

NEIGHBORHOOD INTEGRITY & COMMUNITY CHARACTER



Neighborhood integrity and community character is a description of the strength, stability, and long-term vitality of an area. It is the look and feel of the neighborhood; the quality of life. It includes land use, preservation, identity, investment, property maintenance, code compliance, and resident involvement – intended to protect and enhance the neighborhood.

Purpose of the Chapter

The purpose of this chapter is to outline a set of strategies to preserve and enhance the single-family character of the South Knoll Area neighborhood.

Goal

Based on the public input that was received during the planning process, the **Neighborhood Integrity & Community Character** goal for the South Knoll Area is **to be a neighborhood that is desired and valued for its single-family-friendly character with:**

- **Reduced character impact of high-density housing in the neighborhood;**
- **Continued investment in and maintenance of area schools, parks, and trails;**
- **Preservation of the existing larger-lot development pattern and eclectic architecture; and**
- **Effective neighborhood organizations.**

Strategy and action recommendations have been developed to progress toward this goal and are included at the end of this chapter.

Summary of Chapter Recommendations

- Increased code compliance and property maintenance standards
- Additional parking standards
- Amendment to the City's Future Land Use and Character map
- Preservation of historic resources
- Rezoning to reflect existing uses
- Creation and strengthening of neighborhood groups

Elements of Chapter

This chapter is organized into three broad categories:

- Character & Identity
- Land Use & Character
- Effective Neighborhood Organizations

The following pages describe these components and their relationship to the South Knoll Area. This information is supported by **Appendix A, Existing Conditions** which provides supplementary quantitative data about the Area. This chapter describes some of the key issues facing the South Knoll Area and provides information and opinions garnered through the engagement process.

At the end of the chapter, strategies are identified to assist the neighborhood in moving toward the chapter goal. The broad strategies are accompanied by recommended action statements that support changes to the Comprehensive Plan, City ordinances, and policies. Specific information about timelines, responsible parties, and estimated costs are reflected in **Chapter 5, Implementation**.

SOUTH KNOLL AREA CHARACTER & IDENTITY

The South Knoll Area is known for its eclectic housing stock, access to parks and trails, and proximity to Texas A&M University. Its location provides access to award-winning schools, a variety of recreation opportunities, local shopping, restaurants, and all the University has to offer. South Knoll is the only area in College Station that residents can walk to school from pre-k through college.

The South Knoll Area is an aging neighborhood with most of the homes built in the 1960s and 1970s. Long-time residents describe the neighborhood as an area once occupied by young families with children walking to the elementary school. Over the years, those families have either aged in place as their children left home or moved out of the neighborhood. Some new families have moved in to take their place, but the most notable change to residents is the growing college-aged population moving into homes that are for rent.

The majority of neighborhood integrity issues raised by residents are tied to the impact of increased density from renter-occupied properties within and around the neighborhood. Owner-occupants have expressed concerns with land and property maintenance, traffic and parking impacts, as well as other behavioral issues of some renters. While not having the ability to restrict rental units, strategies within this Plan are aimed at reducing the impact on the single-family character of the neighborhood.

Neighborhood Conditions

The South Knoll Area is home to 226 multi-family and 143 duplexes structures – or 286 duplex units, almost 37% of all dwelling units in the area. Approximately 381 of the 1,012 single-family housing units in the planning areas are currently used as rental units. **Map 2.1 Rental Rates by Street** illustrates the amount of rental single-family property in the area.

Based on 2010 Census data, single-family housing in the South Knoll Area makes up approximately 6% of the overall supply in College Station. Nearly a quarter of College Station’s duplex and multi-family housing stock is found in the South Knoll Area as the duplex units makes up 23% of the City’s total and the 226 multi-family structures in the South Knoll Area provide 4,013 units, contributing to approximately 24% of the City’s multi-family total.

Property Values & Housing Conditions

Single-Family property values vary across the neighborhood, with the highest values generally corresponding to homes built on larger lots; with some exception, these properties also tend to be concentrated in the center of the planning area. Areas of South Knoll with higher property values also have the lowest number of homes registered as rental property and the lowest instance of known code violations. Housing conditions also vary greatly across the neighborhood, but are generally consistent with property values and the tenure of the structure (whether it is owner or renter occupied).

