PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on October 14, 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 Wingo, Planner Bradshaw, Planner Hill, Deputy Attorney Botvinick, and Administrative Support Staff Eason.

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: COMMITTEE OF THE WHOLE REPORT

AGENDA ITEM # 2(A) : Z-1-14 - Falls of Neuse Road and Dunn Road (Richland Creek)**

(North CAC) (VSPP's) (3)

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, R-4 with PDD, all w/ UWPOD, to NX-3-CU w/ UWPOD.

Ms. Sterling Lewis gave a brief overview of the case as presented at Committee of the Whole and the recommendation to bring the case before the Planning Commission.

Mack Paul representing the applicant respectfully asked that the case be deferred. This time will allow the applicant sufficient time to address issues and concerns from the public comments received and will allow further dialogue with the community.

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

10-0.

AGENDA ITEM # 3: NEW BUSINESS

AGENDA ITEM # 3(A): PUBLIC HEARING

AGENDA ITEM # 3(A) 1: SP-36-14 / Raleigh Union Station Phase 1 (Central CAC)

The site is located on the south side of West Hargett Street, south of its intersection with South West Street.

This request is to approve proposed development of a 55,931 square foot train station on 4.35 acres zoned Industrial-2 with Downtown Overlay District. As the proposed development is over 10,000 square feet in size, site plan approval is required by Planning Commission.

Chair Schuster and Mr. Swink were recused.

Planner Wingo presented the case.

Fred Belledin representing the applicant gave a brief overview of the case regarding site currently owned by the Triangle Transit Authority; has undergone Historic Review and currently undergoing a bus study.

Roberta Fox responded that this facility will be used to connect all other modes of transportation.

There was discussion regarding modes of transportation; high speed transit and pedestrian circulation.

Mr. Belledin responded regarding there being provisions for future high speed transportation; creating a civic plaza and creating a descent onto Martin Street.

There was public comment regarding inadequacy of parking for this facility and solving the parking problem now rather than later.

Deborah Ross with The Triangle Transit Authorirty clarified that at this time there was no plan for for light rail in Raleigh and that the County Commission was conducting a study.

There was further discussion regarding parking and whether the next phase of the project would address the short term and temporary off-site parking issues.

Mr. Belledin responded regarding the parking being looked at in great detail; total number of parking spaces and nearest bus stop to the site.

Planner Wingo responded that Transit staff had reviewed the case and the site will be serviced by transit.

Mr. Belledin also responded that the site is large enough to accommodate a parking deck.

There was further discussion regarding a downtown circululator; number of parking spaces at Amtrak Station; funds for Phase II of project and whether there is a national standard for parking.

Mr. Terando responded this is a much needed improvement and is in support of the case.

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

AGENDA ITEM # 3(A) 2: SP-55-14 / 3615 Glenwood Office. (South Central 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 District. This site is located within 400 feet of a residential use or zone and the building is greater than 70,000 square feet.

The revisions made to this project are the construction of a bus shelter within the transit easement and enhancing the façade on the east elevation fronting Glenwood Avenue.

Planner Bradshaw presented the case. This case was previously reviewed by the Planning Commission. The applicant withdrew the previous plan and has resubmitted a revised site plan.

David Lasley representing the applicant gave a brief overview of the case regarding revised site plan submittal; redeveloped project; grading and storm drainage plan; preservation of some existing vegetation along Glenwood Avenue; ATM to be located on the site; 8 site plan standards; 7 recommendations from Appearance Commission and requesting approval of Alternate Means of Compliance.

John Lyons also representing the applicant spoke regarding addressing previous suggestions made by Planning Commission regarding the covered bus shelter and accessibility of point of entry.

There was no public comment.

The Commission thanked the applicant for addressing their concerns. The bus shelter was nice gesture as it was not a requirement for approval of this project.

Mr. Schuster responded although he was in favor of the case that he regretted having to tear down a very important Historical Building.

Mr. Braun made a motion to approve the case. Mr. Buxton seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 3(B): REZONING

AGENDA ITEM # 3(B) 1: Z-27-14 – UDO Citywide Rezoning

The proposed rezoning seeks specifically to implement Ordinance (2013) 151 TC 357, adopted by the Raleigh City Council on February 18, 2013, which recognizes that:

The City of Raleigh adopted a new Comprehensive Plan in 2009 calling for more of the City's growth to be directed away from rural and environmentally sensitive lands, and towards major transit corridors and walkable mixed use settings.

The City has not undertaken a major revision to the development code in over 40 years; the current development code does not provide the necessary tools to implement the land use and development policies of the Comprehensive Plan.

Modern development codes are producing better development outcomes by focusing more on the form of buildings than on use and density.

The Unified Development Ordinance (UDO) incorporates the best of the existing code with contemporary best practices, and is consistent with the vision, goals and policies of the Comprehensive Plan.

