

Falls of Neuse Confirmation Group Meeting #7

November 27, 2018 – 5:30-6:45 pm

WakeMed North Conference Room

Staff present: Jason Hardin

Members present: Bob Fry, Sam Boyce, Leon Cooke, John Toller, Andi Curtis, Kerry O'Sullivan

Meeting notes

- Project Manager Jason Hardin opened the meeting. He stated that group members had requested a meeting to serve as a refresher on plan recommendations in advance of the Dec. 4 public hearing and to provide an update on the Planning Commission's recommendations to City Council.
- Hardin gave a presentation that provided an overview of plan recommendations and explained the two changes to the plan recommended by the Planning Commission. He also discussed how the plan would be used in reviewing requests for rezoning. He noted that the rezoning proposal for the Raven Ridge area is still pending and that the property owner had presented residential-only concepts to the North CAC earlier in the month. That would be a significant difference from the previous version of the rezoning, which envisioned roughly 100,000 square feet of commercial space. Hardin stated that the plan will be a very important part of the review of any revised rezoning request and will determine the consistency of the request with the Comprehensive Plan.
- There was significant discussion about the proposed changes among the group.
- Hardin noted that one change involves building height at the Raven Ridge area (from 2 stories/35 feet in the plan to 40 feet, which mirrors the height limit generally in residential districts in Raleigh). The other involves the plan recommendation that the 40 percent forestation requirement be met by tree conservation rather than replanting where possible. The Commission instead recommended that the 40 percent could be met by either existing or replanted trees, which is similar to the existing code requirement. Hardin stated that the city's development code would require at least 10 percent of the site to be reserved for tree conservation.
- The group asked what effect the Commission's recommendation would have on the edges of the property. Hardin stated that the plan recommends that a Parkway frontage be applied, which would ensure preservation of existing trees within 50' of Falls of Neuse Road and Raven Ridge Road. The Commission did not recommend changing that element of the plan.
- The group discussed the height recommendation as well, with some group members recalling that the height limit concept had originated from residents of the adjacent townhouse community.
- Hardin discussed the remaining steps for the plan, which include the Dec. 4 public hearing. The plan is also still pending before Council's Growth and Natural Resources Committee, which heard a presentation and discussed the plan in October but did not make a recommendation back to Council.

- The group asked whether Council would vote on the plan on Dec. 4. Hardin said that as the plan is still at the committee, he expected that there would not be a vote that evening, but that the committee would take into advisement input received at the hearing.
- O'Sullivan said that from her perspective, an important theme of the plan is that it carries forward the spirit of the existing area plan. Hardin said that he agreed and that the presentation will point out that theme.
- The meeting adjourned at approximately 6:45 p.m.