Rental Market

100% of the duplex units in the South Knoll Area are registered as rental

units with the College Station Rental Registration Program. Approximately 38% of the single-family homes in the neighborhood are registered as rental properties; **Map 2.2 Registered Rental Properties** illustrates where they are located within the neighborhood. **Map 2.1 Rental Rates by Street** illustrates the percentage of rental properties by street within the South Knoll Area. Specific rental information by subdivision can be found in **Appendix A Existing Conditions**.

Enrollment at Texas A&M University is currently over 50,000 students and continuing to grow, creating a strong demand for nearby rental properties. As the rental market increases, and more homes become investor owned, competition with investors has occurred creating an impediment for a young family to move into the neighborhood. Participation in the planning process indicates that the neighbors feel that an overall decrease in owner-occupied homes in the area has led to disinvestment, and a decline in the overall quality of life. This threat to neighborhood integrity exists in the South Knoll Area as it does in many parts of the City.

Character Impacts of High Density Housing

As homes are occupied by an increasing number of college-age households resulting in families moving out of the area, the neighborhood continues to transition to a higher-density. If this current trend continues, too many renter-occupied homes and a lack of affordable housing for families (due to investor interest) can continue disinvestment in student rental areas. In turn, a lack of quality housing options may also raise prices and demand in areas that are not already dominated by student rentals, potentially pushing families out of those areas too.

Beyond the changed demographics, there is an overarching concern among residents related to increased density in the neighborhood and the effect on both the character of the area and the increased services needed. Increased population density means increased traffic, water and sewage use, an increased demand on emergency services and code enforcement services, and an increase in repairs or replacement of area infrastructure. An increase in the college-aged population in South Knoll also means the addition of University buses down several area streets; and with fewer families living in close proximity to South Knoll Elementary school, it means more children driven into the neighborhood for school, increasing school-time traffic and changing neighborhood traffic patterns.

Strategies have been developed to attempt to address the negative impact of increasing density and potentially slow the transition to higher-density residences in the neighborhood. ~~Specifically, the Resource Team recommends that the names of the tenants of registered rental units be on the lease and in the rental registration~~

~~records as a means of more easily enforcing regulations related to the maximum number of unrelated residents that may reside as a “family.” Additionally, the Neighborhood Resource Team (NRT) recommends that neighborhoods within the planning area have the ability to request an overlay zoning to further limit the number of unrelated residents on that area.~~

Property Maintenance & Code Compliance

The City’s Code Enforcement division is responsible for premise code and property maintenance enforcement. The City’s Code Enforcement Division and their services are discussed further in **Chapter 4 Public Services & Facilities**.

Code Enforcement in College Station is primarily on a complaint basis, meaning that City Code Enforcement Officers will make contact with residents or property owners when a complaint has been submitted. Under this method of enforcement, neighbors play a particularly important role as the eyes and ears of Code Enforcement.

In 2011, the City began using See-Click-Fix, a web-based application that allows citizens to report non-emergency issues and receive feedback electronically. The City uses this application to get information from citizens regarding some of the top code violations. Examples include overgrown weeds and grass, accumulation of trash, junk vehicles, and overflowing trash containers.

The City has established a minimum level of property maintenance to ensure basic health, safety, and welfare of its residents. Code violations and a lack of property maintenance can detract from neighborhood integrity, and over the long-term, can change the character of an area. Lawn maintenance, trash, open storage, and dilapidated homes play a role in how surrounding property owners make decisions about future investments in the maintenance and improvement of their own home. A lack of code compliance was a particular concern expressed throughout the South Knoll Area planning process due to rising number of renter-occupied units. Resource Team members recommend that the City pro-actively identify properties not currently meeting code and aggressively work toward compliance.

In an effort to increase overall code compliance in the South Knoll Area, the NRT recommends a higher level of outreach regarding code requirements. Specifically, the recommendation includes the creation of a comprehensive packet of information for residents, including basic code requirements, City contact information, and community facility locations (such as swimming pools, fire stations, and the library). The packets should be sent annually to registered rental property owners, registered property managers, College Station Utility customers, and HOA and neighborhood contacts. Additionally, a web address and QR

(Quick Response) code should be advertised in publications such as The Eagle and The Battalion in an effort to reach student renters.

Beyond more aggressive, pro-active code enforcement and additional outreach, the NRT recommended that the City begin a process to update and strengthen its premise code enforcement standards so that undesirable character impacts in single-family neighborhoods may be reduced. Examples included broken furniture in the front yard, furniture on the roofs of structures, banners on homes, and overall lack of yard maintenance.

