PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on September 23, 2014 at 9:00 A.M., in Room 201 of the Municipal Building.

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

Excused: Buxton and Fleming

Staff Members Present: Interim Planning Director Bowers, Planning Manager Crane, Planning Manager Darges, Planner Bradshaw, Planner Brantley, Planner Hill, Sr. 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-17-14 / McNeil Pointe (Five Points CAC)

The site is located at the southwest corner of Wake Forest Road and McNeil Street.

This request is to approve the construction of a 31, 646 square foot Shopping Area, consisting of three retail buildings totaling 26,646 square feet and a 5,000 square foot office building on one parcel totaling 4.56 acres, located inside the city limits. Pin number 1715015068 (0.46 acres) is zoned Neighborhood Business CUD. Pin number 1715013133 (4.1 acres) is a spilt zoned parcel with approximately an acre area on the southern end of the parcel is zoned Office & Institutional-1 CUD. The remainder of the 4.1 acres is zoned Neighborhood Business CUD. The proposed office building is located on the Office & Insitutional-1 CUD portion of the split zoned parcel. Planning Commission approval is required due the proposal being a shopping area located within 400' of a residential use.

Planner Bradshaw presented the case.

David Lasley representing the applicant gave a brief overview of the case regarding neighborhood notification; flood plain; tree plantings on site and consistency with request of Appearance Committee.

There was discussion regarding new trees versus existing trees and substainability of the existing tree roots

Mr. Lasley responded regarding the conservation of very large existing trees and the applicant is ready to address the issues of the large trees substainability.

There was further discussion regarding the look of the front entrance; additional planting at the corner of site; site signage criteria and sidewalk connectivity.

Mr. Lasley responded that the applicant is offering pedestrian access and would like to make the area as walkable and pedestrian friendly as possible.

Mr. Terando asked if applicant would be willing to offer condition of bicycle rack.

Mr. Lasley responded that the applicant would be willing to offer a condition to require a bicycle rack.

There was no Public Comment.

Mr. Lyle made a motion to approve the case with the condition that additional trees be planted adjacent to the retaining wall as shown on the site plan, and that the developer install a bicycle rack on the property. Mr. Braun seconded the motion. The vote was unanimous 8-0.

AGENDA ITEM # 2(A) 2: SP-29-14 / Wake Health Services Building. (South Central CAC)

The site is located at 1001 Rock Quarry Road, on the north side of the intersection of Rock Quarry Road and Raleigh Blvd.

This request is to approve the construction of a proposed 34,000 square foot medical and dental facility with associated parking, in order to provide public health care services. This public facility use is proposed on a 7.53 acre site zoned O&I-1, CUD. This proposed use exceeds 25,000 square feet and is located within 400 feet of a residential use or zone. The proposed facility also constitutes an office center within 400 ft. of a residential zoning district. This plan was submitted after September 1, 2013 but is in a legacy zoning district.

Planner Walters presented the case.

There was discussion regarding transit northbound and how close would transit stops be to this site.

Charles Faust representing the applicant gave a brief overview of the uses of the facility on the site.

Andy Padiak, representing the applicant gave a brief overview of the case.

There was discussion regarding the lack of transit stop at the location site.

Mr. Padiak responded that its not safe to place a transit stop at this location.

There was further discussion regarding possible bus route changes in the future; possible addition of bicycle racks and whether the amount of parking requested is needed.

Mr, Padiak responded that the applicant would be willing to dedicate a transit stop and install a transit facility if at some point the bus route is changed, he also stated that the proposed facility is over 30,000 feet and he does believe the parking is needed.

The applicant would be willing to add bicycle rack as well.

Bill Flournoy, president of Triangle Greenways Council gave a brief overview of case from the stormwater perspective. Mr. Flournoy stated that they were not against this proposal but would like the applicant to handle the project a little better regarding the changes of the stream; minimum standard of stormwater and increase of stormwater on this site.

There was further discussion regarding the existing requirements; impervious surface regarding required parking and whether there has been dialogue between the applicant and the neighbors.

Mr. Padiak responded that the applicant is very sensitive to stormwater, the drainage area is very large and has a significant amount of acreage. Stormwater will be discharged consistent with requirements.

Mr. Terando made a motion to approve the case with added conditions of installation of a bicycle rack and dedication of a transit easement and installation of a shelter if requested by the City.
Mr. Whitsett seconded the motion. The vote was unanimous 8-0.

