PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on April 22, 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: Planning Director Silver, Deputy Planning Director Bowers, Planning Manager Crane, Planning Manager Darges, Planner Brantley, Planner Wingo and Administrative Support Staff Eason.

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: OLD BUSINESS

AGENDA ITEM # 2(A): COMMITTEE OF THE WHOLE REPORT

AGENDA ITEM # 2(A) 1: Z-2-14/Hillsborough Street (Rocky Branch) (Wade CAC)**

Vice Chair Schuster gave a brief report of the Committee Of The Whole discussion regarding case Z-2-14. The case was discussed at great length regarding the height; outdoor amenities and the adjacent church, who is in favor.

Planner Brantley gave a brief overview of the case regarding applicant's revised conditions including 2 additional condition of public sidewalk and articulation of the façade.

There was discussion as to whether staff had anything to add regarding the revised conditions.

Mr. Bowers stated that he two revised condition were regarding open space and façade articulation. Staff will be available to answer questions.

Mack Paul representing the applicant gave a brief overview regarding the space made available for the students to be provided in the rear of the building and is committed to Condition 7.

Mr. Bowers clarified to members that the new conditions cannot be voted on today, you would not have direct say that the condition will be added, if voted on today, you would be voting on the six conditions.

There was discussion regarding Condition 7 and the applicant being committed to it.

The applicant responded that case is mixed use and walkable to campus and thought that this request was reasonable and in the public interest.

Neil Riemann, President of Cameron Park Neighborhood Association, spoke in opposition to the request, citing the reason of opposition is the proposed height of seven stories.

Donna Bailey, Vice chair of Wade CAC responded in strong opposition against the 7-story height but stated that the CAC would be in favor of a 5-story building; she also stated that the Comprehensive Plan should be followed.

John Baker representing the Church spoke in support of the project; he stated that it is a positive contribution to overall community, where many people can come together.

Mr. Paul responded regarding the recent approval of a similar project; a seven-story hotel along Hillsborough Street. This hotel project met the solar angle stated in the Pedestraian Business Overlay District, which mitigates the density concern.

There was further discussion of the number of dwelling units if the applicant built at 5-stories as opposed to 7; and whether with 96 units has the parking been resolved

Mr. Paul responded that the difference between a five story building and a seven story building is 8 units with no structured parking. The parking spaces are required per code and there were several ways to do this, remote parking and shared parking. The project team is trying to determine which option is best.

There was further discussion regarding the regulation of height according to feet and number of stories and the previous PBOD regulations for maintaining the sun angle.

Mr. Bowers responded regarding the relationship between number of stories and measurement in feet; the applicant is requesting seven stories in 75 feet. Mr. Bowers stated that the transition was a matter of policy and a matter of law regarding the UDO and also that the transition is a separate issue from what height is.

There was further discussion regarding re-mapping; height table; tightness of lots; how to weigh conflicting policy; the Comprehensive Plan in regard to stories and regulating height according to feet or stories and a decision was made to use both, to allow some variation.

There discussion regarding how much residential housing can go in and how much can it sustain and whether there are other Towns that have done similar projects.

Mr. Buxton moved approval and stated that the request was consistent with Comprehensive Plan and believes at 75 feet it is in the spirit with plan and in the Public and Economic interest of Hillsborough Street. Mr. Fluhrer seconded the motion. The vote was not unanimous 8-2. In favor were Braun, Buxton, Fleming, Fluhrer, Lyle, Sterling Lewis, Swink and Whitsett. Opposed were Schuster and Terando.

AGENDA ITEM # 3 (B): REZONING

AGENDA ITEM # 3 (B) 1: Z-5-14/ Mitchell Mill Road

Chair Fleming stated that the applicant for case Z-5-14/ Mitchell Mill Road has asked for a deferral. This case will not be heard today. We apologize for any inconvenience.

