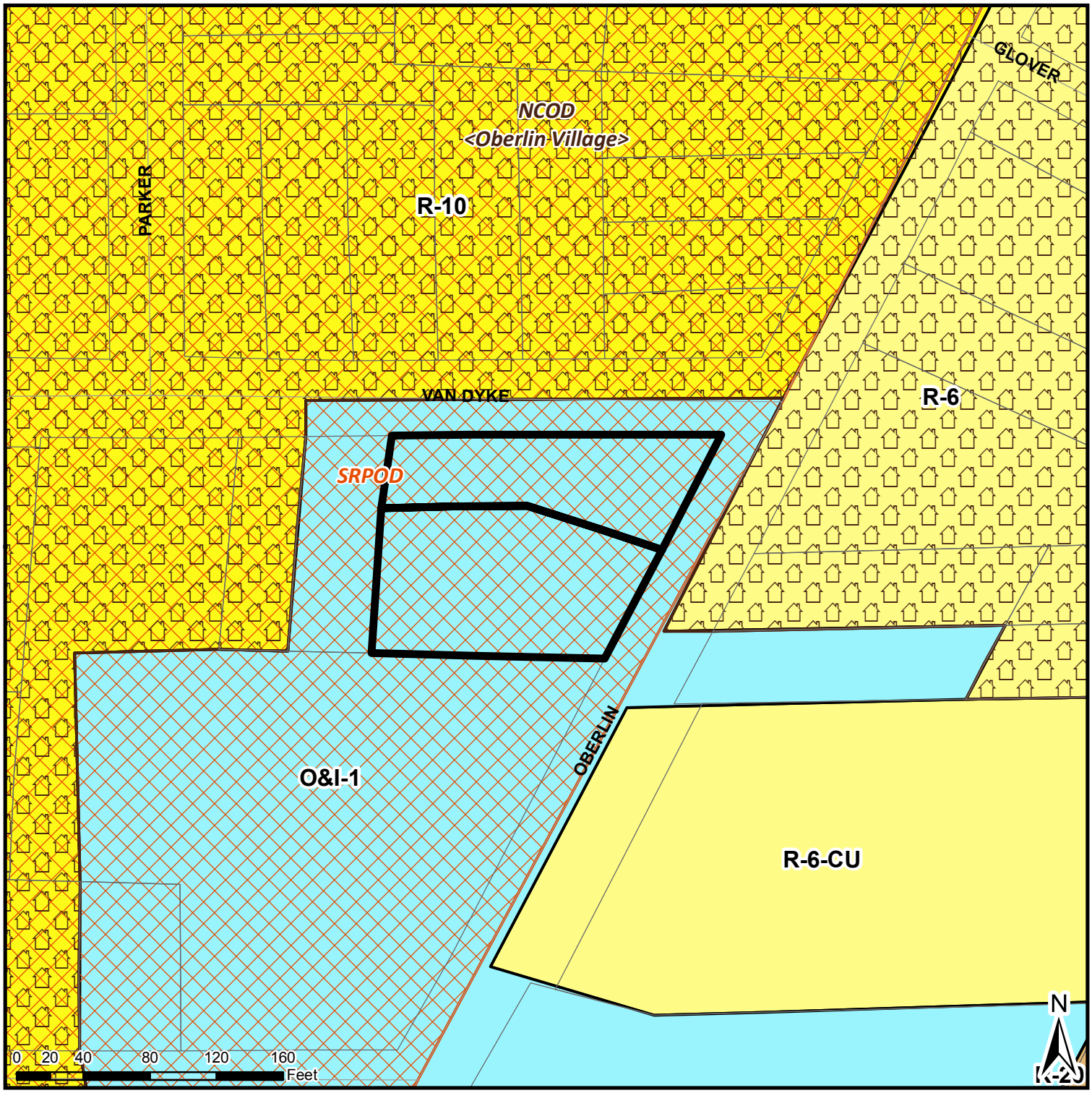
Existing Zoning Map Z-25-2013

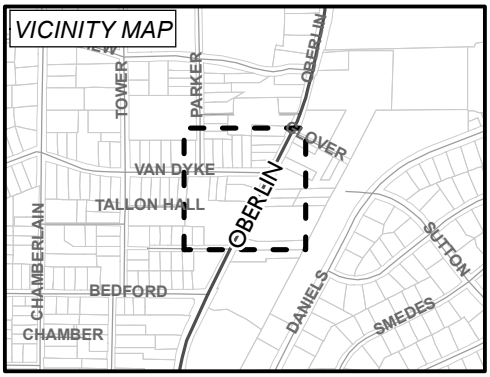


Submittal Date

7/31/2013

Request:

0.53 acres from O&I-1 w/SRPOD to OX-3-UL



Certified Recommendation

Raleigh Planning Commission

CR# 11551

Case Information Z-25-13 Oberlin Rd and Van Dyke Av

Location	Oberlin Road, west side, in the southwest quadrant of the intersection of Oberlin Road and Van Dyke Avenue Address: 815 and 817 Oberlin Road PIN: 1704043542 and 1704043588
Request	Rezone property from O&I-1 to OX-3-UL
Area of Request	.53 acres
Property Owner	Oberlin Investments 207 Fayetteville Street Raleigh, NC 27601
Applicant	Ross Massey LandDesign 510 Glenwood Avenue Suite 317 Raleigh, NC 27603 919-838-9331 rmassey@landdesign.com
Citizens Advisory Council	Wade CAC Mike Rieder mrieder1945@gmail.com
PC Recommendation Deadline	December 24, 2013

Comprehensive Plan Consistency

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

Future Land Use Map Consistency

The rezoning case is ☒**Consistent** ☐ **Inconsistent** with the Future Land Use Map.

Comprehensive Plan Guidance

FUTURE LAND USE	Office and Residential Mixed Use
CONSISTENT Policies	Policy LU 2.1—Placemaking Policy LU 2.2—Compact Development Policy LU 5.4—Density Transitions Policy LU 5.6—Buffering Requirements Policy UD 3.8—Screening of Unsightly Uses
INCONSISTENT Policies	Policy LU 4.5--Connectivity

Summary of Proposed Conditions

1. Some uses prohibited
2. Limits hours of service for trash/recycling pick up

3. Parking deck cladding 4. a) No more than 6 dwelling units b) Office development not to exceed 17,300 square feet c) Mixed use development will not generate more than specified vehicular trips d) Trip generation to be measured by most recent ITE Trip Generation Manual 5. No drive-through windows permitted 6. No more than 50% of dwelling units will contain more than 2 bedrooms 7. Current use of the property is allowed to stay in place until redevelopment

Public Meetings

Neighborhood Meeting	***Public Hearing***	***Committee***	***Planning Commission***
May 28, 2013		Date: Action	Initial public meeting: September 25, 2013

☐ ***Valid Statutory Protest Petition***

Attachments
1. Staff report

Planning Commission Recommendation

Recommendation	1. The Planning Commission recommends that Z-25-13 be approved. 2. The Planning Commission recommends that staff analyze vehicular access to the site at the time of site plan review. If access is permitted on Oberlin Road, the Commission recommends that access be granted solely from Oberlin.
Findings & Reasons	1. The proposal is consistent with the Future Land Use Map and most applicable Comprehensive Plan policies. The Future Land Use Map designates this area for Office and Residential Mixed Use. 2. The proposal is compatible with the surrounding area. Conditions maintain or enhance the compatibility of the site with adjacent uses and development.
Motion and Vote	Motion: Braun Second: Lyle In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Mattox, Schuster, Swink and Terando

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report.

_____	_____ 9/24/13
Planning Director Date	Planning Commission Chairperson Date

Staff Coordinator: James Brantley james.brantley@raleighnc.gov

Zoning Staff Report – Case

Conditional Use District

Case Summary

Overview

The site consists of two separate lots, the southern lot is vacant and the northern contains a single family house, now used as a business, built in 1909. The properties are located between Cameron Village to the south and 1028 Oberlin Road/Oberlin Court Apartments to the north. This corridor has been gradually redeveloping from single family housing to more intense development. To the north of the site (across Van Dyke Avenue) are single family houses and, on the northwest corner of Oberlin and Van Dyke, a small retail establishment. To the east (across Oberlin Road) is a single family house and several vacant lots. These vacant lots together total approximately 2.3 acres in size. To the south is a 1.72 acre parcel that contains a 3 story office building with surface parking. Immediate to the west of the site is a vacant lot.