Parking

On-Street Parking

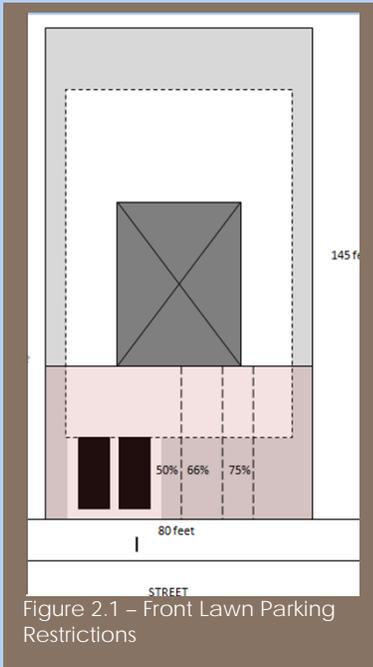
The most widely mentioned, debated, and discussed issue through this process has been on-street parking. If prolific, on-street parking can negatively affect both safety and character of an area, changing the way that an area both functions and feels.

The City’s parking enforcement is the responsibility of the Police Department and is generally enforced on a complaint basis – meaning that once the Police Department is notified of a parking violation, they will investigate.

Parking recommendations were divided into those primarily for safety, and those primarily aimed at restoring and protecting the single-family character of the South Knoll Area. A discussion on parking issues and recommendations related to safety can be found in **Chapter 3 Mobility**.

Through the neighborhood planning process, residents identified pros and cons of on-street parking, listed below:

Pros:	Cons:
Provides buffer to children in yards	Limits emergency vehicle access
Provides buffer to sidewalks	Aesthetics
Calms traffic and speeds	Supports multi-tenant occupancy
Parking available visitors or special events	Service delivery conflicts (USPS, garbage collection, etc.)
Convenient	Blocked driveways Reduced visibility / sight-distance issues
Reduces the pavement needed on each lot	Children less visible when crossing streets
Crime prevention – perception that someone is at home	Reduced safety of pedestrians and bikes
	No room for bike lanes
	Impedes two-way traffic
	Restricts visibility of property



Character-Based Parking Recommendations

The Resource Team recognizes that not all parking issues are purely safety related – sometimes it is the effect on the character of the area that is most concerning. As the density in the neighborhood has increased, resident and visitor parking has also increased creating what is perceived as visual clutter along the street and highlighting some streets as “student areas.” Additionally, excess on-street parking can make sanitation and mail service difficult. Through the process, numerous residents complained of not having mail delivered or their trash picked up because a neighbor’s vehicle made the trash container or mailbox inaccessible. Other complaints relate to vehicles blocking driveways or remaining parked in front of someone else’s home for weeks at a time.

The Resource Team discussed numerous on-street parking removal options to lessen the crowding on the streets. Of the options, the most popular were either creating an option to allow residents on a street to request that parking be removed from one side of the street or to remove on-street parking from both sides of all streets during night-time hours (such as 2:00 a.m. to 6:00 a.m.) to alleviate the neighborhood of the permanent “street parkers.”

During the Open House meeting, attendees were asked to participate in a poll related to on-street parking and their preferences. The poll asked residents and property owners which of the following was the most desirable action:

- 1) Remove parking from one side of all streets throughout the neighborhood;
- 2) Remove parking from one side of all streets that request parking removal with the support of the majority of property owners on specified street;
- 3) Remove parking from both sides of all streets only during the hours of 2:00 a.m. and 6:00 a.m.;
- 4) Do not remove any parking from streets in the South Knoll Area.

The Resource Team used the results from the poll when forming their final recommendations. ~~The Resource Team made the following two separate recommendations:~~

- ~~1) Remove parking from both sides of all streets in the South Knoll area during the hours of 2:00 a.m. and 6:00 a.m. for the following reasons:

 - a. ~~To ensure that vehicles are moved to private parking areas during this time, creating a habit of using off street parking and ensuring that adequate parking is provided on each property;~~~~

- ~~b. To decongest the neighborhood streets in the long term for both appearance and the ease of walking and biking in the area;~~
- ~~c. To continue to allow residents the convenience of parking on the street during the day and offer opportunities for visitor parking;~~
- ~~d. To increase public safety / crime prevention as the only permitted night time parking would be in a private driveway; and~~
- ~~e. To provide a time for public services to be carried out without vehicles parked on the street, such as street sweeping or garbage collection, if the City desired.~~

- 2) Allow residents that want to do more to restrict parking in their area the ability to request that on-street parking be removed from one side of their street with the following conditions:
- a. The ~~super-majority (50%+1~~ **two-thirds**) of homes (one representative per home) sign a petition requesting parking removal; and
 - b. A “street” is defined as a segment of the larger street between two intersections (including three-way intersections).