Planning Manager Crane gave a brief presentation of this project. This is a City initiated rezoning that will rezone approximately 30% of the city. The rezoning will apply UDO zoning to all parcels in the city. The Planning Commission will review the map in work sessions twice a month. He thanked several staff member: Ray Aull, De'Shele Sumpter and Vivian Ekstrom for all the hard work collected information and putting together informational binder that will be discussed in the next several months of this review process.

There was brief discussion regarding non-conforming uses; impacts; when to determine retention or removal of condition and anticipated completion date of the remapping process.

Mr. Crane responded that the goal is to deliver to City Council early spring of 2015.

AGENDA ITEM # 4: OLD BUSINESS

AGENDA ITEM # 4(A): Z-35-13 – Hillsborough Street (Beaver-SW) (Wade CAC)**

The site is located on Hillsborough Street, north side, between Montgomery & Furches streets.

This request is to rezone property from Shopping Center Conditional Use District with Pedestrian Business and Special Residential Parking overlay districts (SC CUD w/ PBOD & SRPOD) to Neighborhood Mixed Use-5 stories-Urban Limited-Conditional Use with Special Residential Parking overlay district (NX-5-SH-CU w/ SRPOD).

Mr. Fluhrer was recused.

Planner Hill gave a brief overview of the case regarding 2 previous 60-day time extensions; case changes; existing versus proposed zoning and consistency with Comp Plan and Future Land Use Map.

Mr. Lyle asked how the city determined average grade.

Mr. Hill responded that changes in elevation was side to side.

Mack Paul Representing the applicant gave a brief overview of the case regarding start of case being a year ago; located close to Meredith College; fraternity house near site; existing dense buffer; setbacks and the benefits of the area.

Isabel Mattox representing Wilmont neighborhood is requesting the case be referred to the Committee Of The Whole for more detailed discussion. The concerns of the neighbors are height, scale and mass.

Bill Hubie also representing the neighnorhood gave a brief overview of the case regarding the building being too huge for this area.

Candace Haigler in opposition responded that she believes in the core but this proposed building is not in the best interest of Raleigh, that a 5-story building is out of context for this area.

Tom Wilcot is concerned for more of the longterm view; does not need an out of scale structure; neighborhood would like to see a structure that will attract neighbors, young professionals and enhance the neighborhood.

Mr. Lyle made a motion to refer the case to Committee Of The Whole. Mr. Fleming seconded. The vote was not unanimous 6-3. In favor: Fleming, Lyle, Schuster, Sterling Lewis, Swink and Terando. Opposed: Buxton, Braun and Whitsett.

Mr. Braun made a motion for a 60 day Time Extension. Mr. Whitsett seconded. The vote was unanimous 9-0.

AGENDA ITEM # 4(B: Z-26-14 – Hillsborough Street (Rocky Branch) (Wade CAC)**

The site is located on Hillsborough Street, north side, west of its intersection with Logan Court.

This request is to rezone property from Shopping Center Conditional Use District with Pedestrian Business and Special Residential Parking overlay districts (SC CUD w/ PBOD & SRPOD) to Neighborhood Mixed Use-5 stories-Shopfront-Conditional Use (NX-5-SH-CU).

Planner Hill gave a brief overview of the case.

Ted Van Dyk representing the applicant gave a brief overview of the case regarding positive votes from CAC; 5-story height but eliminated all 4 bedroom units from projects.

There was no Public Comment.

Mr. Fluhrer made a motion to approve the case. Mr. Buxton seconded. The vote was unanimous 10-0.

AGENDA ITEM # 5: APPROVAL OF MINUTES: September 23, 2014 Planning Commission Minutes and October 7, 2014 Committee Of The Whole Meeting Minutes.

Mr. Buxton made a motion to approve the September 23, 2014 Planning Commission Meeting Minutes and the October 7, 2014 Committee Of The Whole Meeting Minutes. Mr. Fleming seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 6: OTHER BUSINESS

AGENDA ITEM # 6(A): REPORT FROM THE CHAIR

November 11th Planning Commission Meeting falls on Veterans Day and will be moved to Wednesday, November 12th.

AGENDA ITEM # 6(B): REPORT FROM THE MEMBERS

Mr. Buxton thanked the Commission for sending several of the Planners to the NC APA Conference in Durham. October 29th 8 am will be the first Joint Planning Commission and Appearance Commission meeting to discuss Signage. This is a special joint body formed by City Council to review the recommendations of the Signage Task Force.

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

- Z-14-14 – November 5th Public Hearing
- Z-19-14 – November 5th Public Hearing
- Z-24-14 – November 5th Public Hearing
- Z-18-14 – November 5th Public Hearing

AGENDA ITEM # 7: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 11:53 am.
Respectfully,
Ken Bowers, AICP
Interim Planning Director

Transcribed by: Chenetha Eason