

**Planning Commissioner's Written Comments
October 9, 2012**

Swift Avenue Apartment Homes 2 (Z1200018)

Ms. Board – Project will be big improvement to property and very appropriate. Transit location. Suggest scheduling land use amendment and development plan reviews together for future meetings. Suggest a walking path from back of project to Erwin Road for shorter access to transit stop.

Mr. Davis – I vote approval.

Ms. Mitchell Allen – I voted to approve.

Mr. Padgett – Postives – Listened to Community, including them in a part of the planning. True mediation efforts. Good example of group participation. Same process used for other similar designs. Current formal procedure is being followed. Negatives – Stake holder not affected based on plans. However, does appear to be affected due to location. Same rules should apply to all affected in the immediate area. Needs to be a more inclusive to the citizens of Durham related to process decision based on Case by Case Basis.

Mr. Smudski – We should have procedures that properly preserve the interests of stakeholders, but government should not be used to protect against competition.

Ms. Winders – My negative vote was a symbolic act intended to make a point that compact neighborhoods should be mixed income. I have concerns about affordability housing availability.