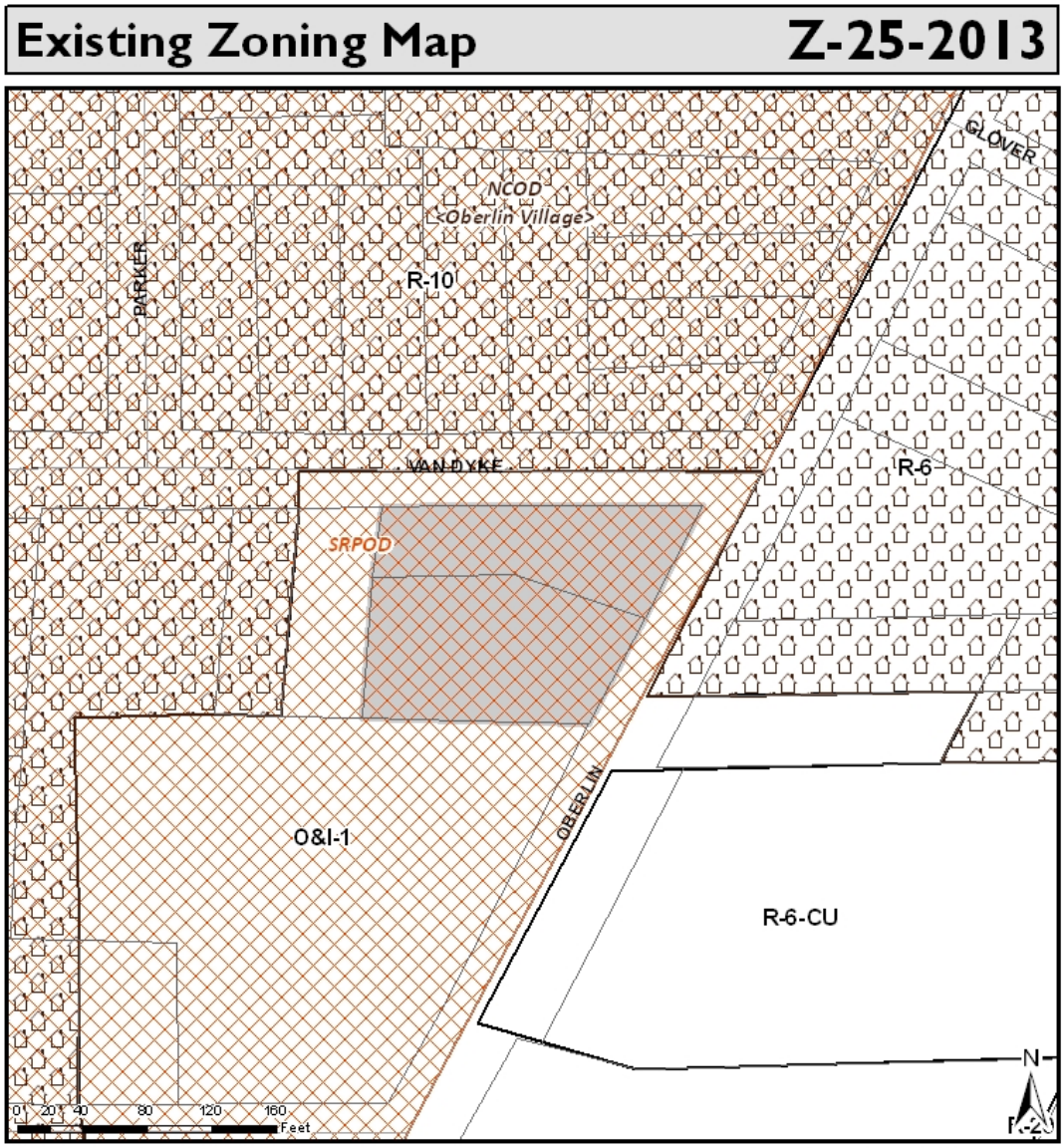
The property is currently zoned O&I-1, as are the properties to the south and west, and one of the vacant lots across Oberlin Road. To the west, north and east of these O&I-1 properties, the zoning is R-10 and R-6. To the southeast of the site, across Oberlin Road, is Oberlin Baptist Church, zoned R-6 CUD. The site is at the northern end of an extensive area of O&I-1 and Shopping Center zoning. The site is within the Special Residential Parking overlay zone. The property is not in a local historic district or under Neighborhood Conservation overlay zoning.

