Summary of the Planning Commission's Committee of the Whole Meeting December 6, 2016, City Council Chambers (RMB), 9:00 AM

Members present: Chair Swink, Mr. Braun, Mr. Fluhrer, Ms. Hicks, Ms. Jeffreys,

Mr. Terando

Excused: Ms. Alcine and Mr. Lyle, Mr. Schuster and Mr. Tomasulo

Staff members present: Planning Director Bowers, Assistant Planning Director Crane, Planner Hardin and Administrative Support Staff Eason.

TC-17-16/ Attics and Basements

This request amends the Part 10 Raleigh Unified Development Ordinance to clarify the regulations related to attics and basements. As currently written, the UDO permits a basement or an attic, or both to add to the building massing without counting as a story. The Development Services Department has received several site plan submittals for what can only be considered a four or five story building within a three story zoning district.

Assistant Planning Director Crane gave a brief overview of the case regarding this being the third time this case has been presented to the Planning Commission; this being a staff initiated item.

Stephanie Mandel spoke regarding being very much in favor of this text change.

There was discussion regarding reason for request; topography; results of this text change and timeline

Brian O'Haver spoke regarding frontage and how height is measured.

There was further discussion regarding detached and attached structures and eliminating the ability to articulate this void area to create additional story or height.

There was discussion regarding creating predictability; need for consistency; section 1.5.7.A.3 of the Part 10 Raleigh UDO; intensity and density issues.

Anthony Smith spoke regarding affordability.

Ginger Atkins with Crescent Communities spoke regarding possibly sending case to Text Change Committee for further discussion.

Ms. Jeffreys made a motion to move case forward to the full Planning Commission without recommendation. Mr. Braun seconded the motion. The vote was unanimous 6-0

Z-24-16 – Litchford Road.

This site is located on northwest quadrant of intersection of Litchford and Dixie Forest roads.

This is a request to rezone property from Neighborhood Mixed Use- 3 stories-Conditional Use (NX-3-CU) to Commercial Mixed Use- 3 stories-Conditional Use (CX-3-CU).

Planner presented the case.

Isabel Mattox gave a brief overview of the case regarding proposed versus existing zoning; changes to frontage; changes to building materials; build to requirements; consistency with some policies and with Urban Form Map; uses fraction of office traffic and limiting time of operation and trip generation for peak hours.

Ms. Hicks spoke regarding why office use was eliminated from the conditions and whether it would be possible to leave the option for office use for future uses.

Mr. Terando spoke regarding concerns of zoning for a single use and what this could mean for the city as a whole.

There was further discussion regarding buffers on the north side to help with early morning traffic noise; possibly petitioning the NC DOT to update the intersection with cross walk.

Ms. Mattox stated that the applicant didn't have a problem with petitioning the NC DOT regarding a sidewalk but was concerned with time constraints.

Ms. Jeffreys said the intended use seems in the public interest since it should generate low traffic volumes, there are issues with the intersection, and there is no NCDOT or city plan for improving the intersection.

Mr. Braun made a motion to approve and move case forward to the full Planning Commission. Ms. Jeffreys seconded the motion. The vote was not unanimous

5-1. Mr. Terando was opposed.

Meeting Adjourned 10:58 a.m.

Chenetha Eason –