

# WADE CAC NEWS November 2016



<http://www.raleighnc.gov/home/content/CommServices/Articles/CAC/WadeCAC.html>

Please like us on Facebook at <https://www.facebook.com/wadecac/>

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Wade CAC will not meet on the regular  
scheduled meeting dates of  
**November 22<sup>th</sup> and December 27<sup>th</sup>**

The CAC will hold a special meeting  
(that will combine November and December agenda items)

**NEXT MEETING: Tuesday, December 6<sup>th</sup> AT 7PM**  
**Jaycee Park Community Center**  
**2405 Wade Avenue (919) 996-6833**

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## AGENDA

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1) Holiday Social & Refreshments (Will take place during the first 30 minutes of the meeting)

*\*Please bring non-perishable food donations for the NC Food Bank\**

2) Welcome

3) Approval of Minutes

4) Announcements

5) Reports by Raleigh Police Department and Parks, Recreation and Cultural Resources

6) Presentation by Jennie Wagner – Victory Garden Network

7) Presentation and VOTE on Zoning Case– Z-32-16  
2812 Hillsborough Street and 2 Bagwell Avenue

8) Adjourn

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## *City Contacts*

City Council Members 919-996-3050, [citycouncilmembers@raleighnc.gov](mailto:citycouncilmembers@raleighnc.gov)

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Russ Stephenson [russ.stephenson@raleighnc.gov](mailto:russ.stephenson@raleighnc.gov) At Large

Neighborhood Services 919-996-6100

City Manager 919-996-3070

Public Utilities 919-996-4540

Public Works 919-996-3030

Solid Waste Services 919-996-6890

RPD SW District 919-996-6167

Graffiti Hotline 919-996-6001

Planning 919-996-2626

Street lights out 919-508-5400

Code Enforcement 919-996-2444

Parks, Recreation and Cultural Resources 919-996-6833

## **Wade CAC Meeting Minutes October 25, 2016**

Co-Chair Donna Bailey called the meeting to order at 7pm. The 9-27 minutes were approved.

### Announcements

Stacy Lundy, our Community Specialist, had her baby girl and everyone is fine.

Due to holidays, Tuesday December 6 is our next CAC meeting, combining our November and December meetings. A motion was made to allocate \$200 of our CAC funds for refreshments for the December meeting and to ask those attending to bring non-perishable food donations for the Food Bank. The motion carried.

NCSU Homecoming parade will be this weekend, Friday, October 28 at 6:00pm.

H Street Kitchen restaurant has a viewing station for neighborhood residents to enjoy the parade.

Saturday, October 29, 3-5pm UPHA Halloween Potluck and Costume Party at Cannon Park. Everyone is invited to attend and bring a covered dish or snack to share.

Dan Bacon Director of Jaycee Community Center announced the Phase I parking improvement project that is underway at Jaycee Park lot off Wade Ave is nearing completion but the exact date is unknown. Hopefully, will be completed by mid-November. Phase II will renovate the back entry road which will be closed for road improvements very soon. Recycling will move to the small parking lot near the Sonora St. entrance behind the baseball field. There are no pedestrian amenities with this improvement. The new dog run demolition and construction has begun.

### Police Report

There was no police report.

### Storm water Presentation by Chris Stanley, City of Raleigh Stormwater Division, Senior Engineer.

The city has a Drainage Assistance Program available to residential property owners who have storm water problems/issues. The program is particularly for smaller drainage issues in

established areas that have failing storm water management and are located on private property (off COR ROW property). Projects considered are damages caused by runoff from public property. Priority is set for the many requests from citizens by use of a scoring model to rank the needs. Highest priorities are 1. Risk to structures, 2. Stream bank erosion, and 3. Flooding. Risk to a permanent structure is higher priority. The city's annual budget for all such projects is \$1.35 million. Projects that are fully funded by the city require a permanent easement so the city can maintain that portion of the property and installed devices. Individual project budgets range from \$5,000- \$500,000 for projects. Over 100 projects have been completed with this program. The process begins with a resident complaint which is then listed and prioritized. City Council reviews and approves the list. The list is large for residential complaints that need fixing. In the Wade CAC there are several projects on the list. If you have a complaint, contact [RaleighStormwater@raleighnc.gov](mailto:RaleighStormwater@raleighnc.gov) for information or Chris Stanley at [Chris.Stanley@raleighnc.gov](mailto:Chris.Stanley@raleighnc.gov)

During questions and discussion Chris Stanley provided the following information: Solutions are case by case with homeowner approval. Urban stream channel renovation due to erosion usually scores low on project priority list unless permanent structures are threatened. If the storm water problem is on private property, the city will not address it unless a public inlet is damaged or threatened.

