PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on May 27, 2014 at 9:00 A.M., in Room 201 of the Municipal Building.

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

Members Not Present: Mr. Fluhrer and Mr. Terando

Staff Members Present: Interim Planning Director Bowers, Planning Manager Crane, Planning Manager Darges, Planner Bradshaw, Planner Rametta and Administrative Support Staff Eason.

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 3: APPROVAL OF MINUTES: Approval of May 13, 2014 Planning Commission Meeting Minutes.

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

AGENDA ITEM # 4: OTHER BUSINESS

AGENDA ITEM # 4(A): REPORT FROM THE CHAIR

Chair Fleming will attend the New School Summit on June 24, 2014.

AGENDA ITEM # 4(D): REPORT FROM THE PLANNING DIRECTOR

- Z-5-14 – Mitchell Mill Road. –Public Hearing June 3rd
- Z-11-14 – Tryon Road and Trailwood Hills Drive - Public Hearing June 3rd
- Z-2-14 – Hillsborough Street –Public Hearing June 3rd
- UDO Re-mapping Process Update - Released on May 19, 2014; going out in batches; temporary hotline has been set up; information is on the web and the first week has gone very smoothly.

AGENDA ITEM # 4(E): Committee Agenda Items

Mr. Swink gave a brief summary of Strategic Planning Meeting regarding affordable housing.

Mr. Schuster requested discussion regarding how to use additional time Post UDO. He suggested that this topic be discussed at the next Committee of the Whole meeting on June 3rd.

Mr. Braun gave a brief summary of Text Change Committee Meeting regarding TC-2-14 being on next Planning Commission Meeting Agenda and resolution to Vehicular signage and window signage deferred pending City Council Action.

Upcoming committee meetings were briefly announced.

AGENDA ITEM # 2: NEW BUSINESS

AGENDA ITEM # 2(A): PUBLIC HEARING

AGENDA ITEM # 2(A) 1: SP-24-11 Abbotts Creek Elementary School (North CAC)

This site is located on the north side of Durant Road, between Falls of the Neuse Road and Capital Boulevard.

This request is the construction of 103,569 square foot school elementary school on an 11.73 acre site zoned Thoroughfare District with Urban Watershed Protection Overlay District. This site is located within 400 feet of a residential use or zone.

Planner Bradshaw presented the case.

Zack Pierce representing the applicant gave a brief overview regarding this being a very good reuse of a site; the construction and they worked very closely with NC DOT.

There was discussion of traffic patterns concerning this school and the school across the street and parent access from Durant Road.

Sherry Green with Wake County responded that there would be alternating school arrival and departure times with each school.

There was further discussion regarding access from transit; sidewalk place; Dunn Road intersection and Durant Road traffic.

There was no public comment.

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

AGENDA ITEM # 2(A) 2: SP-45-13/616 Oberlin Road (Hillsborough CAC)

This site is located on the east side of Oberlin Road, north of Smallwood Drive, inside the City Limits.

This request is to approve a 251,465 square foot multifamily apartment building of 215 dwelling units (86.6 units per acre), six level parking deck containing 393 parking spaces on a 2.48 acre site zoned Office & Institutional-1 CUD with Pedestrian Business Overlay District. As this request is increasing the residential density in the Pedestrian Business Overlay District greater than 40 units an acre, Planning Commission approval is required in accordance with Code Sections 10-2055(d)(1) and 10-2051-(d)(1)c. This proposal utilizes tier 2, providing parking in a deck which meets the standards of 10-2051-(d)(1)c3.

The applicant is requesting an alternate means of compliance for a 135' section of the transitional protective yard (TPY) located along the east property. Required TPY width is 20'; this plan is providing 10'-15' in width with 100% evergreen species installed at 12' & 16' in height at the time of planting instead of the required 8'. A closed wooden fence 8' in height will be constructed as well.

Planner Bradshaw presented the case.

There was discussion of location of transit shelter.

Michael Birch representing the applicant gave a brief overview of the case regarding approved zoning cases from 2012; Cameron Village neighborhood, Hillsborough CAC and University Park HOA; caps on density @ 250; height map; height limitations; transit; upsized landscape commitment and curb limit potential of cut through traffic from Daniel and Oberlin.

There was discussion regarding the obligation to upgrade utilities; demolition plan; and access and trash pick up for the existing condos at 615 Daniels.

David Brown also representing the applicant gave summary of the trash pick regarding it being rolled down the drive way.

Mr. Mettrey representing the neighborhood voiced concerns of the effect of this case on his maneuvering in and out of his driveway. He is not in favor of the cut through and stated that the new UDO would not allow this.

Linda Mettrey stated that she lived in this house all of her life and was also concerned about the cut through.

Mr. Wilson across from the 615 project stated that he was not in favor of the cut through and that traffic shouldn't come through residential neighborhood.

There was further discussion regarding the use of traffic calming in Daniels Street. A zoning condition provides an allowance for traffic calming at the City's discretion. The specific design has not been explored.

Kathryn Beard of Transportation Department stated that the traffic calming "pork chop" was more limiting and the median could be lengthened and has to be mountable for fire trucks

Paul Kallam also stated that the pork chop was not restrictive and that they will work with design team to tighten up median and look at length to make sure citizens can access existing driveways.

Mr. Schuster responded regarding traffic and cut through clearly being an issue; this is allowable under the old proposal and was submitted pre UDO.

Mr. Lyle suggested that applicant consider offering 8 foot fence to protect Mr. Mettrey's property.

Mr. Brown stated that it would be a taller and extended fence.

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

AGENDA ITEM # 2(A) 3: SP-80-04/Plantation Point Shopping Center Revision (North CAC)

The site is located on southwest quadrant of the I-540/Capital Boulevard Interchange.

This request is to revise a previously approved site plan by adding a right-in only driveway access from Capital Boulevard to the existing shopping center. The site currently has access from one driveway on Old Wake Forest Road and three driveways from Ruritania Street. The original approval was for a 435,000 square foot shopping center on a 52.73 acre site, zoned Industrial-1 (I-1) with Special Highway Overlay District-2 (SHOD-2). A small portion of the site near the southwest corner is zoned Thoroughfare District, CUD. The new driveway will be in the I-1/SHOD-2 portion of the property. Code Section 10-2132.2(i)(2) requires Planning Commission approval when a previously approved plan is modified to include an additional driveway.

Planner Rametta presented the case.

Chris Bostic representing the applicant gave a brief overview of the case regarding right in driveways; design discussed and approved by NC DOT.

There was discussion regarding the widening of road to create a turn lane and how far down would it go.

There was no public comment.

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

AGENDA ITEM # 5: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 10:50 am.

Respectfully,
Ken Bowers, AICP
Interim Planning Director
Transcribed by: Chenetha Eason