PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on September 9, 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, Mr. Swink, Mr. Terando and Mr. Whitsett.

Staff Members Present: Interim Planning Director Bowers, Planning Manager Crane, Planning Manager Darges, Planner Brantley, Sr. Planner Hill, Planner Hodge, Planner Walters, Deputy Attorney Botvinick, 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-15-13 / Edison Office (Central CAC)

The site is located on the south side of Martin Street between Wilmington Street and Blount Street.

This request is to approve a 19 story mixed use building comprised of 8,841 square feet of retail space and 245,895 square feet of office space on a 1.3 acre site zoned Business Zone and Downtown Overlay District. The proposal includes a 6-level integrated parking structure containing 315 spaces. This proposal requires Planning Commission approval for the following reasons: (A.) It is for a building over 10,000 square feet in the Downtown Overlay District; (B.) The proposal includes retail uses within 400' of a lot line containing a dwelling, (C.) The proposal is for a building over 80' in height (301') and (D.) The proposal includes a request that includes an exception from the minimum number of required parking spaces. The subject area is the western portion of the site and is to be shared through a land condominium with the proposed Skyhouse development on the eastern portion of the site.

Planner Hodge presented the case.

Ken Thompson representing the applicant gave a brief overview of the case.

Richard Adams also representing the applicant gave a brief overview of the case regarding the request for 48% of reduction in parking; agreement for shared parking and parking study analysis.

Neil Gray gave a brief overview of building structure regarding parking function; building entrances; service entrance in rear of building; being a positive impact for overall city environment; parking access; 1 level retail, 6 levels of parking and 11 levels of office space and the materials being used for building.

There was no Public Comment.

Mr. Terando made a motion to approve the case. Mr. Fleming seconded the motion. Mr. Lyle opposed. The vote was not unanimous 9-1.

AGENDA ITEM # 2(A) 2: SP-14-14 /3515 Glenwood Office. (Glenwood CAC)

The site is located on Glenwood Avenue, between Interstate 440 and Glen Eden Drive, inside the city limits.

This request is to approve a 3-story, 72,963 square foot office building with a drive-thru automatic teller machine on a 4.2 acre site, zoned Office & Institutional-1 and Conservation Management District. No proposed development/improvements will occur in the Conservation management Zoning District. This site is located within 400 feet of a residential use or zone.

Planner Walters presented the case.

There was discussion regarding placement of drivethru ATM; general city policy or preference for buildings that do not face the street.

Mr. Bowers responded that the UDO does not apply to this case.

There was further discussion regarding future widening of Glenwood Avenue and a possible timeline.

Transportation Planner Kimbrell responded that there was not a plan to widen Glenwood at this time but that it classified as a 6 lane divided.

David Lasley representing the applicant gave a brief overview of the case regarding parking behind the building; topography; UDO Design issues; low impact to medium impact use because of the request of ATM on the property; plantings and fencing; 8 standards required for approval of project and believes that this will be an asset to neighborhood.

There was further discussion regarding where someone would enter the building; trees being preserved; is there antipication of a transit shelter; parking needs and whether there was any feedback from the Garcia's or any other owners directly affected by this project.

Mr. Lasley responded that the applicant would not be interested in provided a shelter at this time and that it was important to provide sufficient parking for such a building. He also stated that the affected property was under new ownership and there had been ongoing contact with the new owners.

There was no public comment.

There was discussion regarding the applicant not addressing issues brought forward from the Appearance Commission; the way the applicant handled the case and right of way dedication for sidewalk.

Mr. Bowers responded that there was right of way dedicated which is required but construction would be outside the right of way.

Mr. Botvinick asked if there is sufficient space to construct a sidewalk in the right of way.

There was discussion of alternate means of compliance.

Mr. Botvinick responded equal or better than code standards give legal right to alternate as long as they meet the standard.

Ms. Sterling Lewis responded that she felt forced into approval but that this felt like a step backward.

Mr. Fluhrer responded that it was a regrettable loss of a historical building;

Mr. Terando hopes that more can be done to make the entrance more inviting.

Mike Davidson representing the applicant gave an overview of case regarding the alternate means of complicance in regards to providing 6 ft tall fence; provided above and beyond the amount of vegetation in the area.