#### Wade CAC Resolution Regarding Traffic Impacts to Neighborhoods

The proposed resolution regarding traffic impacts in the neighborhood that was presented in a prior meeting has been amended to be applicable to all city neighborhoods. It is believed this would gain more support from council. Donna Bailey read the new version of the resolution:

The citizens of the Wade CAC request that existing city policies be analyzed and revised with the goal of providing quality information to the public in a timely manner about traffic impacts of new development on neighborhood streets as well as larger corridors. Realistic and timely information will allow citizens to engage in thoughtful analysis of rezoning requests. Examples of useful information include: (1) the vehicular capacity of adjacent traffic corridors and anticipated impacts of new development; (2) restrictions typically placed by the NC Department of Transportation and/or Raleigh on entries and exits onto main corridors during the site planning process; (3) the estimated number of diverted trips through nearby neighborhood streets due to congestion and/or limited access to corridors; (4) assessment of the capacity of neighborhood streets to bear additional traffic, accounting for narrowing by street parking; and (5) estimation of potential increased parking in the neighborhoods arising from the new development. We thank you in advance for considering this request as part of the continued healthy development of Raleigh.

A motion and second were received. A friendly amendment "to include provide quality information to the public in a timely manner" was added and the motion passed. Co-Chair Donna Bailey is going to present the Resolution at the City Council meeting.

#### Board of Adjustment Case A-113-16 on Oberlin Rd.

Ted Van Dyke reported on the proposed development on the parking lot on the end of Roberts and Bedford which went to the Board of Adjustment. The Board did not vote to accept the request for reduced buffer and additional height. The proposed changes would require a rezoning and may come before the CAC at a later date.

#### Re-Zoning Case Z-32-16 at Hillsborough St. and Bagwell

Donna Bailey announced since the staff report was not complete the CAC will not vote tonight but she suggested further discussion. The proposed developer wants to build a 30-unit apartment building. The combined parcels are currently zoned for 4 stories on Hillsborough Street. The rear parcel requests to rezone to RX-3 from R-6 and turn it into a parking lot. Currently, there is a house (a contributing structure of the West Raleigh Historic District) zoned R-6 that would be torn down to provide parking in this scenario.

Fifteen of the 30 units with approximately 70 bedrooms are proposed to be 3 BR's. Because this is in the Pedestrian Business Overlay District, 16 units are exempt from parking requirements. If the house were torn down spaces could be provided for 12 or 13 cars.

There was discussion. Paul Blankinship did not support intrusion or rezoning of the R-6 area to avoid the buffer required by the UDO for the Hillsborough St. frontage. Donna Bailey read a letter from Frank Harmon who also does not support the idea of rezoning a residential property to be used as a parking lot.

Pro's and Con's were listed about the different scenarios of tearing down the house to accommodate parking and required buffer.

Pro of tearing down the house: 12 -13 parking spaces would be gained (no residents can get on street parking to utilize the neighborhood streets for car storage); the current site is unattractive and new development would be an improvement; a small project such as this fits better to neighborhood; ground floor retail.

Con of tearing down the house: erosion of the residential edges of University Park; bad precedent to convert R-6 to gain land for the required buffer; tearing the house for a parking lot discourages a walkable neighborhood; tearing down the house erodes the West Raleigh Historic District and residential area.

Keep the house, change zoning to RX-3; no buffer but house; less parking. 5 stories on front. 12 cars total?

Questions raised: Could house be renovated? Could leased parking accommodate parking needs of tenants? Could we have data on parking availability at Stanhope?

There was much discussion about the undesirability of undergraduate student housing on the north side of Hillsborough St adjacent to University Park (3 BR's/3 baths are designed for students and are dorm proxies); residents prefer market rate apartments up to 2 BR and perhaps 3 BR with 2 Bath for graduate students, young faculty, and employees of NCSU.

Councilor Kay Crowder asked if an office building could go there instead of residential. There is not enough parking to support office uses.