On the Future Land Use Map, the site is designated for Office and Residential Mixed Use, and is at the northern edge of an extensive area with the same designation, and Community Mixed Use centered on Cameron Village Shopping Center. To the west and northwest of the site, the properties are designated Low Density Residential. To the northeast and east the properties are designated Moderate Density Residential.

Outstanding Issues

Outstanding Issues	1. No offer of cross access to property immediately to the south	*Suggested Mitigation*	1. Offer cross access to property to the south.

ZONING REQUEST



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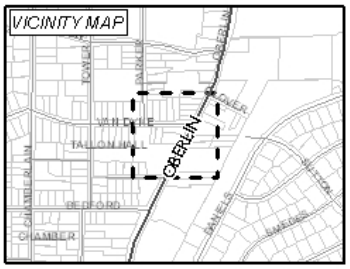


Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	***North***	***South***	***East***	***West***
Existing Zoning	O&I-1	R-10	O&I-1	O&I-1, R-6	O&I-1
Additional Overlay	Special Residential Parking	Special Residential Parking, NCOD	Special Residential Parking	NCOD	Special Residential Parking
Future Land Use	Office and Residential Mixed Use	Low Density Residential, Moderate Density Residential	Office and Residential Mixed Use	Moderate Density Residential	Office and Residential Mixed Use
Current Land Use	Single family house, vacant lot	Single family houses, retail	Office	Single family house, vacant lots	Parking Lot
Urban Form (if applicable)	n/a	n/a	n/a	n/a	n/a

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	***Proposed Zoning***
Residential Density:	15 dwellings per acre	11 dwellings per acre
Setbacks: *Front:* *Side:* *Rear:*	 10 feet 5 feet 20 feet	 0'/20' (min./max build-to) Side street: 0'/20' build-to Side lot: 0' or 6' 0' or 6'
Retail Intensity Permitted:	Not permitted	Not permitted
Office Intensity Permitted:	.75 floor/area ratio	.76 floor area ratio

1.3 Estimated Development Intensities

	Existing Zoning	***Proposed Zoning***
Total Acreage	.53 ac.	.53 ac.
Zoning	O&I-1	OX-3-UL
Max. # of Residential Units	7	6
Max. Gross Office SF	17,315	17,300
Max. Gross Retail SF	n/a	2,595
Max. Gross Industrial SF	n/a	n/a

