PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on July 22, 2014 at 9:00 A.M., in Room 201 of the Municipal Building.

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

Excused: Buxton, Lyle and Terando

Staff Members Present: Interim Planning Director Bowers, Planning Manager Crane, Sr. Planner Walter, Planner Brantley, Deputy Attorney Botvinick and Administrative Support Staff Eason.

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: OLD BUSINESS

AGENDA ITEM # 2(A): Z-15-14 – 308 South Blount Street (Walnut) (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. He stated he believes the applicant would like to request a deferral.

Lacy Reaves representing the applicant stated that he indeed would like to request deferral of the case until the next meeting.

Mr. Fleming made a motion to defer the case. Mr. Swink seconded. The vote was unanimous 6-0.

AGENDA ITEM # 3: NEW BUSINESS

AGENDA ITEM # 3(A): COMPREHENSIVE PLAN AMENDMENTS

AGENDA ITEM # 3(A) 1: CP-5-14 – Loft Lane/Amendments to the 2030 Comprehensive Plan

The proposed changes would amend the 2030 Comprehensive Plan.

Planner Brantley presented the case.

Lacy Reaves representing the applicant gave a brief overview of the case regarding the proposed changes, stating that Moderate Density Residential is ideal for this area.

There was no Public Comment.

There was brief discussion of concerns regarding need to be conscious of these developments and impact; amount of traffic and concern of loss of affordable housing.

Mr. Fluhrer made a motion for approval. Mr. Braun seconded the motion. The vote was unanimous 6-0.

AGENDA ITEM # 3(A) 2: CP-6-14 –The Lakes/ Amendments to the 2030 Comprehensive Plan

The proposed changes would amend the 2030 Comprehensive Plan.

Planner Brantley presented the case.

There was brief discussion regarding the Sandy Forks Improvement and whether this project would make things worse.

Transportation Planner Eric Lamb responded that Sandy Forks expansion should make things better with wider cross section and more connectivity.

Mr. Bowers stated that it created more connectivity.

Lacy Reaves representing the applicant gave a brief overview regarding significantly better transit opportunities.

There was further discussion regarding existing versus proposed zoning from moderate to medium density.

Mr. Bowers stated that previously the area had fairly low density for single family area and believe significantly higher density for this property is appropriate.

Mr. Braun made a motion for approval. Mr. Fluhrer seconded the motion. The vote was unanimous 7-0.

AGENDA ITEM # 3(A) 3: CP-7-14 –Street Plan Changes/ Amendments to the 2030 Comprehensive Plan

The proposed changes would amend the 2030 Comprehensive Plan.

Transportation Planner Eric Lamb presented the case.

There was a brief discussion regarding possible timeframe.

Mr. Lamb stated that no timeframes have been established. This is a matter of protecting the corridor. The timeframe would be a matter of when area starts to develop.

Mr. Fleming made a motion for approval. Mr. Swink seconded. The vote was unanimous 7-0.

AGENDA ITEM # 3(B): REZONING

AGENDA ITEM # 3(B) 1: Z-6-14/ Raleigh Beach Road, northeast of its intersection with New Bern Avenue (Crabtree and Neuse) (Northeast CAC)**

The site is located on Raleigh Beach Road, northeast of its intersection with New Bern Avenue.

This request is to rezone property from R-4 and I-1 to RX-3-CU.

Planner Brantley presented the case stating it was consistent with the Comprehensive Plan.

Andy Petesch representing the applicant gave a brief overview of the case regarding protective yard; buffer; difference of 50 ft. buffer or 50 ft. setback; concerns of adjacent properties, Hedingham and Edgewater; combined limitations and unit cap.

Amy Smith, president of the HOA for Edgewater Community responded that they support this case with the 650 unit cap.

Jonathan Stone, representing Hedingham Community also spoke in favor of the case.

Mr. Botvinick responded that the problem is with what the UDO will require or would allow.

Mr. Bowers responded to clarify transition yard is anywhere from 10-50 feet and Type 3- Zone A buffer would resolve the issue.

Mr. Botvinick further stated that discussion of the conditions as written are incorrect and secondly requirement of Restrictive Covenant and language need to be changed.

Mr. Braun made a motion to defer until next meeting. Mr. Fleming seconded the motion. The vote was unanimous 7-0.

AGENDA ITEM # 3(B) 2: Z-16-14 – Varsity Drive - Southwest Raleigh, southwest corner of the intersection of Avent Ferry Road and Varsity Drive (Walnut) (West CAC)**

The site is located on 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-7-UL-CU w/SRPOD.

Planner Brantley presented the case.

Benson Kirkman representing West CAC responded that the case was scheduled before the CAC this evening and asked that the case be postponed. He also stated concern regarding the CAC members being notified properly of zoning cases to be heard before the Planning Commission in a time fashion.

Chair Schuster respectfully asked that the applicant be heard before addressing any other concerns.

Lacy Reaves representing the applicant responded to Mr. Kirkman and apologized if there are any misunderstandings of when case was to be heard. He is planning to attend the CAC Meeting this evening. Mr. Reaves gave a brief overview of the case regarding it being an ideal candidate for student housing; it's in walking distance to the University; ideal for transit; opportunity to create for bicycle parking spaces in the parking structure proposed and there is no proximity to single family neighborhoods.

Mr. Botvinick stated that he has had a chance to look over the revised conditions regarding parking; frontage requirements; parking study and believes further discussion is needed.

Mr. Bowers clarified that it is currently the burden of the applicant to take cases to the CAC. Nothing is in the Code but staff is looking at dialogue as to how to slot CAC's into the process.

There was no Public Comment.

Mr. Reaves stated that he is looking forward to meeting with the West CAC this evening.

There was further discussion regarding height limitations; impact and intensity.

Mr. Fleming made a motion to recommend deferral. Mr. Fluhrer seconded the motion. The vote was unanimous 7-0.

AGENDA ITEM # 4: APPROVAL OF MINUTES: July 08, 2014 Planning Commission Meeting Minutes.

Mr. Swink made a motion to approve the minutes. Mr. Fleming seconded the motion. The vote was unanimous 7-0.

AGENDA ITEM # 5: OTHER BUSINESS

AGENDA ITEM # 5(A): REPORT FROM THE CHAIR

Chair Schuster asked if staff had made any plans as to when the Retreat would be held. He suggested August 19th since there would be no meeting on that date. Please send an e-mail to all PC Member to confirm the date work for the majority.

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

- Z-16-13/ MP-1-13- Two Year Waiver – Approved
- Z-11-14 – Camden Glen- Approved
- Z-12-14- Rush Street – Approved
- TC-2-14 – Approved

AGENDA ITEM # 5(E): Committee Agenda Items

Upcoming committee meetings were briefly announced.

AGENDA ITEM # 6: ADJOURNMENT

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

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