AGENDA ITEM # 2(B): ZONING

AGENDA ITEM # 2(B) 1: Z-24-14 - Globe Road **(Little Brier Creek) (Northeast CAC)

This site is located on Globe Road, east side, north of its intersection with Emerald Creek Drive.

This request is to rezone property from Rural Residential (RR - Durham County) to Residential-6 (R-6).

Planner Hill presented the case. The request is consistent with the Comprehensive Plan.

The applicant did not have anything further to add.

There was a brief discussion regarding City's Plan for the area.

There was no public comment.

Mr. Swink made a motion to approve the case. Mr. Whitsett seconded. Mr. Terando was opposed. The vote was not unanimous 7-1.

AGENDA ITEM # 2(B) 2: Z-26-14 – Hillsborough Street **(Rocky Branch) (Wade CAC)

This 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 presented the case. The request is consistent with the Comprehensive Plan.

Ted Van Dyk representing the applicant gave a brief overview of the case regarding it being 5-story mixed use and requesting NX-5; CAC meeting will be held this evening and has agreed to have no 4 room units.

Carol Teely representing the public spoke in favor of the project. She owns a parking lot near the site.

There was discussion regarding CAC concern for more student housing and possible deferral to get vote from the CAC.

The applicant is not opposed to a 2 week deferral.

Mr. Terando made a motion to to defer the case. Mr. Braun seconded. The vote was unanimous

8-0.

AGENDA ITEM # 2 (C) : OLD BUSINESS

AGENDA ITEM # 2(C) 1: 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. The request is consistent with the Comprehensive Plan.

David York representing the applicant gave a brief overview of the case.

Mr. Braun made a motion to approve the case. Mr. Lyle seconded. The vote was unanimous

8-0.

AGENDA ITEM # 2(C) 2: Z-18-14 - Sandy Forks Road (Big Branch) (North CAC)**

The site is located on east side of Sandy Forks, south of Shawood.

This request is to Rezone property from Residential-4 (R-4) to Office Mixed Use–3 stories–Conditional Use (OX-3-CU).

Planner Hill gave a brief overview of the case. This request is consistent with the Comprehensive Plan.

Michael Birch representing the applicant gave a brief overview of the case regarding the CAC having no questions or comments regarding the case; revised conditions; outstanding issues and believe the request is reasonable and in the public interest.

There was no Public Comment.

Mr. Terando is not in favor of the case with conditions as is.

Mr. Braun made a motion to approve finding reasonable and in the public interest with effective transition from site to existing neighborhood and consistent with emerging development in the area. Mr. Whitsett seconded. Mr. Terando opposed. The vote was not unanimous 7-1.

AGENDA ITEM # 2(C) 3: Z-19-14 Louisburg Road (Neuse) (Northeast CAC)**

The site is located on Louisburg Road, south side, between its intersection with North New Hope Road to the south and Spring Forest Road to the north.

This request is to rezone property from R-1 to R-10-CU.

Mr. Lyle was excused at 10:48 am.

Planner Brantley gave a brief overview of the case. The request is consistent with the Comprehensive Plan.

There was discussion regarding explanation of the 4th condition and condition # 3.

Mr. Brantley gave a brief explanation of conditions regarding subdivision and development.

Beth Trahos representing the applicant gave a brief overview of the case regarding developing homes complimentary to a religious institution; one access point; unit access on Louisburg Rd; transition to more density and attending the CAC meeting twice, vote was 21-0 in favor.

There was no public comment.

Mr. Swink made a motion to approve the case upon changing wording in condition #3. Mr. Terando seconded the motion. The vote was unanimous 7-0.

AGENDA ITEM # 4: APPROVAL OF MINUTES: September 9, 2014 Planning Commission Minutes.

Mr. Swink made a motion to approve the September 9, 2014 Planning Commission Meeting Minutes. Mr. Terando seconded the motion. The vote was unanimous 8-0.

AGENDA ITEM # 5: OTHER BUSINESS

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

Mr. Schuster attended the RHDC Design Guideline session on Monday night, September 22, 2014 at the Convention Center.

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

- Z-10-14 – P.H. October 7th
- Z-16-14 – CPC
- Z-6-14 – Raleigh Beach Road - Approved
- Z-35-13 – Time Extension – Approved
- Z--8-14 –- Held\
- Set up Sub-committees for Signage review
- Z-1-14 – C.O.W. meeting will be held in the Council Chambers

AGENDA ITEM # 6: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 11:00 am.
Respectfully,
Ken Bowers, AICP
Interim Planning Director

Transcribed by: Chenetha Eason