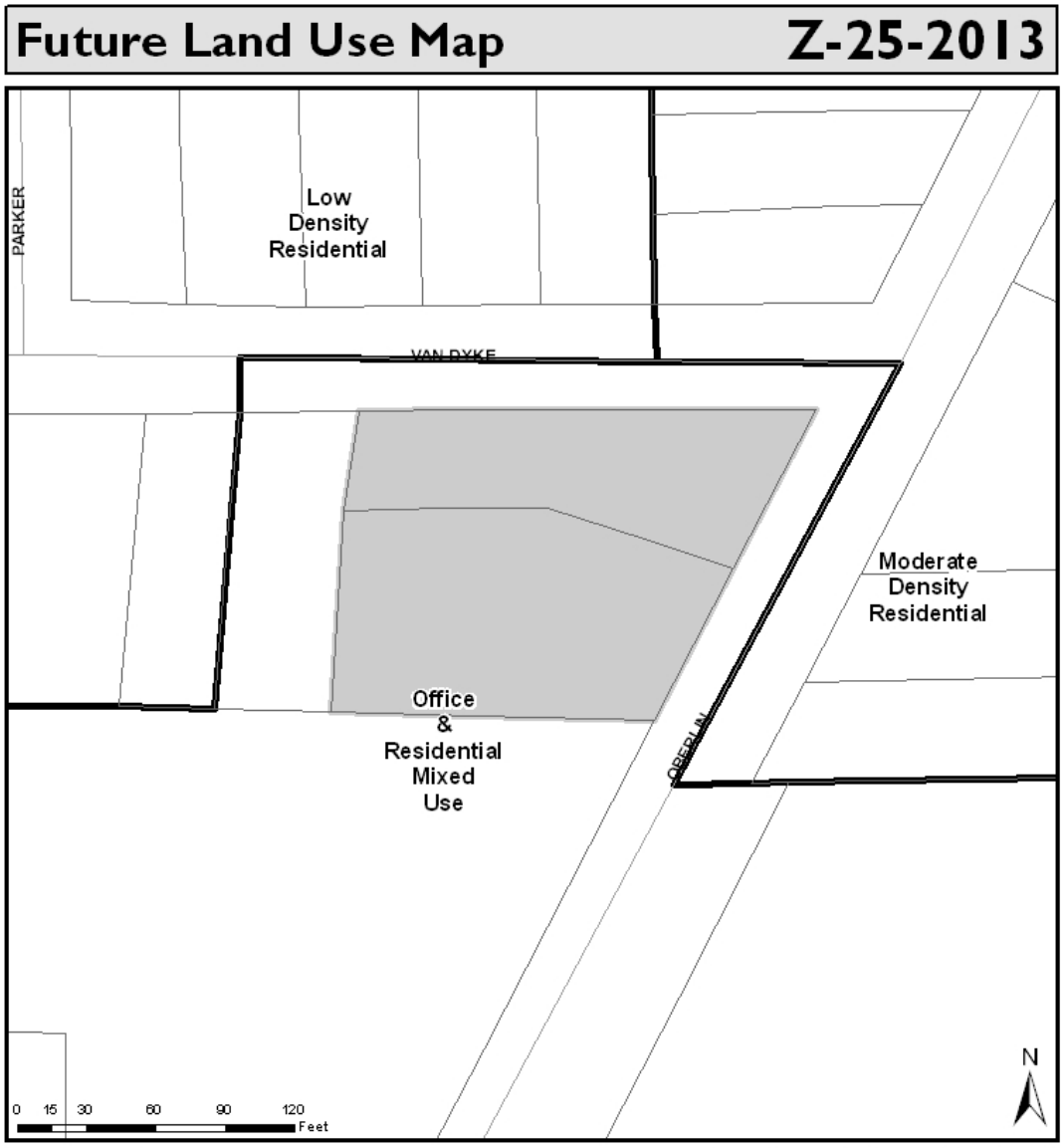
The proposed rezoning is:

☒**Compatible** with the property and surrounding area.

☐ **Incompatible.**
Analysis of Incompatibility:

The development allowed on the site by the proposed rezoning is in scale with the evolving urban nature of the Oberlin Road corridor. Vehicular access to the site will be limited to Oberlin Road, thus decreasing the impact of the development on Van Dyke Avenue and the neighborhood to the west.

FUTURE LAND USE MAP



2. Comprehensive Plan Consistency Analysis

2.1 Future Land Use

Future Land Use designation: Office and Residential Mixed Use

The rezoning request is:

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**
Analysis of Inconsistency:

Proposed land uses are limited to office and residential.

2.2 Policy Guidance

The proposal is generally consistent with Comprehensive Plan policies.

2.3 Area Plan Policy Guidance

The rezoning request is **consistent** with the following Area Plan policies:

The site is designated for “higher intensity” uses in the Wade Oberlin Small Area Plan. “Higher intensity” is not defined, however. Policy AP-WO 1 - Wade-Oberlin Vision Policy AP-WO 2 - Wade-Oberlin Land Use Compatibility Policy AP-WO 6 - Wade-Oberlin Transition Policy AP-WO 7 - Oberlin Road Main Street

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

The proposal will help enliven the Oberlin Road corridor as it continues to urbanize. Conditions attached to the case minimized conflict with nearby single family neighborhoods. The scale of the development allowed by the rezoning will complement the surrounding area.

3.2 Detriments of the Proposed Rezoning

Redevelopment of the site will slightly increase the loading of the transportation, transit, water and sewer systems.