Mr. John Lyons spoke with Mr. Rockwood regarding the dumpster location stating it can't be seen from their property, as existing vegetation would block it out.

Mr. Whitsett made a motion to approve the case. Mr. Fleming seconded the motion. Mr. Buxton, Ms. Sterling Lewis, Mr. Swink and Mr. Terando were opposed. The vote was not unanimous 6-4.

AGENDA ITEM # 2(B): REZONING

AGENDA ITEM # 2(B) 1: Z-10-14 Fox Road **(Perry Creek) (Northeast CAC)

This site is located on Fox Road, west side, south of its intersection with Old Wake Forest Road.

This request is to rezone property from R-1 & SC CUD to CX-5-PL-CU.

Planner Hill presented the case.

Chad Essick representing the applicant gave a brief overview of the case regarding holding a neighborhood meeting and having no attendance; CAC approval and type of fuel sales.

Mr. Lyle made a motion to approve the case, with a clarification of the conditions by inserting the word "vehicular" before fuel sales. Mr. Lyle stated the request was consistent with the Comprehensive Plan; that the proposed use is more consistent witht the surrounding uses; the request is consistent with the Urban Form Map. The zoning will provide an effective transition to surrounding land uses. Mr. Fleming seconded. The vote was unanimous 10-0.

AGENDA ITEM # 3: OLD BUSINESS

AGENDA ITEM # 3(A): Z-14-14 – Forestville Road (Pigeon House Branch) (Northeast CAC)**

The site is located on Forestville Road, east side, between its intersections with Buffaloe Road to the north and Old Milburnie Road to the south.

This request is to rezone property from R-4 and CM to R-6-CU and CM.

Planner Brantley gave a brief overview of the case. He stated that the VSPP has been withdrawn from this case. The applicant is requesting a 60-day time extension.

David York representing the applicant gave a brief overview of the case and is in agreement with request for 60 day Time Extension.

Mr. Buxton made a motion for time extension. Mr. Swink seconded. The vote was unanimous

10-0.

AGENDA ITEM # 3(B): Z-15-14 – 308 South Blount Street (Rocky Branch) (Central CAC)**

The site is located Downtown Raleigh, east side of South Blount Street, in the southwest quadrant of the intersection of East Martin and South Blount Streets.

This request is to rezone property from BUS w/DOD to DX-40.

Planner Brantley gave a brief overview of the case.

Lacy Reaves representing the applicant gave a brief overview of the case and aksed that the case be withdrawn.

No action required

AGENDA ITEM # 3(C): Z-16-14 – Varsity Drive (Walnut Creek) (West CAC)**

The site is located southwest Raleigh, southwest corner of the intersection of Avent Ferry Road and Varsity Drive.

This request is to rezone property from SC CUD w/SRPOD to RX-5-UL-CU w/SRPOD.

Planner Brantley gave a brief overview of the case regarding the updated zoning application; changes to conditions and being a unique site topographically.

Lacy Reaves representing the applicant gave a brief overview of the case.

There was no public comment.

Mr. Terando made a motion to approve the case. Mr. Terando stated the request is consistent with the Comprehensive Plan, and that it would provide a transit oriented project on a transit corridor. Mr. Buxton seconded. The vote was unanimous 10-0.

AGENDA ITEM # 4: APPROVAL OF MINUTES: August 12, 2014 Planning Commission Minutes.

Mr. Buxton made an amendment to the August 12, 2014 Planning Commission meeting minutes regarding Agenda Item # 4(B) Transportation Committee: adding "The Transportation Committee requested feedback from Commission Members and consent to share the draft with RTA leadership for its feedback at a future meeting".

Mr. Buxton then made a motion to approve the amended August 12, 2014 Planning Commission Meeting Minutes. Mr. Fleming seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 5: OTHER BUSINESS

AGENDA ITEM # 5(D): REPORT FROM THE PLANNING DIRECTOR

- SNC-1-14 – Approved
- SNC-2-14 – Approved
- Z-14-13/SSP-1-13 – Approved
- Z-35-13 – Time Extension – Approved
- Z-6-14 – Raleigh Beach Road - Held

AGENDA ITEM # 6: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 11:03 am.
Respectfully,
Ken Bowers, AICP
Interim Planning Director

Transcribed by: Chenetha Eason