PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on December 08, 2015 at 9:00 A.M., in Room 201 of the Municipal Building.

Planning Commission Members Present: Ms. Alcine, Mr. Braun, Mr. Fluhrer, Ms. Hicks, Mr. Lyle, Chair Schuster, Mr. Swink, Mr. Terando, Mr. Tomasulo, and Mr. Whitsett

Staff Members Present: Planning Director Bowers, Assistant Planning Director Crane, Planner Hill, Sr. Planner Delk, Deputy City Attorney Botvinick and Administrative Support Staff Eason.

AGENDA ITEM #1: INVOCATION

AGENDA ITEM # 2: PUBLIC COMMENT

No Comment

AGENDA ITEM #3: NEW BUSINESS

AGENDA ITEM #3 (A): ZONING CASES

AGENDA ITEM # 3 (A)1: Z-39-15/ Trailwood Drive (North Central CAC)

The site is located on Trailwood Drive, west side, south of its intersection with Thistledown Drive.

This request is rezone property from Residential-6 with Special Residential Parking Overlay District and Special Highway Overlay District-1 (R-6 w/ SRPOD & SHOD-1) to Residential Mixed Use-5 stories-Conditional Use with Special Residential Parking Overlay District and Special Highway Overlay District-1 (RX-5-CU w/ SRPOD & SHOD-1).

Planner Hill presented the case.

There was a brief discussion regarding March 7, 2016 deadline; existing versus proposed zoning; setbacks; Urban Form Map; FLU Map; exceeding UDO standards; sewer & fire flow being addressed upon redevelopment and vicinity of transit stop.

Carmalee Scarpitti of the Transportation Department responded that there was a transit stop in the vicinity of Centennial Campus. There is also currently a stop at Trailwood after Thistledown and one in opposite direction near campus.

Mr. Hill responded regarding maximum height; edge designation; comp plan guidance and the campus master plan under update right now.

There was further discussion regarding whether compatibility would change if changed to 4 stories.

Mr. Hill stated that has not been formally proposed at this time and the question would be regarding setbacks.

Tony Tate representing the applicant gave a brief overview of the case regarding site being across from a future water tower; edited conditions of only having residential on the site; offered to provide a transit easement and transit shelter and is willing to reduce height to 4-stories to bring it into compliance.

There was further discussion whether the new conditions were offered before or after the CAC vote.

Mr. Tate responded that they were offered after CAC vote.

Tom Kwak representing opposition from the Trailwood Community spoke regarding topography usually changing character of an area; current density proposed would require additional parking spaces and major traffic impact; height; student concerns; sees no community benefit for this request and believes there is no need for this kind of high density development. He stated that he would support smart development; believes this in inappropriate for this area and respectfully asked this case be denied.

Wendell Gilliam also in opposition spoke regarding density and the inconsistency of this project.

Howard Moye the applicant spoke regarding believing that R-4 is appropriate; being a good transition across Trailwood and not a considerable impact on traffic on Trailwood and have offered transit easement and shelter.

There was further discussion regarding existing zoning, height limitation; distance between parcel and nearest single family residence and definition of height and density with moderate density and medium.

Planner Hill responded regarding previous zoning case Z-30-97 was a split zoning and the conditions are in place.

Assistant Planning Director Crane responded regarding there being height and density distinction.

Mr. Bowers gave a brief statement regarding density ranges and caps; UDO zoning already control height and interpretation moving forward may want to consider a text change to clarify meaning of moderate density.

Mr. Delk responded regarding there being considerably less traffic with the reduction in designation.

Mr. Braun believes its in the public interest; need more density.

Mr. Swink doesn't think it meets a good location for high density, topography – not in favor.

Mr. Terando would like to see staff go back and take a look at statement of consistency or not; have more discussion with neighbors, 27-0 negative vote is a concern – not in favor in its current form.

Mr. Swink made a motion to defer. Mr. Lyle seconded the motion. Opposed: Mr. Whitsett. The vote was not unanimous 9-1.

AGENDA ITEM # 4: APPROVAL OF MINUTES - Approval of Novmeber 24, 2015 Planning Commission Meeting Minutes.

Ms. Hicks made a motion to approve the November 24, 2015 Planning Commission meeting minutes. Mr. Terando seconded the motion. The vote was unanimous 10-0.

AGENDA ITEM # 5: OTHER BUSINESS

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

Chair Schuster gave an update regarding Mr. Terando being appointed to the Environmental Award Committee; Mr. Tomasulo being appointed to Strategic Planning and Transportation Committees and having had a conversation with the CAC chairpersons regarding having more consistent procedures.

AGENDA ITEM # 5(B): REPORT FROM THE MEMBERS

Mr. Terando stated that the Wake County Transit meeting would be 4 p.m. at the Convention Center.

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

- Z-15-15 Spring Forest helf for revised conditions
- Z-34-15 Oakland Dr referred to CPC
- Z-35-15 Six Forks Rd referred to CPC
- RHDC recommendation regarding Glenwood-Brooklyn HOD-S received and referred to NC Cultural Resources and then Planning Commission
- Citizens Petition for North Ridge South study of neighborhood built environment characteristics as precursor for NCOD text change and subsequent rezoning referred by Council to Planning
- Z-22-14 Creedmoor Road referred to CPC

AGENDA ITEM # 6: ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 10:16 am. Respectfully,

Ken Bowers, AICP

Planning Director

Transcribed by: Chenetha Eason