

May 9th, 2019 Stryker Zoning Community Meeting Notes

Question / Comment	Answer	Remarks / Resources
Would we lose residential density in recommendation?	No, there would be an increase in residential density in this recommendation.	
How is zoning determined, is it by individual lots?	Zoning evolves over time. Established by City processes for large areas, not by lots	Learn about Zoning
Why do some attractive spaces (Jerabeks) remain vacant and others become unfavorable (Stryker market)?	Commercial Market forces play large role. Stryker Market closed down after community opposition to a tobacco license and criticism of past tenants.	
Community member voices concern about street assessments for street improvements (since streets are so bad, when they need to be improved it will be very expensive). The community member is wondering if changes in zoning will cause expensive assessments	CM Noecker is moving to layover the street assessments	Zoning and Assessments are separate processes?
Community member owns wooded area across from stryker market. They are concerned about losing natural spaces, wants to zone it as permanent green space.	Green space is not a zoning option. Even city parks are zoned residential. Possibility for public green space easement. Should be separate conversation.	
What do you expect to be the most controversial about this rezoning?	The change in zoning of single family areas to add the possibility of higher density (duplexes etc).	

<p>Comment about valuing community garden, concerned about trees coming down for roads and sidewalks.</p>		<p>Reference to Smith Avenue boulevard changes?</p>
<p>Concern that developers start at maximum allowed. Concern about code enforcement.</p>		
<p>Concern about compliance regarding maintenance of rental properties. Wants to ensure code enforcement.</p>		<p>The Department of Safety and Inspections is responsible for code enforcement. Not a Zoning issue.</p>
<p>Does zoning have anything to do with the way a building is created? Wants to avoid “ugly prison structures”. How can we ensure buildings add to community?</p>	<p>Zoning is dimensional, does not dictate materials and aesthetics. However “Traditional Neighborhoods” do have some design standards.</p>	<p>Traditional Neighborhood design standards</p>
<p>Do zoning categories determine property taxes?</p>	<p>Property taxes are based on use, not zoning. Taxes will not go up if use stays the same.</p>	
<p>Concern about signage in commercial buildings. Concern about huge tobacco signs. Are there rules about commercial signage in residential areas?</p>	<p>Signage is administered via Dept of Safety and Inspections, does not apply to zoning.</p>	
<p>Why did they allow another tobacco store to open a block from existing one, if they are supposed to be a half mile apart?</p>	<p>Don’t know. There is a moratorium on tobacco licenses. CM Noecker will look into if the code allows tobacco stores that close together.</p>	

<p>Concern about street safety for kids walking to school with increase in traffic, more cars in street due to more folks in area.</p>		
<p>Need more green space instead of concrete.</p>		
<p>Who regulates the type of shops, more liquor stores, and tobacco?</p>	<p>City Ordinances govern licensing.</p>	
<p>Wants to know if zoning can be reverted to resident only in most of Stryker, but create node of businesses at Stryker and George. Thinks the commercial buildings create undesirable activities.</p>	<p>There is a commercial node at George and Stryker. Commercial does end at Morton.</p>	
<p>When they go from R1 to RT2, build larger building, do they have to prove they have adequate parking?</p>	<p>Yes, Dept. of Safety and Inspections enforces parking requirements.</p>	
<p>If it is zoned RT2- townhouse, can you only build townhouses?</p>	<p>No, can build a range of housing is possible. The Townhouse reference is zoning shorthand to clarify that a townhouse is permitted, not that it is the only option.</p>	<p>RT2 "townhouse"-could have: Daycare, church, park, 1 family home, 2 family home, bed and breakfast, 3 family home, 4 family home</p>
<p>Its currently RM2 Multi family north of Morton, with zoning set to change to Traditional Neighborhood for the area. Currently set to retain RM2 south of Morton, why not all traditional?</p>	<p>That zoning allows for the mix of use to continue.</p>	

<p>Comment: There are different interest at stake behind the zoning conversation. Some people want the traditional “nice” neighborhood with green space. We also need low income housing [so people can live with dignity]. Councilwoman Noecker mentioned vitality & Patina [what values does this indicate].</p>		
<p>Comment- We have Smith and Robert Street as commercial areas. Can’t we just have residential only areas?</p>		
<p>Comment- What is driving the rezoning? It the councilwoman pushing for development for the city? We don’t want to lose the diversity of the neighborhood- race & class. We don’t want to be Mac-Groveland.</p>		