



FEEDBACK FORM RESULTS

As of August 13, 2019



DRAFT VISION

“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.”

Do you agree with this statement as the vision for the future character of The Hill?	Yes	92% (44)	No	0% (0)	Unsure	4% (2)	No Response	4% (2)
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Comments (8)

THE HILL BOUNDARIES

Recommendation:

Include homes east of Wood Street and north of Lakeview Drive in the HR-1 zoning district	Agree	79% (38)	Disagree	15% (7)	Unsure	4% (2)	No Response	2% (1)
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Comments (9)

LOT COVERAGE

Recommendation:

Explore reducing lot coverage (currently 40%) or other methods to prevent from building out too much of the lot	Agree	52% (25)	Disagree	38% (18)	Unsure	6% (3)	No Response	4% (2)
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Comments (21)

BUILDING HEIGHT

Recommendation:

Explore maintaining existing height restrictions (27 feet) but consider design solutions to ensure scale is still in character with other homes	Agree	67% (32)	Disagree	21% (10)	Unsure	8% (4)	No Response	4% (2)
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Comments (11)

FRONT YARD SETBACKS

The survey also addressed front yard setbacks, but the results were inconclusive. Using the information provided in the corresponding boards, please provide your input.

Should the front yard setback for front porches be less than the front yard setback for the home (currently 25 feet)?	Yes	60% (29)	No	25% (12)	Unsure	10% (5)	No Response	4% (2)
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Comments (15)



GARAGES

The survey did not provide conclusive results on which regulations for garages should be modified. Currently, the HR-1 Zoning district allows garages to be built as close as 1.5 feet from the rear or side property line, regardless of whether it is attached or detached. In addition, the code also allows a second story on the garage as long as it is below the maximum height requirement of 27 feet.

Over recent years, the City has heard concerns on allowing garages to be built at the maximum height so close to the property line. The following series of questions will ask for your agreement about garages that will help the Committee determine if there should be changes to the current garage regulations.

Do you think 2-story garages should be allowed?	Yes	67% (32)	No	27% (13)	Unsure	6% (3)	No Response	0
Do you think 2-story garages should be allowed as close as 1.5 feet from the property line?	Yes	31% (15)	No	56% (27)	Unsure	8% (4)	No Response	4% (2)
Do you think 1-story garages should be allowed as close as 1.5 feet from the property line?	Yes	56% (27)	No	35% (17)	Unsure	2% (1)	No Response	6% (3)
Do you think attached garages should be allowed?	Yes	52% (25)	No	35% (17)	Unsure	13% (6)	No Response	0
Do you think attached garages should be allowed as close as 1.5 feet from the property line?	Yes	29% (14)	No	60% (29)	Unsure	8% (4)	No Response	2% (1)
Do you think attached garages should be allowed as close as 1.5 feet from the property line and be 2-stories?	Yes	21% (10)	No	69% (33)	Unsure	8% (4)	No Response	2% (1)
Do you think garages should be built behind the front façade of the home?	Yes	71% (34)	No	15% (7)	Unsure	13% (6)	No Response	2% (1)
Do you think garages should be built entirely behind the home?	Yes	23% (11)	No	54% (26)	Unsure	23% (11)	No Response	0
Do you think garages should be allowed to be taller than the home?	Yes	13% (6)	No	44% (21)	Unsure	6% (3)	Did Not See Ques	38% (18)

Comments (17)



ARCHITECTURE STYLE/CHARACTER FEATURES

Recommendation:

Define architecture style and features of The Hill and build new construction/remodels in character **Agree 96% (46)** **Disagree 0** **Unsure 2% (1)** **No Response 2% (1)**

Comments (9)

How important do you think each of the following architecture and character features are to defining the character of The Hill? Please rate each of the following architecture features from 1-5 with 1 being not important and 5 being very important.

Front Porch, Deck, Stoop	Not Important				Very Important
Scale	1	2	3	4	5
Results	0	2	6	13	26

Comments (7)

Building on pier and beam or imitating the look by elevating the home	Not Important				Very Important
Scale	1	2	3	4	5
Results	1	1	8	16	20

Comments (4)

Roof pitch (how steep the roof is)	Not Important				Very Important
Scale	1	2	3	4	5
Results	7	6	11	13	10

Comments (3)

Walkway from main entrance of the home to the sidewalk/street	Not Important				Very Important
Scale	1	2	3	4	5
Results	2	6	5	13	21

Comments (2)

Similar building finishes such as siding	Not Important				Very Important
Scale	1	2	3	4	5
Results	1	2	6	15	23

Comments (6)



Preservation of mature trees	Not Important			Very Important	
	Scale	1	2	3	4
Results	3	1	3	5	35

Comments (7)

NEXT STEPS

The survey results showed that overall, The Hill community would like for the City to address the changing character of The Hill. Therefore, the Committee is recommending moving forward with Phase II. The Committee will use the feedback received during tonight’s public meeting and online town hall to finalize their recommendations to City Council.

Do you agree with continuing the process into Phase II?	Agree	92% (44)	Disagree	4% (2)	Unsure	4% (2)
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Comments (6)

DID WE MISS ANYTHING?

Do you have any additional thoughts or comments about maintaining the character of The Hill?

Comments (18)