4. Impact Analysis

4.1 Transportation

Primary Streets	**Classification**	**2011 NCDOT Traffic Volume (ADT)**
Oberlin Road	Avenue, 2 Lane Divided	17,000
Van Dyke Road	Neighborhood Street	N/A

Street Conditions						
Oberlin Road	**Lanes**	**Street Width**	**Curb and Gutter**	**Right-of-Way**	**Sidewalks**	**Bicycle Accommodations**
Existing	4	55'	Yes	60'	segments of 5' sidewalk on both sides	None
City Standard	2	48'	Yes	75'	minimum 6' sidewalks on both sides	Yes
Meets City Standard?	**No**	**No**	**Yes**	**No**	**No**	**No**
Van Dyke Road	**Lanes**	**Street Width**	**Curb and Gutter**	**Right-of-Way**	**Sidewalks**	**Bicycle Accommodations**
Existing	2	30'	Back-to-back curb and gutter section	50'	None	None
City Standard	2	36'	Back-to-back curb and gutter section	64'	minimum 6' sidewalks on both sides	None

Meets City Standard?	**YES**	**No**	**Yes**	**No**	**No**	**Yes**
Expected Traffic Generation [vph]	Current Zoning	Proposed Zoning	Differential			
AM PEAK	46	58	**12**			
PM PEAK	98	135	**37**			
Suggested Conditions/ Impact Mitigation:		Traffic Study Determination: Staff has reviewed a trip generation differential report for this case and a traffic impact analysis study is not recommended for Z-25-13.				
Additional Information:	Neither NCDOT nor the City of Raleigh have any roadway construction projects scheduled in the vicinity of this case.					

1. Traffic Study Determination: Staff has reviewed a trip generation differential report for this case and a traffic impact analysis study is not recommended for Z-25-13.

4.2 Transit

1. There are no transit requests for this case
2. This area is currently served by Route 16 Oberlin Rd

4.3 Hydrology

Floodplain	none
Drainage Basin	Pigeon House
Stormwater Management	Subject to Part 10, Chapter 9
Overlay District	n/a

4.4 Parks and Recreation

The subject tract is not adjacent to any corridors of the Capital Area Greenway.
Recreation services are provided by Jaycee Park.

4.5 Urban Forestry

1. There are no impacts to potential tree conservation areas with this proposed re-zoning.
2. The combined parcels are smaller than two acres, subsequently Article 9.1 Tree Conservation is not applicable.

4.6 Designated Historic Resources

n/a

4.7 Community Development

n/a

4.8 Appearance Commission

n/a

4.9 Impacts Summary

The proposal will have minimal impacts on City services and the surrounding area.

4.10 Mitigation of Impacts

None noted.

5. Conclusions

The proposal is consistent with the Raleigh Comprehensive Plan, and particularly with the Future Land Use Map. Development of the site per the conditions offered will have minimal impacts on City infrastructure. The scale of the structure will be compatible with the surroundings.

Planning & Development

Development Services Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Intake Requirements

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements – Rezoning					
1. I have referenced the **Rezoning Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒				
2. Rezoning application review fee (see **Fee Schedule** for rate)	☒				
3. Completed application	☒				
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	☒				
5. Pre-Application Conference	☒				
6. Neighborhood Meeting notice and report	☒				
7. Trip Generation Study	☒	☐			
8. Traffic Impact Analysis	☐	☒			
9. Completed and signed zoning conditions	☒	☐			
10. Completed Comprehensive Plan Consistency Analysis	☒				
11. Completed Response to the Urban Design Guidelines	☐	☒			
12. For applications filed by a third party, proof of actual notice to the property owner	☐	☒			
13. Master Plan (for properties requesting Planned Development or Campus District)	☐	☒			