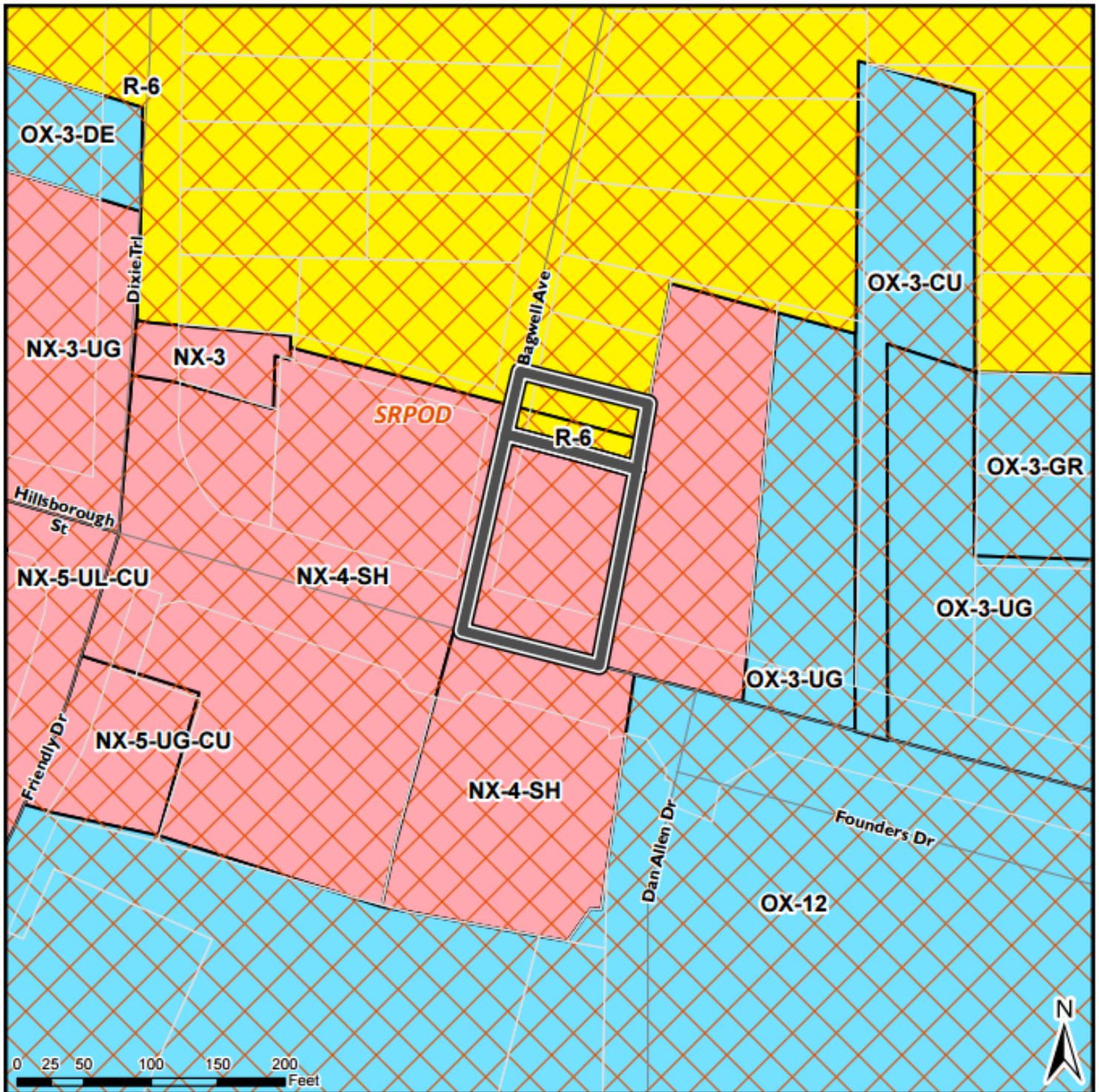
Councilor Russ Stephenson commented that onsite parking is great, but preservation of neighborhoods is a very important consideration. Could there be opportunities for offsite parking so the house could be preserved with conditions that it remain a single family residence, and allow some development in the 50 zone that's compatible with the house. The compromise could consider a higher building with more stories in front that would step down in the back toward the house.

Ted Van Dyke was asked to take the concerns of the CAC to the developer and come back with the best scenario compromise.

The meeting was adjourned at 8:30pm.

# Existing Zoning Map

# Z-32-2016



**Submittal  
Date**

10/6/2016

## Request:

**0.34 acres from  
NX-4-SH & R-6 w/SRPOD  
to NX-5-SH-CU & RX-3-CU  
w/ SRPOD**

### VICINITY MAP

