

Community Meeting September 30, 2019

Second community meeting after the first public hearing

Attendees

Public: Shannone Raybon, Logan Key, Michael Putty, Spencer Merritt, Frankie Stabile, Cheyenne Smith, Cori Morris, Robert Cogswell, N. Donnelly, Louis Rotondi, Brett Speer, Grace Speer, Becky Freeman, Chris Wright, Rowland Stebbins, Martin Wieck (Nine12 Architects), William Smallman (The Magness Group),

Staff: Robin Zeigler, Melissa Baldock, Melissa Sajid, Victoria Hensley

Commissioners: Menie Bell

Councilmember: Brett Withers

Discussion Points

- There were multiple questions regarding the potential review of replacement siding.
- Stakeholder process was explained as representatives of each neighborhood appointed by the relative councilmembers. The stakeholders also included two architects who had the most outbuilding applications in the past year and councilmembers. All were volunteers who provided feedback and helped to communicate information about the project to their neighbors. The stakeholders are not the final decision makers; the Historic Zoning Commission will make the final decision regarding any changes to the design guidelines.
- One attendee wants there to be parking requirements associated with DADUs.
- One attendee would prefer to see the eave/wall height be based on the existing house rather than a set maximum.
- Staff clarified that the outbuilding plan book would mean that an outbuilding's size and form would not be based on the size and form of the principal structure.
- Staff clarified that for outbuildings that have an apartment component (aka are DADUs), the Historic Zoning Commission will determine what is appropriate for the height, scale, size, and form of the building on the exterior. The interior size of the apartment and the use of the building will be reviewed by Codes.
- There was a request to remove the guideline regarding burying utilities.
- There was concern that multi-family developments that have been approved in the past would no longer be allowed. Staff does not believe that is the case, as those types of projects are taken on a case-by-case basis.
- There was discussion regarding the flexibility of the form book. Staff explained that there was flexibility with the footprint as long as changes to dimensions did not exceed the maximum square footage for the form, and the room form was maintained. Any proposals that are less than what is allowed by the form book could receive an administrative permit; however, anything more would go to the Commission.
- The CM led discussions regarding short-term rental, neighborhood parking issues, and zoning in MDHA Five-Points district that will expire next year. (These issues are not a part of this project.)