Mr. Terando offered resolution as a motion to be forwarded to City Council:

"With the increased interest in urban redevelopment and significant public interest, the Hillsborough Street corridor is seeing more development activity. Much of that activity before Planning Commission has involved rezoning efforts in order to make these projects viable. This has required countless hours of stake holder meetings, city staff and the Planning Commission to review each of these projects. These cases have underscored the uniqueness and variability of properties along the Hillsborough Street corridor and the adjoining neighborhood. Further, these projects have revealed the need to update guidance for development projects in this corridor. Consequently, the Planning Commission supports Hillsborough Street Community Service Corporation's (HSCSC) call to engage stakeholders, including NCSU, residential neighbors, property owners and merchants, to work together on a refreshed vision for Hillsborough Street:.

Mr. Braun seconded. The vote was unanimous 10-0

AGENDA ITEM # 3: NEW BUSINESS

AGENDA ITEM # 3 (A): PUBLIC HEARING

AGENDA ITEM # 3 (A) 1: SP-47-13/M-8 Middle School

Planner Wingo presented the case regarding the flood study; proposed stormwater; tree conservation; staff met with Wake County staff and meeting of Appearance Commission.

There was discussion of which storm event is required treatment; baseball field access, environmental access and sidewalks

Ben Brown stated that the two- and ten-year storm events must be captured during and after construction. Larry Ragland representing the applicant gave a brief overview of the case. He stated they designed Wake County Schools for the 25 year event which is not required but they do it.

Mr. Ragland responded regarding the direct access to the school; extending Leesville Church Road and that the sidewalks would be 8 feet wide instead of 5 ft. wide.

Sally Cowell representing the public spoke in opposition of the case with concerns regarding entrance to school on Bartrum Place in cul-de-sac. She would like to hear what developers have to say regarding this issue.

Bradley Kimbrell responded that the school did a TIA, biggest improvement at the interchange, restriping Leesville Road to provide dual lanes; construction additional lanes. TIA showed traffic not mitigated by an additional left turn lane.

Mr. Ragland responded regarding Bartrum Place, hammer head cul-de-sac and there no onsite parking.

There was further discussion regarding what will it connect to, ingress and egress; is there future road extension proposed on Westgate Parkway; how will you be able to drop off students and treating for 25 year storm.

Mr. Ragland responded that they have provided the most extreme case per the NC DOT. The buses have an independent entry; not going thru the neighborhood and meeting the requirement for middle school and all pipes have been designed to treat for 25 year storm event.

Brian North, environmental manager of Martin Marietta, owns property to the west, willing to work with the City but asks that they not be responsible for reconstructing any future road.

Mr. Bowers responded that there is a code compliance issue at Bertram and Shallcross caught recently. Some modification will be necessary to make sure proper termination to Shallcross into the neighborhood.

Mr. Ragland responded that they made a connection and gated it. The plans do not include a hammerhead there now.

Mr. Terando made a motion to defer for two weeks due to storm water policy, stating that he would like the applicant to commit to designing stormwater facilities to accommodate the 10 year storm event.

Mr. Ragland asked for Commission to add this condition and not hold the project and the applicant will make that happen.

Mr. Terando withdrew original motion.

Mr. Terando made a motion to approve with a condition that the stormwater facilities contain the 2, 10 ad 25 year storm event, and that Shallcross Way shall be adequately terminated and compliant with code. Mr. Swink seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 4: APPROVAL OF MINUTES: April 8, 2014 Planning Commission Meeting Minutes.

Mr. Schuster moved approval. Mr. Whitsett seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 5: OTHER BUSINESS

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

Mr. Fleming thanked Planning Director Mitchell Silver for his guidance and service to the Planning Commission and Congratulations.

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

Mr. Silver expressed his appreciation to the Planning Commission for their continual support. He also stated that he thoroughly enjoyed and wanted to thank the Commissioners for the work they do for the City of Raleigh. Ken Bowers, Interim Planning Director expressed to Mitchell that we would miss him. We will keep up the work you started in Planning for the City of Raleigh.

- Z-33-13 – Western Blvd. – May 6th Public Hearing
- Z-4-14 – Hillsborough Street – May 6th Public Hearing
- Z-9-14 – Friendly Drive – May 6th Public Hearing

AGENDA ITEM # 5(E): Committee Agenda Items

Upcoming committee meetings were briefly announced. Mr. Braun stated that the Text Change can be moved back to 9am and the Strategic Plan back to 11 am. Steve Schuster inducted into the Raleigh Hall of Fame.

AGENDA ITEM # 6: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 10:33 am.

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