On-Site (Off-Street) Parking

Because the increasing number of vehicles parked in the neighborhood is causing concern among residents, consensus was reached during the planning process that additional off-street parking should be required for new single-family construction and additions of bedrooms to existing homes. The City’s Joint Neighborhood Parking Task Force (a concurrent but separate process) recommended one parking space per bedroom (with a maximum of four parking spaces required) in their recent City-wide report. See **Appendix F Parking Task Force Recommendations** for more information. The Resource Team agreed that this parking requirement must be coupled with a maximum parking coverage requirement that would limit the parking area within the front yard to the smaller of either 50% of the area between the structure and the property line, or 1,000 square feet. Because this may push larger parking lots to the rear of the single-family structure, the rear parking should then be combined with a screening requirement.

Historic Preservation

Historic preservation refers to protecting part of a community, from a single building to an entire neighborhood, because of its ties to the history of the area, the State, or even the Nation. Simply, it is the community saying “we have something that we want to hang on to.” The plan participants recognize that the Orr Street/Winding Road area is unique in College Station and that the former Campus Homes in the

area are special. However, this recognition has not translated into any regulations that protect the structures. Preservation or protection of these resources can stabilize development pressure, enhance property value, promote heritage conservation, and provide education opportunities. At this time, there are no National or State Historical Markers in the South Knoll Area and there are not Historic Areas or Historic Preservation Overlay zoning districts located in the South Knoll Area.

Quimby McCoy Study

In 2008, a Historic Resources Windshield Survey was conducted for two areas of the City, including a portion of the South Knoll Area. The survey includes brief histories; statements on architectural, historic and cultural resources of significance; and maps detailing areas within the survey that best represent potential historic districts. The survey identified two potential districts and 11 potential landmarks. The potential districts and landmarks are identified on **Map 2.3 Potential Historic Districts and Landmarks**.

Also in 2008, the City adopted a comprehensive historic preservation ordinance that provides the opportunity for protection of historic structures. The City's Comprehensive Plan identifies historic preservation as an important component of community character. Preservation of historic properties provides for the protection and preservation of places and areas of historical, cultural, and architectural importance. See **Appendix C Historic Resources** for further information about the Quimby McCoy study and the recommended landmarks and districts.

College Station Historical Marker Program

In 1986, the City of College Station Historic Preservation Advisory Committee was created to aid in the collection and preservation of items of historical significance in the City and to educate residents about the history of College Station. One initiative created by the Committee is the College Station Historical Marker Program that recognizes sites, persons, objects, events, or buildings that are significant to the history of College Station, yet may not meet the criteria for historic marker designation at the State or Federal level. College Station markers are solely for historical interest and educational purposes and do not prevent the structures from being altered or demolished. Properties in the South Knoll planning area that have received a College Station Historical Marker are identified on **Map 2.4 Historic Resources in the South Knoll Area**. There are two homes in the South Knoll Area with a College Station marker. See **Appendix C Historic Resources** for further information.

Former Campus Homes

During the early years of Texas A&M College, faculty lived in on-campus



Figure 2.2 – Campus House



Figure 2.3 – Campus House



Figure 2.4 – Orr/Winding Area

housing. These single-family homes were later moved away from campus as College enrollment grew and the City of College Station was incorporated. Two former campus homes were relocated to what is now the South Knoll Area, **Map 2.4 Historic Resources in the South Knoll Area** depicts the locations of these homes. Additional information can be found in **Appendix C Historic Resources**.

LAND USE & CHARACTER

Future Land Use & Character Plan

Land use is a key component of describing and establishing the character of an area. In determining appropriate land use classifications, the existing uses, zonings, and current land use and character classifications are all considered. As part of enhancing the family-friendly character of the South Knoll Area, this Plan identifies several areas where discrepancies in the existing Comprehensive Plan, zoning, and other factors could lead to unintended development scenarios that are contrary to the character desired by residents that live in the neighborhood.

Map 2.5 Future Land Use and Character Map illustrates the existing Land Use and Character designations in the South Knoll Area. Descriptions of the existing character designations found in the South Knoll Area based on the City's adopted Comprehensive Plan can be found in **Appendix B Glossary**.

