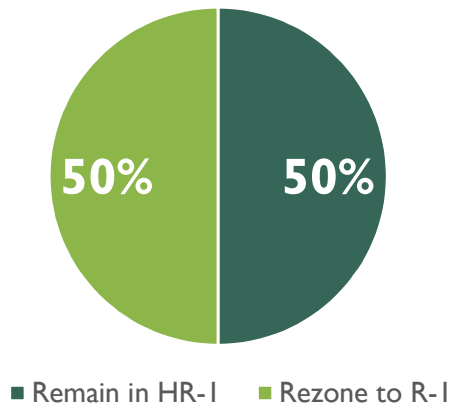
Property owners chose between the following options. Additional information was provided to assist in their decision.

1. My property should remain in the Hill Area Residential (HR-I) zoning district
2. My property should be rezoned from the Hill Area Residential (HR-I) zoning district to the Standard Single-Family Residential (R-I) zoning district



OVERALL REZONING INPUT RESULTS

- 74% response rate overall - 26% did not respond
- Results split 50-50

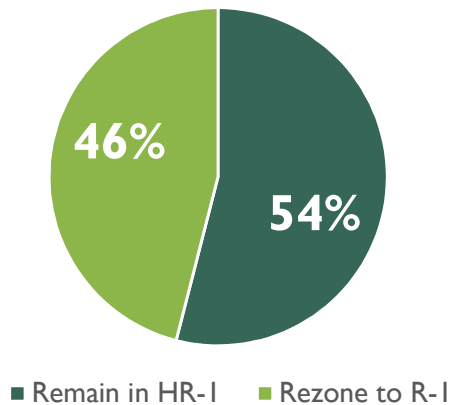


OVERALL (57 addresses)			
	% Response by Overall Area	# Response by Overall Area	% Response by Input Received
REMAIN IN HR-I	37%	21	50%
REZONE TO R-I	37%	21	50%
NO RESPONSE	26%	15	-

NORTH REZONING INPUT RESULTS



- 68% response rate - 32% did not respond
- North side of Lakeview – 54% (14) indicated they want to remain in HR-I

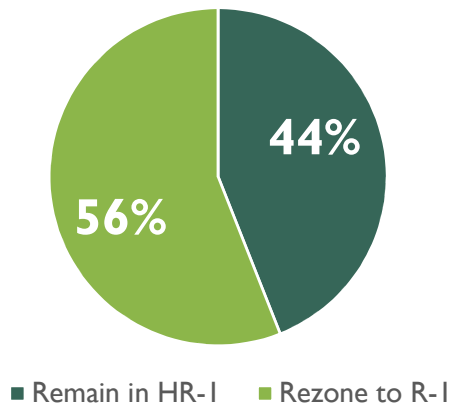


NORTH (38 addresses)			
	% Response by North Area	# Response by North Area	% Response by Input Received
REMAIN IN HR-I	37%	14	54%
REZONE TO R-I	32%	12	46%
NO RESPONSE	32%	12	-

SOUTH REZONING INPUT RESULTS



- 84% response rate - 16% did not respond
- South side of Lakeview – 56% (9) indicated they want to be rezoned
 - Difference of 2 properties to rezone south



SOUTH (19 addresses)			
	% Response by South area	# Response by South area	% Response by Input Received
REMAIN IN HR-I	37%	7	44%
REZONE TO R-I	47%	9	56%
NO RESPONSE	16%	3	-

POINTS FOR CONSIDERATION

Compared to Phase I...

- Received higher response rate (74%) but results are inconclusive – split 50-50
- Stronger direction for north to remain in HR-I based on total number of responses and slight majority 54% (diff. of 2 properties)
- Higher response rate from south side with slight majority to be rezoned – 56% (diff. of 2 properties)

COUNCIL FEEDBACK

- Based on public input, staff recommends to rezone south side of Lakeview from HR-1 to R-1
- R-1 regulations include— 35 ft Max Height, 5 ft Side Setbacks, 20 ft. Max Garage Height, 0.71 F.A.R, etc.

Next steps if Council concurs with recommendation:

- December – Initiate rezoning proceedings with P&Z (public hearing and recommendation)
- Early 2022 – City Council public hearing and reading of ordinance



CLARIFYING QUESTIONS FOR STAFF