

**Planning Commissioner Comments from the July 10, 2012 meeting.  
North Street Residential – A1200004**

**Ms. Beechwood** - I reluctantly voted to approve this plan amendment and zoning change. An issue is the implementation of the Downtown Design Overlay District and its step-down zones into the surrounding neighborhoods. While I support the DDO and the vision for what we are trying to create with it, it is clear that implementation will not be an easy go. And I realize that by this approval, it sets an unfortunate precedent for future implementation all along the S-2 / neighborhood boundaries. But the feedback from the North Street community was quite clear. They could not envision a DD S2 outcome that would be acceptable. In fact, some Planning Commission members were also unclear on what was possible under DDO S2. This is feedback, which seems to indicate that more education is needed. I look forward to that.

**Ms. Board** – Which DD makes great sense for the long term, this area would greatly benefit from redevelopment now. While townhomes would satisfy both zonings, they would not be in keeping with the current neighborhood. For this reason I support single family homes on these lots.

**Mr. Gibbs**- App This area of North Street (in my opinion, from at least Trinity Ave to Broadway St. (and including from +- Rigsbee to Old Five-Points area) is an area "on the border" of the Downtown and Urban Tiers and characteristically eligible for some "transition status" and a comprehensive planning approach.

It should have a zoning change, in my opinion, from DD-S2 (too restrictive – even in (some) applications in the Downtown tier, also my opinion) to something other than single-family that would allow more diversity of development but still be sensitive to the "historical character" of the neighborhood(s). Allowing also for any future needs to accomplish more mixed-use, and "density variability", the closer it gets to the more "historically commercial areas" at the edge of the Downtown tier (Old Five Points, Central Park, etc.).

A difficult distinction to make considering proximity to downtown, but DD-S2 is not best zoning for this particular area.

And having only single-family designation for this specifically targeted North Street corridor with what has been suggested by supporters, more Craftsman–style housing wouldn't, in my opinion, satisfy useful residential "density variability" for this "transitional area". Lack of housing diversity, compatibility in design, could have less vibrancy in appearance and function for the area with in-fill of only Craftsman-style copies. Cookie-cutter appearance ? Maybe.

This is my reason(s) for not supporting the A1200004 application but if some comprehensive planning for the area is not a consideration then I would support it, if for no other reason, that it's better than the empty lots and in-fills as it now stands.

**Mr. Harris** – Voted for approval.

**Ms. Mitchell-Allen** – I voted to approve.

**Mr. Padgett** – Comprehensive Plan may need to look more at the actual Public and Residents and not City Council. Seems residents left out of Comprehensive Plan.

**Mr. Smudski** – This may not meet current downtown standard but it meets the existing standards. Part of the ordinance is to present historical structures. The single family homes in this area would be preserved and enhanced by having single family homes in the area.

**Mr. Whitley** – I voted to approve.

**Ms. Winders** – I voted to approve the request because changing the future land use to single family housing offers the opportunity for much needed redevelopment in the short term. Also, ample vacant or underutilized land appears to be available nearby for the type of dense, urban housing envisioned by the downtown overlay.