During the initial planning phases, staff identified only one undeveloped property where the zoning is not consistent with the Comprehensive Plan. The property is located off of Harvey Mitchell Parkway (FM 2818) adjacent to the City's electrical sub-station and has been known in past development proposals as the "McCrary" property.

The McCrary Property (Map 2.6 Land Use & Character Amendment 1):

- Comprehensive Plan Designation: Suburban Commercial along the FM 2818 frontage and Natural Areas on the back half of the lot.
- Zoning: A-O Agricultural Open along the drainage area, R-3 Townhouse in the middle and adjacent to the single-family cul-de-sacs and C-3 Light Commercial along Harvey Mitchell Parkway (FM 2818).
- Recent floodplain studies in the area have determined that this property is not within the 100-year floodplain, as shown on the Future Land Use & Character Map. A future land use other than Natural Areas may be appropriate for the property.



Figure 2.5 – Land Use & Character Area 1

The NRT was comfortable amending the Future Land Use and Character Map to reflect the existing zoning on the property in those general areas. Any change to the Future Land Use & Character Map or the zoning in this area should be vetted with the HOA in that area. The Resource Team wishes for the HOA group to make that recommendation when the time comes.

Also through the planning process, the Resource Team identified one additional property where the Land Use & Community Character designation should be altered:



Figure 2.6 – Land Use & Character Area 2

Anderson Place Apartments – on Anderson between Brentwood and Southwest Parkway (Map 2.7 Land Use & Character Amendment 2):

- Comprehensive Plan Designation: primarily shows Urban (apartment) with a small amount of General Commercial at the corner of Anderson and Brentwood.
- Zoning: GC General Commercial
- Existing Development: apartment complex on one large lot
- Property Ownership: One corporate owner

The NRT did not have concerns about the possibility of the property redeveloping under its existing zoning (GC General Commercial) – stating that any redevelopment on the site would be welcomed and commercial would be preferred to multi-family in this area. Staff will explore the potential issues and/or benefits of changing the future land use and character of this property to reflect this desire.

Additionally, FEMA’s MapMod, a physical map revision, and LOMR (Letter of Map Revision) that captured the Bee Creek channel improvements is anticipated to be complete later this year. Because this information is better engineering and flood data, staff recommends amending the Future Land Use & Character Map to reflect the new location of the 100-year floodplain. The recommendation includes extending existing adjacent land use designations along the floodplain line. All 100-year floodplain will remain designated as Natural Areas – Preserved or Protected.

Zoning in the South Knoll Area

This section outlines where the existing zoning does not permit the existing development in the area, meaning that if the property re-developed, the area could look and feel very different than it does today. The Resource Team recommends that in several instances

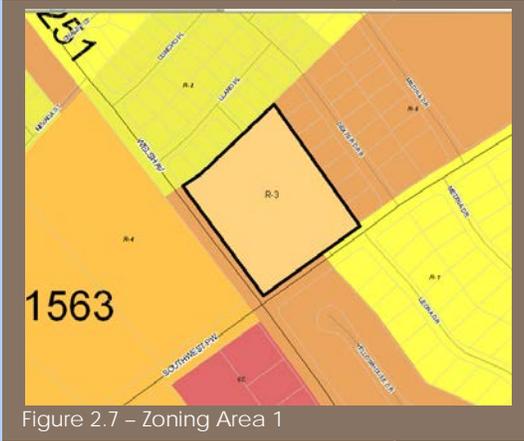


Figure 2.7 – Zoning Area 1

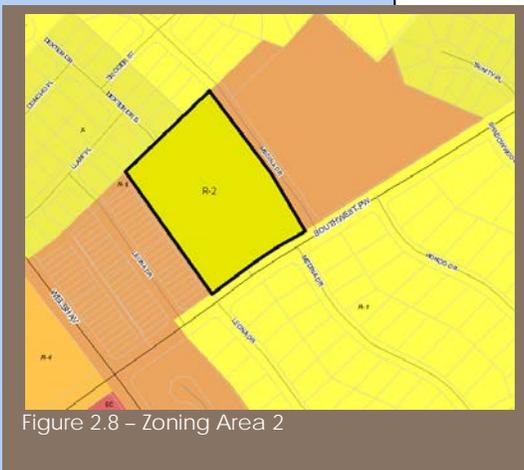


Figure 2.8 – Zoning Area 2

rezoning of the property be explored with the property owner to support future development in compliance with the City’s adopted Comprehensive Plan. In other instances, the Resource Team recommends no changes.