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Rezoning Checklist

TO BE COMPLETED BY APPLICANT	YES	N/A
PRE-SUBMITTAL REQUIREMENTS		
1. Pre-Application Conference	X	
2. Neighborhood meeting with property owners within 100 feet of the subject property	X	
3. Completed Rezoning Intake Requirements sheet	X	
CONDITIONAL USE CONSIDERATIONS		
1. Prior to submitting zoning conditions, a draft, unsigned version must be submitted to staff for review. If the conditions are in preparation for a public meeting, the conditions must be submitted to staff at least 10 days before the public meeting date	X	
2. All submitted conditions must be signed by the property owner	X	
3. Conditions may contain electronic signatures provided the original document is submitted to staff at least 24 hours before the final City Council action		X
4. Conditions proposed must be more restrictive than UDO requirements and may not duplicate UDO requirements	X	
5. If conditions are limited to certain portions of the property to be rezoned, those areas must be identifiable	X	
6. Zoning conditions that reference specific properties must include the property identification number (PIN) and deed book and page number from the Book of Maps	X	
7. Conditions may not be offered that specify the ownership status, race, religion or character of occupant or minimum value of the improvements		X
8. Conditions may not be offered that restrict cross access or street connections, specify right-of-way reimbursement values, or defer a traffic analysis		X
9. Conditions may not be offered that restrict the sale of alcoholic beverages		X
10. Graphic exhibits may only be submitted if all elements are replicated in the written conditions		X
11. Conditions regarding tree conservation areas must preserve 100% of the critical root zone of the protected trees		X
12. Conditions must specify the use(s) prohibited OR the use(s) permitted. The uses should be listed as shown in the "Allowed Principle Use Table" in Section 6.1.4	X	
TIMING OF SUBMITTAL OF CONDITIONS		
1. Zoning conditions may be submitted at time of the initial application	X	
2. Zoning conditions may be altered through the staff review process	X	
3. Prior to any Planning Commission or City Council meeting, a draft unsigned set of conditions must be submitted to staff at least ten days before the meeting date	X	
4. Conditions may not be altered after a Planning Commission recommendation and prior to the City Council's receipt of that recommendation	X	
5. Conditions may be altered up to 30 days following the public hearing date	X	
6. After the public hearing, conditions may only be made more restrictive	X	

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Rezoning Application

Rezoning Request	OFFICE USE ONLY
☐ General Use ☒ Conditional Use Existing Zoning Classification O&I-1 Proposed Zoning Classification Base District OX Height 3 Frontage UL If the property has been previously rezoned, provide the rezoning case number. Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.	Transaction Number

GENERAL INFORMATION		
Property Address 815 & 817 Oberlin Rd., Raleigh, NC 27605		Date 7/26/13
Property PIN 1704043542 & 1704043588		
Nearest Intersection Oberlin Rd. & Van Dyke Ave.		Property size (in acres) 0.53
Property Owner Oberlin Investments 207 Fayetteville Street Raleigh, NC 27601	Phone 919-782-1110	Fax
	Email jack.kimball@kimballandcompany.com	
Project Contact Person Ross Massey, PE LandDesign, Inc.	Phone 919-838-9331	Fax 919-800-3583
	Email rmassey@landdesign.com	
Owner/Agent Signature	Email jack.kimball@kimballandcompany.com	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive plan, or that the request be reasonable and in the public interest.	Transaction Number Zoning Case Number

STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.	
1.	The future land use map shows office and residential mixed use, which is consistent with proposed OX district.
2.	Updates the zoning to the newly adopted UDO.
3.	
4.	

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	Better accomodates mixed use using newly adopted UDO.
2.	Reinforces urban pattern with building closer to street.
3.	Allows development of vacant site.
4.	

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Conditional Use District Zoning Conditions	OFFICE USE ONLY
Zoning Case Number Z-25-13	Transaction Number
Date Submitted Sept. 25, 2013	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	The following principal uses shall be prohibited on the property: (i) Stand-alone telecommunication tower (ii) Landfill - all types (iii) Electrical substation (iv) Light Manufacturing set forth in section 6.5.3 A 2
2.	Hours of operation for service of trash/recycle facilities shall be limited to the hours between 7:00 am and 7:00 pm, Monday through Friday.
3.	If visible from adjoining properties and/or public right of way, structured parking (parking deck) shall be clad in building materials compatible to the principal building(s) located on the property in terms of texture, quality, material, and color.
4.	With regard to traffic generation, the following shall apply: (i) residential development on the properties shall not exceed 6 dwelling units; (ii) office development on the "Oberlin Parcels" [815 Oberlin Parcel, PIN 1704043542 and Deed Book 13263, Page 0158 and 817 Oberlin Parcel, PIN 1704043588 and Deed Book 13263, Page 0154] shall not exceed 0.86 floor area ratio (FAR); (iii) in the event that the Oberlin Parcels are developed for a mix of uses, the number of trips associated with the mixed use development shall not exceed 40 am Peak Primary vehicle trips or 112 pm Peak Primary Vehicle Trips; and (iv) vehicle trips shall be measured by the most recent version of the ITE Trip Generation Manual, and deductions for internal capture and pass-by trips will be allowed by calculating Primary trip volumes for mixed use.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature	Print Name Jack Kimball

