

**Summary of the Planning Commission's
Committee of the Whole Meeting
February 7, 2017, City Council Chambers (RMB), 9:00 AM**

Members present: Chair Swink, Mr. Braun, Ms. Hicks, Ms. Jeffreys, Mr. Lyle and Mr. Tomasulo

Excused: Ms. Alcine, Mr. Fluhrer and Mr. Terando

Staff members present: Planning Director Bowers, Assistant Planning Director Crane, Sr. Planner Walter, Transportation Planner Lamb and Administrative Support Staff Eason.

CP-3-16 / Amendment to the 2030 Comprehensive

Plan to reflect Cameron Village and Hillsborough

Street Area Plan recommendations

This is the presentation of a corridor plan, which represents broad stakeholder input and guidance. This request includes an amendment for 137 parcels to change designations on Map LU-3 Future Land Use to reflect recommendations of the Cameron Village and Hillsborough Street area plans. The subject properties are generally located west of downtown Raleigh in the Hillsborough Street and Oberlin Road corridors.

Sr. Planner Walter presented the case regarding the project starting in March 2014; second phase gathering the ideas that were generated and phase three that we are in now started in 2015 with draft plan recommendation; project vision; update of area plan map; seven planning strategies and proposal to amend the future land use map.

There was discussion regarding road extension of private drive of Sutton toward Oberlin and Van Dyke; Glover Street improvements; Johnson Street redevelopment; project timeline; expected public interaction at the time of implementation and looking at top priorities.

Smedes York of York Properties made general comments regarding Smallwood – divided median could be the issue and should be looked at.

Beverly Clark of 719 Graham Street spoke regarding Cameron Village neighborhood, concerns of this proposal not being appropriate for Daniels Street to become a cut through street; the proposal to modify Peace/Clark/Smallwood intersection needs to go back to the drawing board – noted several problems with the proposal.

Banks Tally spoke regarding the plan as rendered is acceptable.

Matthew Craig spoke regarding concerns of street connecting Daniels will be even more detrimental and needs more walkability.

Linda Minitry spoke regarding connectivity making key points regarding wanting to see increased pedestrian and bicycle connectivity; suggests moving bicycle lanes from Oberlin and instead routing them onto Daniels which would enhance cyclist safety and be more effective use of the Oberlin pavement. She stated they also would specifically request that the maps indicate a potential bicycle/pedestrian path between the 616 Oberlin apartments and the Anthony/ Collier International Building.

There further mention of a neighborhood meeting with 29-1 vote against the three streets being included in the comp plan.

Donna Bailey of the Wade CAC spoke regarding the need for neighborhoods to be protected; developments building up against single family homes and asked that the

Commission to consider what it would be like to have 4 or 5 story building in your backyard.

Frank Harmon of Brooks Avenue spoke regarding suggestions to find a way to introduce zoning that would be compatible.

Sally Ricks, president of University Park Homeowner Association spoke regarding 3 points of concern, ambiguous language; parking concerns- replace with language not to replace zoning designations and transition zone to neighborhood and believes NX-5 designation should be removed and wishes to protect historic area from negative impacts.

Paul Blankenship of 5209 Vanderbilt Avenue, charter member of University Park Homeowners Association spoke regarding being a 40 year resident; building height and quotes LU5.4 – 5-story building abutting neighborhood is not appropriate.

Peggy Seymour of Stanhope Drive spoke regarding street widening and setbacks.

Gretchen Waldrop spoke regarding areas of concerns; scaling and massing and modification of Oberlin in front of neighborhood.

Elizabeth Maddox spoke regarding concerns with height of development and building needs to be low height.

Josh Taylor spoke regarding asking for CX-7 for an existing apartment complex located at Clark Avenue.

Lauren Wilborn spoke regarding pedestrian traffic.

Cheryl Williams spoke regarding family home at 1002 Oberlin Road; history and cultural concerns; likes idea of pedestrian way from Daniels to Oberlin.

Evelyn Pursley, 115 Brook Avenue spoke regarding being surrounded by 4 and 5 story buildings and being concerned with the height.

Bob Geary spoke regarding the design quality; usable open space and rezoning.

Carol Dean owns properties at 1904 and 1906 Smallwood spoke regarding being opposed to the divided median proposed; suggesting possibly adding pedestrian signal.

Jason Dean of 1317 Williamson Drive spoke regarding effects of development on neighborhoods and that they are already dealing with a lot of commercial property development.

Ed Sconfienza representing owners of nearby apartments spoke regarding concerns of realignment of Smallwood,

Shelly Johnson spoke regarding focus on parks being nice but that hasn't seen connection; plan doesn't make getting to park more accessible and concerns of public transportation; tiny roads and traffic on Wade Avenue.

Troy Moore of 811 Daniels spoke regarding connecting Sutton being an inconvenience.

There was discussion regarding the next; general height as it is related to the Future Land Use Map.

Mr. Bowers responded regarding the genesis of the proposal being was to look at scenarios of height and provide guidance up front.

TC-2-17 Transit Amenities.

This request amends Article 8 of the Raleigh Unified Development Ordinance to insert regulations related to transit amenities, which would be required at development plan review.

Chair Swink Suggest holding case in committee.

Transportation Planner Lamb gave a brief overview of the case and will put together a memo to address the suggestions received.

Mr. Braun made suggestions regarding uniformity of transit shelters throughout the city.

Meeting Adjourned 11:33 a.m.

Chenetha Eason –

