PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on December 9, 2014 at 9:00 A.M., in Room 201 of the Municipal Building.

Planning Commission Members Present: Mr. Buxton, Mr. Fleming, Mr. Fluhrer, Mr. Lyle, Mr. Schuster, Ms. Sterling Lewis, Swink and Mr. Whitsett.

Excused: Braun and Terando

Staff Members Present: Planning Director Bowers, Planning Manager Crane, Planning Manager Darges, Frank Jacquez, Planner Hill, Planner Bradshaw, Planner Ekstrom and Administrative Support Staff Eason.

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: NEW BUSINESS

AGENDA ITEM # 2(A): PUBLIC HEARING

AGENDA ITEM # 2(A) 1 : SP-61-14 - Local Credit Union (Atlantic CAC)

The site is located on the east side of Wake Forest Road, north of its intersection with St. Albans Drive, inside the City Limits.

This request is for the construction of a 4-story parking deck on a site with an existing 96,198 square foot office building on-site. The site is 5.5 acres zoned Office & Insitution-1, located inside the city limits. This site is located within 400 feet of a residential use or zone.

Planner Bradshaw presented the case.

Brian O'Haver representing the applicant gave a brief overview of the case regarding location; stormwater; tree conservation on the site; grade change and reduction of impervious; options for parking deck; existing conditions of the site; connectivity and transit stop access.

Brett Hautop also representing the applicant gave a brief statement regarding the architecture of the building and the proposed look of the site and the façade and transparency.

There was brief discussion regarding sidewalk access; how much additional square footage will it warrant for additional parking.

Mr. Hautop responded regarding the applicant providing sidewalk access; 2 square feet and parking not being up to code.

Sarah Meadows representing the public responded in favor of the case regarding bringing vitatlity to the area; human friendly; creates an area where people can meet and congregate and is atmospherically friendly.

Mr. Buxton made a motion to approve the case. Mr. Lyle seconded the motion. The vote was unanimous 8-0.

AGENDA ITEM # 2(B) l: STREET NAME CHANGE

AGENDA ITEM # 2(B) 1 : SNC-4-14 Street Name Change Ponderosa to Battleford Drive (Northwest CAC)

This request is to approve a street name change from Ponderosa Road between Millbrook Rd. to Battleford Drive, pursuant to Standard Procedure 900-9(D) regarding less than 100% property owner approval of non-duplicative street name.

Frank Jacquez presented the case.

Anne Lotz who has lived on Ponderosa for over 40 years is opposed to the name change due to traffic safety. Ms. Lotz would like the street to remain as Ponderosa between Millbrook and Jeffrey's Grove School Rd.

There was discussion regarding the segment of road between Millbrook, already called Ponderosa; the appropriate section to change and whether there is any future development plans for this area.

Mr. Jacquez stated that the main goal is to have continuity of road name.

Mr. Stacy Barbour responded that there is an approved subdivision plan for this area, with planned road improvements.

There was further discussion regarding alignment of the road and suggestion to wait and see what alignment is down the road after redevelopment.

There was further discussion regarding adding clarity for delivery and emergency vehicles.

Mr. Buxton made a motion to defer the case. Mr. Lyle seconded the motion. The vote was unanimous 8-0. Staff was asked to return with more information regarding future street improvements.

AGENDA ITEM # 3: REZONING

AGENDA ITEM # 3(A): Z-31-14 – Hillsborough Street (Rocky Branch) (Wade CAC)**

The site is located on Hillsborough Street, north side, at its intersection with Pullen Road and extending to Oberlin Road.

The request is to rezone property from Neighborhood Business and Office & Institution-1 with Pedestrian Business Overlay District and Special Residential Parking Overlay District (NB & O&I-1 w/ PBOD & SRPOD) to Community Mixed Use-5 stories-Urban Limited-Conditional Use with Special Residential Parking Overlay District (CX-5-UL-CU w/ SRPOD).

Planner Hill presented the case regarding maximum height in north portion being limited and existing versus proposed zoning.

Mr. Bowers stated that rezoning would become part of the process if approved.

Ted VanDyk representing the applicant gave a brief overview of case regarding parking; market rate housing; 6000 ft. cap for traffic.

John Wardlaw spoke in favor of the case.

Mr. Swink made a motion to approve the case. Mr. Buxton seconded. The vote was unanimous 8-0.

AGENDA ITEM # 3(B): Z-32-14 – E. Six Forks Road (Crabtree Creek/Big Branch)(Midtown CAC)**

The site is located on E. Six Forks Road, at its intersection with Manorcrest Court.

This request is to rezone property from O&I-1-CUD with PBOD to RX-5-UL-CU.

Planner Ekstrom gave a brief overview of the case.

Lacy Reaves representing the applicant gave brief overview of the case regarding age of the site; community support; reduced density; maintained condition of the transit shelter; urban frontage; consistency with Comprehensive Plan and Future Land Use Map.

John McConnell representing the neighborhood spoke in favor of the case.

Greg Hobbs also representing the neighborhood spoke in favor of the case but still has questions regarding traffic, vehicle speeding and lack of cross access.

Mr. Schuster urged staff to study traffic concerns at site plan approval stage.

Mr. Fleming made a motion to approve the case stating that is consistent with the Comprehensive Plan and is in the public interest. Mr. Whitsett seconded. The vote was unanimous 8-0.

AGENDA ITEM # 4: OLD BUSINESS

AGENDA ITEM # 4(A): Z-1-14 – Falls of Neuse Road and Dunn Road (Richland Creek) (North CAC)**

The site is located on Falls of Neuse Road, east side, between Dunn Road and Whittington Drive.

This request is to rezone property from BC CUD, PDD, & R-4, all w/ UWPOD,

to NX-3-CU w/ UWPOD.

Planner Hill gave a brief overview of the case. The applicant requests a time extension. The Planning Commission must make a recommendation by January 5. The zoning request has 4 Valid Statutory Protest Petitions.

There was brief discussion regarding impact if not approved today .

Mr. Hill responded that the case would go before the City Council without a recommendation from the Planning Commission.

Mack Pual representing the applicant regarding direct access onto Falls of Neuse Road; NC DOT suggestions and scenarios; structured parking; additional meetings and additional traffic study not complete.

Mr. Fleming made a motion to approve the 60-day Time Extension. Mr. Ms. Sterling Lewis seconded. The vote was unanimous 8-0.

AGENDA ITEM # 4(B): Comprehensive Plan Updates

AGENDA ITEM # 4(B) 1: Presentation of Draft Public Transportation Section of Comprehensive Plan

Mr. Tim Bender gave a brief presentation regarding the draft Transportation Section of Comprehensive Plan.

Mr. Buxton made a motion to allow staff to move forward with draft and come back with further details. Mr. Lyle seconded. The vote was unanimous 8-0.

AGENDA ITEM # 5: APPROVAL OF MINUTES: November 25, 2014 Planning Commission Minutes.

Mr. Fleming made a motion to approve the November 25, 2014 Planning Commission Meeting Minutes. Mr. Buxton seconded the motion. The vote was unanimous 8-0.

AGENDA ITEM # 6: OTHER BUSINESS

AGENDA ITEM # 6(D): REPORT FROM THE PLANNING DIRECTOR

- Z-35-13 – Hillsborough Street - Deferred
- Z-30-14 – ACC Blvd. – P.H. - January 6th
- Z-15-14 – Varsity Drive – P.H. – January 6th
- Z-29-14 – Forestville Road - Held

AGENDA ITEM # 7: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 10:43 am.
Respectfully,
Ken Bowers, AICP
Planning Director
Transcribed by: Chenetha Eason