

**Summary of the Planning Commission's
Committee of the Whole Meeting
March 7, 2017, City Council Chambers (RMB), 9:00 AM**

Members present: Chair Swink, Mr. Braun, Mr. Fluhrer, Ms. Hicks, Ms. Jeffreys, Mr. Lyle, Ms. Queen and Mr. Terando

Excused: Ms. Alcine and Mr. Tomasulo

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

Z-42-15 Lake Wheeler Road

The request is to rezone property from R-4 and RX-3, both with SHOD-2 and SRPOD, to CX-4-CU with SHOD-2 and SRPOD.

Planner Hardin presented the case.

There was discussion regarding how block perimeter standards will be met and the traffic challenges along Lake Wheeler will be significant traffic impact.

Transportation Planner Kelly responded that traffic flow along Lake Wheeler will not be affected but there will be challenges near Kirkland and Carolina Pines.

Mike Stewart representing the applicant gave a brief overview regarding the proposed project and added components at the request of the neighbors.

There was further discussion regarding whether there were any negative concerns regarding adding retail to conditions.

Mr. Stewart responded regarding condominiums being a concerns and having met with neighborhood and receiving a favorable vote.

Hillary Morris who lives on Carolina Pines spoke in opposition regarding concerns the proposed request cuts right through the buffer that transitions them from the industrial portion of the neighborhood and is not convinced that this development would add to neighborhood and would like to see detail of the Traffic Impact Study.

Mason Morris spoke in opposition regarding safety concerns and would like to see street removed from this rezoning.

Hunter Jakes, 1421 Carolina Pines spoke in opposition of this rezoning.

Dr. Oliver spoke in opposition regarding the affect it will have on their quality of life and would like it looked into whether hotel is a good use for this area.

Warren Plunk, 1749 Lee Drive spoke regarding traffic issue on Carolina Pines,, stating Carolina Pines cannot absorb any more traffic and suggest making Bath Street a drainage line.

There was further discussion regarding this site's previous zoning history; cases originally filed in 2025 and TIA revised and concern that many of the residence weren't living there at the time and wouldn't been involved in the process.

Mr. Stewart spoke regarding being willing to add a condition of no vehicular access onto Carolina Pines; having had 2 neighborhood meetings, 3 CAC meeting but would still be willing to speak with the neighborhood.

There was further discussion regarding expansion of hotel capacity as a public benefit and being in agreement that more time is needed to allow for further discussion between the applicant and the neighborhood.

Mr. Braun made a motion to defer the case to the April 27th Committee Of The Whole Meeting. Mr. Fluhrer seconded the motion. The vote was unanimous 8-0.

Z-28-16 (MP-3-16) North Hills East PD.

This request is to rezone property from Planned Development (PD) and Office Mixed Use-3 Stories-Green Frontage with Special Highway Overlay District 2 (OX-3-GR w/ SHOD-2) and Conservation Management (CM) to Planned Development (PD).

Planner Huemer presented the case.

John Kane of Kane Realty the applicant spoke regarding the existing PDD and neighborhood outreach.

Mack Paul representing the applicant gave a brief overview of the case.

Patrick Martin, chairperson of Midtown CAC gave a brief overview of the CAC's perspective regarding significant traffic in the area; overwhelming height; minimum setbacks; light pollution; stormwater runoff; lack of affordable housing and stated that Kane Realty listened to concerns of neighbors and addressed most concerns and stated that the neighbors would approve with the addition of two conditions.

Mr. Bowers responded that the applicant could not be responsible for conditions that require the City or State to do something and that the cost and timeline of infrastructure is not known.

The Vice-chair of Midtown CAC spoke thanking the city staff and stated they generally support concept of mixed-use development but is more concerned with high density and tall towers.

Ryan Boise, 370 Allister Drive spoke in support of the project regarding Kane Realty having done a lot for the area, having a very good reputation and believes this is the best option and asked that the request be supported.

Danny Melusky spoke in support of zoning and looking at proposed greenspace.

Madison Bush spoke in favor.

Alan Wigs, 1113 Indian Trail Drive gave a brief overview of the area regarding bicycle lanes; road widening; curvy infrastructure; stormwater runoff concerns and flood concerns.

Jimmy Williams gave a brief overview of uses of land in the area regarding already having many hotels, restaurants, apartments and hospitals and the current infrastructure cannot support the current proposed development.

Susan Dorn, 512 Northwood Drive spoke regarding impacts of zoning on neighborhood; concern of cut through traffic; quality of life issues; urban growth in the neighborhood and believes the city should take proactive measures to protect area and asked for developer to wait until all the towers are built and then do a traffic study and create a traffic calming project.

Mr. Paul responded that the applicant was committed to improvements to meet traffic concerns and asking for support.

There was further discussion regarding traffic impacts; road widening; would like see in Transportation Committee, to do a traffic analysis regarding bike Plan and concerns of neighbors.

**Mr. Terando made a motion to move case forward to full Planning Commission.
Mr. Fluhrer seconded. The vote was unanimous 8-0.**

Meeting Adjourned 11:34 a.m.

Chenetha Eason –

