PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on November 25, 2014 at 9:00 A.M., in Room 201 of the Municipal Building.

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

Excused: Swink and Terando

Staff Members Present: Interim Planning Director Bowers, Planning Manager Crane, Planning Manager Darges, Planner Hill, Planner Brantley, Planner Bradshaw 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-50-14/1300 St. Mary's Street (Five Points CAC)

The site is located at the northeast quadrant of St. Mary's Street and Wade Avenue.

This request is to approve a change of use of a 46,860 sq. ft. office building into 39 condominium units. The site is located on 1.69 acres zoned Office & Insitutional-1, located inside the city limits. The proposed density is 23 units per acre.

Planner Bradshaw presented the case regarding the request being a change in use; 85 parking spaces proposed; access from St. Mary's Street; number of proposed units and sidewalks and fee in lieu and elevation.

There was brief discussion regarding the potential removal of access road.

Planner Bradshaw responded that the existing cross access with adjacent property was staying as a functional access point.

Roland Gammon representing the applicant gave a brief overview of the case regarding the reuse of an old existing building and being a great site for this use.

Mr. Schuster stated that his firm had spent some time previously on this site. He's glad to see the building being reused.

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

AGENDA ITEM # 2(B): REZONING

AGENDA ITEM # 2(B) 1: Z-22-14 – Creedmoor Road (Haresnipe) (Northwest CAC)**

The site is located on the east side of Creedmoor and Strickland Roads, south of Brennan Drive and north of Morgan's Way.

The request is to rezone property from O&I-1 CUD to OX-3-CU.

Planner Brantley presented the case regarding existing versus proposed zoning; setbacks; conditions of existing adjacent streets; past condtions; consistency with FLU Map and inconsistency with 2 Policies and meeting with Northwest CAC who voted against 150 to 0.

Isabel Mattox representing ther applicant gave a brief overview of the case regarding its consistency with the Future Land Use Map; submitted conditions office entitlement; added residential entitlement; neighbors concerns and how they were addressed.

Ben Kuhn representing a group of neighbors spoke in opposition of the case regarding the inconsistent policies; legal deeded easement from 1987; Corberrie Lane includes a dangerous blind curb and road conditions in the neigborhood.

Roger Kosak, member of the Stonehenge HOA Board, spoke in opposition regarding ETJ using infill and serious stormwater issues.

Scott Andrews also in opposition regarding traffic on Brendan Station; additional vehicles brought into neighborhood and what development itself will do to the neighborhoods.

Ms. Mattox responded regarding increasing detention to accomodate the 25 year storm; increased buffer; access on Corberrie and that the applicant was trying to provide a less intensive use for this site.

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

AGENDA ITEM # 3: OLD BUSINESS

AGENDA ITEM # 3(A): Z-30-14 – ACC Blvd. and Glenwood (Little Briar Creek) (Northwest CAC)**

The site is located on ACC Boulevard, south side, west of Alexander Town Boulevard.

This request is to rezone properties from TD CUD w/ PDD (Thoroughfare District Conditional Use District with Planned Development District) to RX-5-PL-CU (Residential Mixed Use-5 stories-Parking Limited-Conditional Use) [ACC Blvd. tract] and RX-5-CU (Residential Mixed Use-5 stories- Conditional Use) [Glenwood Ave. tract].

Planner Hill gave a brief overview of the case.

Mr. Birch gave a brief overview regarding added conditions and transit easement.

There was no Public Comment.

Mr. Buxton made a motion to approve the case. The request is consistent with the Comprehensive Plan. Mr. Fleming seconded. The vote was unanimous 8-0.

AGENDA ITEM # 4: CITY COUNCIL REFERRALS

AGENDA ITEM # 4 (A): 2030 Comprehensive Plan/UDO Topics

Mr. Crane gave a brief presentation regarding referral brought forward from the City Council regarding issues from Comp Plan and UDO. The topics are related to a petition of citizens and would result in amendments to the UDO and Comprehensive Plan.

Mr. Lyle made a motion to allow staff to move forward with changes and come back with further details to allow the Planning Commission to have a more informed discussion and make informed decision regarding the information. Mr. Fleming seconded. The vote was unanimous 8-0.

AGENDA ITEM # 5: APPROVAL OF MINUTES: November 12, 2014 Planning Commission Minutes.

Mr. Fleming made a motion to approve the November 12, 2014 Planning Commission Meeting Minutes. Mr. Lyle 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 - Held 2 weeks
- Z-29-14 – Forestville Rd. – P.H. Dec. 2nd

AGENDA ITEM # 7: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 11:20 am.
Respectfully,
Ken Bowers, AICP
Interim Planning Director
Transcribed by: Chenetha Eason