

**Summary of the Planning Commission's
Committee of the Whole Meeting
September 28, 2017, Room 305 (RMB), 4:00 PM**

Members present: Mr. Braun, Ms. Alcine, Chair Swink, Ms. Hicks, Ms. Jeffreys,
Mr. Terando and Mr. Tomasulo

Excused: Mr. Fluhrer, Mr. Lyle and Ms. Queen

Staff members present: Assistant Planning Director Crane, Planner Anagnost, Planner Klem and Administrative Specialist Eason.

Z-12-17- 404 S. & 406 S. Dawson Street

This is a request to rezone 0.18 acres on the southwest corner of S. Dawson Street and W. Davie Street from Downtown Mixed Use-4-stories-shopfront (DX-4-SH) to Downtown Mixed Use-12 stories-Urban General-Conditional Use (DX-12-UG-CU).

Planner Anagnost gave a brief overview of the case regarding new deadline being November 19th.

Andrew Stuart gave a brief overview of the case regarding this being a non- contributing lot; reason case is a National Registry District; contradiction between the plans; promotes transit oriented development; near Union Station; underutilized site; high density development; opportunity to allow for growth and respects the historic area.

Gaston Williams representing Raleigh Historic District Committee spoke regarding committee not supporting this rezoning; it's a slippery slope and this decision would be used by anyone wishing to build an equally tall building.

There was discussion regarding steps to tear down contributing building and build 4-stories; efforts under way to get this as local historic district; what type of building would be more in keeping.

Steve Schuster spoke as a resident owning an acre of land only 1 block away regarding being in favor of 2- 4 stories and possibly up to 6 stories; comp plan has significant preservation goals, height above 4 stories may be appropriate but concern is how we get there.

There was further discussion of whether there was any condition that would give some comfort or any scenario that could be envisioned where 12 stories may be appropriate and the only way to reconcile difference is through conditions and there are none made.

Mr. Schuster stated that the property was already on high ground and it will be challenging since this is a very tiny lot.

The applicant stated that without approval for 12-stories they could not build on this lot. There was further discussion regarding difference between shop-front and urban general frontage.

Mr. Terando responded that he would recommend to full Planning Commission with recommendation of denial, doesn't address concerns and offers no conditions.

Ms. Jeffreys concurred, believes height should be 6 stories or less.

Ms. Hicks also reluctantly would not support – lack of conditions that convey intent of what is going to be done in the area.

Ms. Alcine also cannot support – stated the applicant should reconsider and offer with conditions.

Mr. Tomasulo spoke regarding this being a high density area, asked if this could be a single use building and would love to see a building here just has issue with the height.

Mr. Crane stated that Urban General would allow for a single use building.

Mr. Swink responded that this has been a compelling presentation and it looks like the commission would like to support just has issue with height and lack of offering of conditions.

Mr. Terando made a motion to refer case to Planning Commission with recommendation of denial. Ms. Hicks seconded the motion. The vote is unanimous 7- 0.

Z-17-17 Peace Street

This is a request to rezone 0.36 acres at [location] from Neighborhood Mixed Use- 3 Stories-Urban General (NX-3-UG) to Commercial Mixed Use-5 Stories-Urban General-Conditional Use.

Planner Klem gave a brief overview of the case.

There was discussion regarding the unreasonable view obstruction and why inconsistent with overnight lodging.

Mack Paul representing the applicant regarding being interested in a hotel project; streetscape encourages walkable pedestrian area; height limit of 68 ft.; setbacks; prohibited window units' all service deliveries will go inside building and 24/7 security in the area.

There was discussion regarding where transit easement would be and how many additional conditional would there be.

Mr. Paul stated that there were 4 additional conditions.

Andy Petish spoke on behalf of Paramount Homeowners Associations regarding policy issues; policy recommendation of height is 3 stories; conflict with decision that staff state that it's consistent and believes it is not compatible.

David and Tina Warren spoke regarding traffic concerns, cars stacking and blocking intersections on Peace Street.

Sunny Miller of the neighborhood spoke regarding this being an asset to the area and property value, stating there are going to be growing pains but is in favor of the request.

Mary Craven Poteat spoke in favor, stating that the area needs more hotels.

Kelly Faulk of Drucker Faulk spoke in opposition.

Paul & KarenTorenski, resident of the Paramount spoke regarding paying a premium for his condo specifically for the view and enormous traffic concerns.

Angela Floyd also a resident of the Paramount states that the hotel entrance and exit would be right at Starbucks and is not in favor of the request.

Bob Geary, chairman of the Hillsborough CAC spoke regarding there being no excitement in the area for this project and the community is not in favor.

Mack Paul responded regarding looking at the big picture and this being an appropriate transition and fulfills a need we have in the downtown area.

There was discussion regarding the net increase in dwellings above what is allowed and greater good of neighborhood versus what's good for the residents.

Mr. Terando made a motion to refer case to Planning Commission without recommendation. Ms. Alcine seconded the motion. The vote is unanimous 7-0.

Meeting Adjourned 6:45 p.m.

Chenetha Eason –