Map 2.8 Zoning illustrates the existing zoning designations in the South Knoll Area. Descriptions of the existing zoning classifications based on the City’s Unified Development Ordinance can be found in **Appendix B Glossary**.

The following properties were discussed for potential rezoning:

Southeast Corner of Welsh Avenue & Holleman Drive

- Comprehensive Plan Designation: Suburban Commercial
- Zoning: GC General Commercial
- Existing Development: low intensity commercial, office, and some vacant land
- Property Ownership: Several owners

The NRT agreed that the threat of a large scale redevelopment to an intense GC use was minimal due to multiple owners and its location (market). No change is recommended.

Northeast Corner of Welsh Avenue & Southwest Parkway (Map 2.9 Potential Rezoning Area 1):

- Comprehensive Plan Designation: Urban
- Zoning: R-6 High-Density Multi-Family
- Existing Development: townhomes on individually platted lots
- Property Ownership: Many property owners

NRT recommended that the City approach land owners to rezone to R-3 Townhouse based on the current use of the property.

Medina/Dexter Duplexes (Map 2.10 Potential Rezoning Area 2):

- Comprehensive Plan Designation: Urban
- Zoning: R-6 High-Density Multi-Family
- Existing Development: duplexes on individually platted lots
- Property Ownership: A single owner for all of the lots

NRT recommended that the City approach land owner to rezone to R-2 Duplex based on the current use of the property. The property is adjacent to existing single-family homes; redevelopment to a higher density multi-family is not desirable.

Cedar Run and Arctic Area

- Zoned R-3 Townhouse

- Developed as single-family homes (permitted in the R-3 zoning district)
 - Comp plan: General Suburban (appropriate for both the existing zoning and existing land use)
 - Many property owners (no consolidation currently)
 - Very few owner-occupied homes (maybe as few as one)
- NRT felt that potential redevelopment of some or all of the homes in that area to townhomes would be appropriate given the adjacencies to duplexes and apartments. It was stated that any redevelopment of this area would be welcomed.*

EFFECTIVE NEIGHBORHOOD ORGANIZATIONS

Due to the age of most of the subdivisions in this area, very few Home Owner Associations exist. Creating an association once homes are individually owned is difficult because all owners have to agree to participate. Owner occupancy rates being low in the area, it would be nearly impossible for a new association to be formed with the ability to make and enforce rules.

Role of Neighborhood Organizations

Neighborhood groups, whether formally organized or not, have a key role in identifying and implementing solutions to neighborhood concerns.

Organization activities may include neighborhood cleanup along neighborhood streets, in neighborhood parks, and along the creeks; and meet-and-greet events with new neighbors each year.

Neighborhood Partnership Program

The Neighborhood Partnership Program was created to build helpful, collaborative relationships between neighborhoods, community organizations, and the City of College Station. The Neighborhood Services Unit is the City's primary liaison with neighborhood organizations, and on behalf of the City and these neighborhood programs, Neighborhood Services maintains ongoing communications with community organizations that can have a positive impact on neighborhoods.

Neighborhood Organizations in the South Knoll Area

There are five registered Neighborhood Associations in the South Knoll Area and one registered Homeowner Association. See **Map 2.11 Existing Neighborhood Organizations** for locations. Below are the names of the associations established area, the year they were formed, and the date they were registered with City’s Neighborhood Services division.

<u>Name</u>	<u>Year Formed</u>	<u>Year Registered</u>
The Knoll	2006	2007
Lawyer Street	2003	2007
Camelot	2008	2008
Bee Creek	2005	2007
Augustine-Angelina (HOA)	2010	2010
Lawyer Place	2011	2011