5.	No drive-through window shall be permitted on the properties. This shall not prohibit any porte-cochere covered drive aisle or other similar feature used for the drop-off or pick-up of passengers.
6.	No more than 50% of the total number of dwelling units located within any single "group housing development", "apartment house", "multi-family dwelling development", or "multi-unit living" as defined by the Raleigh City Code shall contain more than two bedrooms.
7.	Conditions (2) through (6) of this rezoning ordinance shall only apply upon redevelopment of the property that is initiated by a site plan. The current use of the properties shall be allowed to remain in place and operation until redevelopment of the property commences.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature	Print Name
	Jack Kimball

URBAN DESIGN GUIDELINES	
If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.	
1.	*All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.*
2.	*Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.*
3.	*A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.*
4.	*Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.*
5.	*New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.*
6.	*A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.*
7.	*Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.*
8.	*If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.*
9.	*To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.*
10.	*New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.*
11.	*The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.*
12.	*A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.*
13.	*New public spaces should provide seating opportunities.*
14.	*Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.*
15.	*Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.*
16.	*Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements cane make a significant improvement.*

17.	*Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.*
18.	*Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.*
19.	*All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.*
20.	*It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.*
21.	*Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.*
22.	*Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.*
23.	*Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.*
24.	*The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.*
25.	*The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.*
26.	*The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.*

SUBMITTED DATE: 7/31/13

SUMMARY OF ISSUES

A neighborhood meeting was held on May 28, 2013 to discuss a potential rezoning located at 815 & 817 Oberlin Rd., Raleigh, NC 27605. The neighborhood meeting was held at the Jaycee Center. There were approximately 10 neighbors in attendance. The general issues discussed were:

Summary of Issues:

Major Concerns:

- Traffic impact primarily to neighborhood residences along Van Dyke Ave.

Minor Concerns:

- Need for sidewalk along Oberlin Dr.
- Provision for landscaping and green space.
- Traffic impact along Oberlin Corridor; primarily concerns were related to existing traffic along Oberlin Dr. and turning movements.
- Discussed appropriate building height, 3 stories versus 2 story limit.
- Discussed whether medical office use was reasonable for this location.

Attendance Roster: Avance Medical Office Building
May 28, 2013

Name	Address
Ann + Randy Sides 2213 Roberts St	asides1001@aol.com
Judy + Don Koss 2411 Van Dyke	jkoss@nc.rr.com
Carol Holt 2606 Van Dyke	hooksie@gmail.com
Sallie Ricks 2715 Rosedale	SRICKS@NC.RR.COM
Curtis Crouch 712 Tower	mercedes.guijarro@yahoo.com
Swyzanne Willoughby 2211 Van Dyke	beholgsway7@gmail.com
Kelly Edwards 903 Oberlin	Kelly@theedwardscompanies.com
Richard Haywood	R Haywood51@aol.com
Delores Cheek	Delores Ann1949@Gmail.com

Attendance Roster: Avance Medical Office Building
May 28, 2013

Name	Address
Evan Kane	evanokane@gmail.com
Donna Bailey	donna.bailey.nc@gmail.com
Carol A. Whittemore	cawhit007@yahoo.com

WADE CAC
AVANCE CARE

June 20, 2012
7pm

NAME	EMAIL
Russ Stephenson	Russ@RossStephenson.com
MIKE RIEDER	mrieder1945@GMAIL.com
Lisa Huddle	lhuddle75@gmail.com
Tom Attride	tommyattride@hotmail.com
Donald Willoughby	2211 VandykeAve
Donald Willoughby	2211 vandykeave.
Sallie Ricks	SRICKS@NC.RR.COM
Lori Hall	lorikhall@Kellanproperties.com
Donna Bailey	donna.bailey.nc@gmail.com
Ann B. Sides	asides1001@aol.com
Jomayri.r@Osterlundhall.com	(Jomayri Robinson)
MANISH PATEL	MANISH.PATEL@AVANCECARE.com
JACK KIMBALL	jack.kimball@kimballandcompany.com
Leslie Wright	800 Calloway Dr Rd. N.C. 27[illegible]
Denise Jones	denise4details@icloud.com
SWYZANNE Willoughby	beholysway7@gmail.com