

**Potential Cameron Village NCOD
Neighborhood Meeting
Thursday July, 25 2019 6:30 p.m. to 7:30 p.m.
Jaycee Park Community Center**

On Thursday July 25, City Planning staff hosted a neighborhood meeting at the Jaycee Park Community Center. There were 32 people in attendance. The purpose of the meeting was to discuss the findings of the Built Environmental Characteristics study recently completed for the Cameron Village Neighborhood. This study is the second step in the creation of a Neighborhood Conservation Overlay District (NCOD). The following items were discussed:

Questions

- If we adopted the predominant height characteristic of 18' building height maximum for the neighborhood, could a two-story house be built?
If we don't use the predominant height characteristic of 18', what number do we use? How do you figure out the regulated standards to apply to the NCOD?
- [In reference to the Residential Infill Compatibility Standards] Can you build a new house that is totally out of character with the neighborhood?
- If there's a Residential Infill Compatibility requirement, why do we need an NCOD? Wasn't Residential Infill Compatibility in effect one year, then not the next? What if it changes again?
- Is it fair to say we're not necessarily talking about more regulations, but rather different regulations? A set that is predictable and understandable?
- Is the information that staff has gathered available for us to use? What are the maximums and the minimums of R-6 zoning that are currently in place?
- Will the PowerPoint presentation be available online?
- Are there economic data on the impact of NCODs? What is the potential NCOD going to do to the value of my house?
- Is there something besides aesthetics that's thought about in terms of the potential NCOD overlay?
- Are there NCODs in any other neighborhoods recently? Where? Can we go online and see the metrics for the other NCOD districts?
- Just because we go on to step 3 [Text Change], doesn't mean we're going to go onto step 4 [Rezoning]?
- Will the Planning Department organize another meeting like this one?
- Will there be any guarantees that everyone has been given the opportunity to participate? How do we get together as a neighborhood?
- Does the NCOD have any impact on trees? If we set the setbacks a particular way, then can people cut the trees down to build a building?
- Can we take the Residential Infill Compatibility standards and model the NCOD after those? Are the infill regulations incorporated as part of the UDO? Can you provide a link to the Residential Infill Compatibility standards online?

- What's the deadline/timeline for Council's decision? Your presentation to Council is just the findings of the study? Can you defer going to Council until we're ready? Can we make the request tonight that staff not bring this to Council? Can you just not go to City Council at all?
- When you submit the report, Council will just give us the ok to proceed with a Text Change and we have as much time as we need to get our ideas together?

Comments/ Discussion

- We have so many regulations now, the average person can't keep up with them. This doesn't sound appealing. The City doesn't have enough inspectors for new construction. More regulations are going to mean more inspections and longer review.
- I would consider this if you were telling me what regulations you're going to get rid of. I don't see what problem is being solved by adding more regulations. People want to use their property in their own way, and we're already heavily regulated.
- I think we should find the places where we're losing uniformity, and work to fix that.
- I don't want another rule.
- I want to know the average square footage of the houses in the neighborhood. Then you'll know what's desirable if you or your heirs try to sell the house.
- It's important to differentiate NCODs from historic overlay districts – NCODs do not regulate the color of your house.
- If this is going in front of the City Council, I think we should have our act together.
- I'm concerned the Council will expect a greater consensus than what we have tonight.
- Staff is not making a recommendation so much as providing information to the Council.
- We're signaling to Council we're ready, but there's a lot of people who aren't ready.
- There are people that need more information.
- If you're nervous or unsure, tell the City Council we don't have a consensus.
- We're talking about those three items:
 - Front setback
 - Rear setback
 - Building Height

City Staff Responses/Information:

- Council will want to know if you want to move forward with the Text Change because only they can authorize the next step in the process.
- Staff will report back to Council in August/September.
- We will include in our report of the meeting that 30 people asked for us to slow the NCOD process down.
- Residents are encouraged to contact Council with their opinions on how to proceed.
- If you would like to proceed with the NCOD process, you need to make a decision as a group.

Vote

A vote was taken to see who in attendance supported more time before requesting City Council to authorize a text change to the Unified Development Ordinance. Twenty-eight (30, including 2 children) voted in favor of deferring the request to authorize the text change process. There was not an opposition vote taken, as there was a clear majority voting in favor.