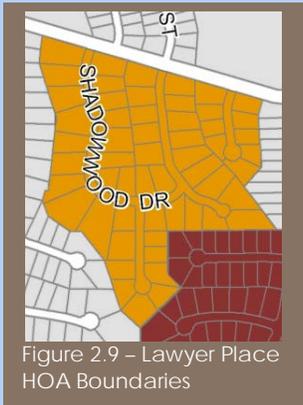


Figure 2.9 – Lawyer Place HOA Boundaries

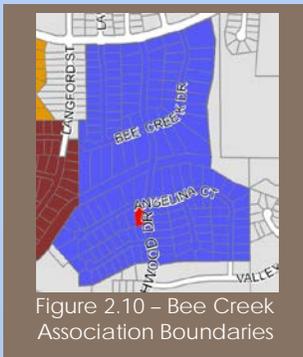


Figure 2.10 – Bee Creek Association Boundaries

Augustine-Angelina is a Home Owners’ Association (HOA) formed by residents and property owners in the Bee Creek area. It consists of only the property on the corner of Augustine-Angelina and was formed for the purpose of area residents purchasing the property as a group to protect it from undesirable development. Residents in the Augustine-Angelina area are very active and well-organized. They are active members in the City’s Neighborhood Partnership Program.

Lawyer Place had deed restrictions that lapsed back in the late 1980s or early 1990s. They recently revived their deed restrictions but did not add an HOA to help enforce the restrictions. Over time, the restrictions may not be as effective, as there is no governing body for enforcement. Individual property owners will need to be diligent in their efforts and as properties turn over to new owners. Residents in the Lawyer Place neighborhood are very active and well-organized. They participate in Neighborhood Services events and City-sponsored events.

Bee Creek is very active and well-organized and they participate in Neighborhood Services events and City sponsored events.

At this time, the Camelot Association, Lawyer Street Association, and The Knoll are all inactive. As association leaders have moved out of the neighborhoods, the City’s Neighborhood Services division has had little success recruiting and training others in the associations to keep the groups active. Residents in these areas still keep in contact with

Neighborhood Services staff, but their associations are inactive. Much of these areas have transitioned to student-occupied rental homes.

Other opportunities may exist in the South Knoll Area for the formation of new associations or other informal groups. Members of the Resource Team discussed opportunities with the connections formed during this neighborhood planning process, including the potential for block captains, neighborhood activities (such as block parties and National Night Out), and other events aimed at outreach, education, and getting to know one another. The Resource Team also recognized that the potential for a neighborhood garden existed at one of the local parks or South Knoll Elementary school and would be a neighborhood building / community building activity.

For more information about the services offered through the City's Neighborhood Services division, see **Chapter 4 Public Facilities & Services**.

GOAL, STRATEGIES, AND ACTIONS FOR THE SOUTH KNOLL AREA

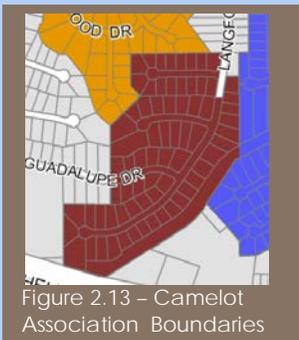
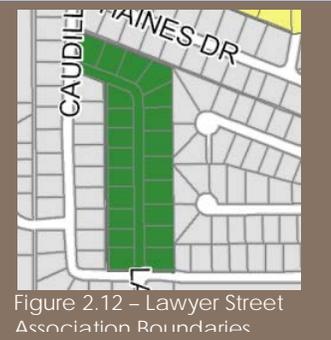
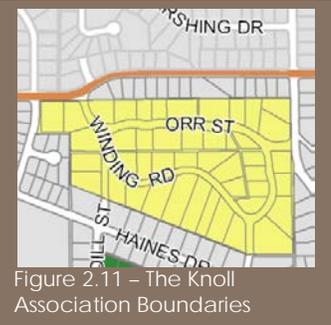
The **Neighborhood Integrity & Community Character** goal for the South Knoll Area is **to be a neighborhood that is desired and valued for its single-family-friendly character with:**

- **Reduced character impact of high-density housing in the neighborhood;**
- **Continued investment in and maintenance of area schools, parks, and trails;**
- **Preservation of the existing larger-lot development pattern and eclectic architecture; and**
- **Supported by effective neighborhood organizations.**

Strategies have been developed to progress toward this goal. Each strategy has a series of action recommendations designed to implement the strategy.

Strategy NI&CC 1- Restore and maintain a single-family character through increased code compliance and property maintenance to lessen the impact of rental housing on the character and integrity South Knoll Area Neighborhood. *(Cross-referenced with Public Facilities & Services Strategy PF&S 1)*

Action NI&CC 1.1	Properties not meeting existing City codes and ordinances should be identified. The City should work with the owners of these properties to move toward compliance.
Action NI&CC1.2	HOA and new resident digital information packet, on-line, emailed to rental registration contacts annually, and otherwise advertised



City-wide.

