

**Summary of the Planning Commission's
Committee of the Whole Meeting
April 27, 2017, Room 305 (RMB), 4:00 PM**

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

Excused: Mr. Tomasulo, Ms. Hicks and Mr. Braun

Staff members present: Planning Director Bowers, Assistant Planning Director Crane, Senior Planner Walter, Planner Hardin and Administrative Specialist Young.

Z-42-16 Lake Wheeler Road

This is a request to rezone approximately 5.21 acres on the east side of Lake Wheeler Road, approximately 330' south of Kirkland Road. The request is to rezone the property from Residential-4 (R-4) and Residential Mixed Use-Three Stories (RX-3) to Community Mixed Use-Four Stories-Conditional Use (CX-4-CU). The existing Special Highway Overlay District-2 (SHOD-2) and Special Residential Parking Overlay District (SRPOD) would remain. Conditions prohibit several uses; limit height; limit overall development intensity; and include a masonry wall along some adjacent properties.

Planner Hardin presented the case.

There was discussion regarding changes that were made following feedback from the residents in the area. Planner Hardin noted the changes that were made including a landscaped buffer and the additional prohibited commercial uses. Planner Hardin stated the proposed rezone is not consistent with the future land use map.

The applicants stated they spoke with the residents in the area and wanted to alleviate any concerns they may have had.

There was discussion regarding the conflict of the future land use map and designation of curb cuts in city policy.

There was additional discussion from residents that the proposed development did not fit in with the area that was already there.

The applicant requested additional time to revisit the application and to make major changes and if the commission could grant them a release from the time restraint of reapplying.

Mr. Terando made a motion to move the case to the May 23, 2017 Planning Commission that the proposal is inconsistent with the comprehensive plan and future land use map with the result that the high intensity use is not envisioned by policies of the City and the result is a stripped out development that is not in keeping with the City's policy and vision and the recommendation is for the application be denied. Ms. Jeffries seconded the motion. The vote was unanimous 8-0.

Cameron Village and Hillsborough Street Small Area Plans and CP-3-16

Review of this item began on Tuesday, February 7, 2017. The Committee heard a staff presentation and public comment from 22 individuals. Additional comments were heard during the meeting on March 23, 2017.

On December 6, 2016 City Council referred the project report and associated comprehensive plan amendments for Planning Commission review and recommendation. The report and amendments are the outcome of a robust planning and public engagement process which commenced December 2014.

The project report has been revised twice since it was first published for public comment in April 2016. The most recent revisions to the report were completed in January 2017 and incorporate input received from City Council as part of their action to refer the item to Planning Commission. An earlier set of revisions was completed in October 2016 to incorporate input received during the April 2016 public comment period.

Sr. Planner Walter presented the case regarding the comments and whether to make changes to the proposal; make no changes and if there are changes which option would be best.

There was discussion on comments numbered 1 – 4 relating to Planning Strategy 1: Complete Pedestrian + Bicycle Networks.

Sr. Planner Walter noted the improvements in the network as well as referenced the Bike Raleigh Plan for additional information. The committee felt that the Bike Plan as well as the area plan addressed these issues. The Committee agreed to take no action on comments #1 and #2.

There was discussion regarding comment #3 a pedestrian only connection at 616 Oberlin Road property at Daniel Street. It was noted there was no regulatory authority to approve a pedestrian connection there. The Committee agreed to take no action on comment #3

Comment #4 About the improvements proposed as part of the Wade/Oberlin Overpass is to reallocate pavement towards this. Sr. Planner Walter noted this was caveat language and all draft plans are preliminary work. Chair Swink noted this could be a public engagement opportunity. The Committee agreed to take no action on comment #4.

There was discussion regarding Planning Strategy 2: Improve + Expand Parks + Open Space, comment #5 and option A (recommendation that parcel be designated for future public open space); #7 (/distribute and calm traffic) and option B no change. **Mr. Terando made a motion to designate the space as a future public open space. Mr. Lyle seconded the motion. The motion carried 7/1 (Chair Swink in opposition).**

There was discussion on Planning Strategy 3: Increase Transit Options, comment #6 of increasing transit options. Sr. Planner Walter noted there were a lot of mentions towards the Wake Transit Plan as well as the Bicycle Plan but noted the area plan does prioritize transit. The Committee agreed to take no action on comment #6.

There was discussion on Planning Strategy 4: Distribute and Calm Traffic, comment #7A to distribute calm and traffic recommendations around Daniels and Smallwood into a well-functioning grid. Ms. Jeffreys requested information regarding if there is legislative

authority on bicycle and pedestrian greenway path and roads in the City jurisdiction. Chair Swink recommended this item be held and to request transportation staff be present at the next meeting.

There was discussion regarding comment #7B with a roundabout at Van Dyke Avenue and Oberlin Road. **Mr. Terando made a motion modifying the plan to include a recommendation to consider the inclusion of a roundabout as an alternative for study at the intersection of Van Dyke Avenue and Oberlin Road. Ms. Alcine seconded the motion. The vote was unanimous carried 8/0.**

There was discussion on comment #8 and options for Smallwood Drive. **Mr. Terando made a motion to leave the recommendation as is but remove the image in the plan. Mr. Fluhrer seconded. The vote was unanimous 8/0.**

There was discussion on Planning Strategy 6: Zone for the Future, comment #9 which was the Wade Avenue Former Rex Hospital site. The Committee agreed to take no action on the comment.

There was discussion regarding comment #10 to lower the height from 4 to 3 stories in the Wade Avenue/Annapolis Drive area, which Sr. Planner Walter noted it was already lowered from 5 to 4. **Mr. Terando made a motion to remove the language for designation as an OX-4 and keep the height story at 3. Ms. Alcine seconded the motion. The vote was unanimous 8/0.**

There was discussion regarding Comment #11 on 2303 Everett. **Mr. Terando made a motion for no change. Ms. Alcine seconded the motion. The vote was unanimous 8/0.**

Sr. Planner Walter presented comment #12 regarding future land use in the post office area. There was discussion regarding this. **Mr. Terando made a motion for no action. Ms. Queen seconded. The vote was unanimous 8/0.**

Sr. Planner Walter presented comment #13 which was a height change to 7 stories and the only request for increased height. **Mr. Terando made a motion for no action. Ms. Alcine seconded. The vote was unanimous 8/0.**

There was discussion regarding comment #14 on the Player's Retreat and David's Dumplings to remove the guidance policy on additional height. **Mr. Terando made a motion to amend the plan to include no guidance to reflect no anticipate change to the current zoning. Ms. Alcine seconded the motion. The vote was unanimous 8/0.**

The Committee agreed to discuss the remaining items during their next meeting on May 25, 2017.

Meeting Adjourned 6:20 p.m.

Teresa Young –