~~Action NI&CC1.3 Amend the Unified Development Ordinance to allow smaller areas within the South Knoll Area neighborhood to apply for an overlay zoning that could further limit the number of unrelated residents if a majority of the property owners participated.~~

~~Action NI&CC1.4 As a mechanism of enforcement of the maximum number of unrelated residents, amend rental registration requirements so that residents must be named when registered annually as a rental unit.~~

Action NI&CC1.5 Amend the Code of Ordinances to strengthen regulations that may reduce undesirable character impacts in neighborhoods.

Strategy NI&CC 2- Address neighborhood parking concerns to lessen the impact of high-density housing on the character and integrity of the South Knoll Area Neighborhood. (Cross-reference *with Mobility*)

~~Action NI&CC2.1 Remove parking from both sides of all streets between the hours of 2:00 a.m. to 6:00 a.m. to ensure that all resident parking occurs on private property, while allowing on-street parking outside of these hours for resident convenience. (cross-reference Action M-2.1)~~

Action NI&CC2.2 Allow residents to request on-street parking be removed for character reasons from one side of all streets in the South Knoll Area when a **super**-majority of property owners on that street are in favor. (cross-reference Action M 2.2)

Action NI&CC2.3 Amend the Unified Development Ordinance to limit the size of allowed parking areas within the front portion of single-family lots in the South Knoll Area, similar to the recommendations made by the City's Joint Task Force on Neighborhood Parking. In addition, larger lots would be permitted a maximum of 50% of the front portion of the property to be paved or 1,000 square feet, whichever is smaller. (cross-reference Action M 2.3)

Action NI&CC2.4 Amend the Unified Development Ordinance to require one parking space per bedroom for new single-family construction and remodels that add bedrooms, with a maximum of four spaces required. (cross-reference Action M 2.4)

Action NI&CC2.5 Amend the Unified Development Ordinance to require that rear-yard parking be screened from adjacent single-family properties. (cross-reference Action M 2.5)

Strategy NI&CC 3- Ensure the Future Land Use and Character designations in the South Knoll Area create the character desired in the South Knoll Area.

Action NI&CC 3.1 Amend the Future Land Use & Character Map for the property located on the east side of Anderson Street between Brentwood Drive and Southwest Parkway to conform to the existing General Commercial zoning.

Action NI&CC 3.2 Amend the Future Land Use & Character Map for the property located to the west of Angelina Ct. /Augustine Ct. to conform to the existing zoning on the property in that area.

Action NI&CC 3.3 Amend the Future Land Use & Character Map along the 100-year floodplain line to comply with new, more accurate engineering and flood data.

Strategy NI&CC 4- Preserve historic resources in the South Knoll Area.

Action NI&CC4.1 The City should work with owners of property identified for further study in the Quimby McCoy Historic Resources Survey (2008), including a specific district in the Orr Street / Winding Road area.

Action NI&CC4.2 The City should work with owners of property identified for further study in the Quimby McCoy Historic Resources Survey (2008), including specific properties identified as potential landmarks in the South Knoll Area.

Strategy NI&CC5- Ensure future development in the South Knoll Area is in compliance with the Comprehensive Plan

Action NI&CC5.1 Work with property owners in the Northeast corner of Welsh Avenue and Southwest Parkway to initiate a rezoning to reflect the existing land use on the properties.

Action NI&CC5.2 Work with property owners in the area of the Medina Drive & Dexter Drive area to initiate a rezoning to reflect the existing land use on the properties.

Strategy NI&CC 6- Encourage the creation of additional Neighborhood Associations and groups within the South Knoll Area and strengthen those that are existing.

Action NI&CC6.1 Meet with existing Neighborhood Associations and existing Home Owner Associations to encourage these groups to become more active.

Action NI&CC6.2 Meet with interested parties willing to undertake a partnership with Neighborhood Services to establish new Neighborhood Associations,

Action NI&CC6.3 Provide staff support in the creation and leadership training for new Neighborhood Associations and HOAs.

Action NI& CC6.4 Support and encourage the continuation of an informal or formal larger neighborhood group resulting from the connections made during the neighborhood planning process.

Action NI& CC6.5 Support and encourage neighborhood activities such as block parties, National Night Out events, and various other events aimed at outreach, education, and getting to know one another.

Action NI& CC6.6 Explore options to create community garden opportunities that would allow neighborhood organizations to utilize public spaces like parks to host community gardens.