

PLANNING COMMISSION MINUTES

The City of Raleigh Planning Commission met on February 26, 2008, at 9:00 A.M., in Room 201 of the Municipal Building.

Members present: Chair Mullins, Mr. Anderson, Mr. Bartholomew, Ms. Chambliss, Mr. Davis, Mr. Gaylord, Ms. Harris Edmisten, Mr. Haq, Mr. Holt, and Mr. Smith.

Members not present: Mr. Butler

Staff present: Planning Director Silver, Planning Manager Darges, Planner Marapoti, Planner Sandeep, Planner Wingo, Attorney Poole, Deputy Attorney Botvinick, and Administrative Assistant Heyward.

AGENDA ITEM #1: INVOCATION

AGENDA ITEM #2: OLD BUSINESS

AGENDA ITEM 2(D): DEFERRED ITEMS

AGENDA ITEM 2(D)1: Z-26-07 – West Jones Street, south side, between Edenton, Dawson, and McDowell Streets, Conditional Use **(Pigeon House)

This site is located to the south side of west Jones Street, between Edenton, Dawson, and McDowell Streets.

This request is to rezone approximately 4 acres, currently zoned Residential-30 & Neighborhood Business with Downtown Overlay District. The proposal is to rezone the property to Business Zone Conditional Use with Downtown Overlay District.

Jason Barron, representing the applicant, informed that the applicant is requesting denial.

Ms. Chambliss moved to recommend denial. Mr. Anderson seconded the motion. The vote was unanimous, 10-0.

AGENDA ITEM #2: OLD BUSINESS

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

AGENDA ITEM 2(A)1: Z-44-07 – Bernard Street, west, south of Mills Street, Conditional Use **(Crabtree)

This site is located on the west side of Bernard Street, south of its intersection with Mills Street.

This request is to rezone approximately 1.37 acres, currently zoned Residential-10. The proposal is to rezone the property to Residential-15 Conditional Use District.

Ms. Chambliss gave a brief overview of the case. She noted that although the request is inconsistent with the Comprehensive Plan, it is appropriate redevelopment, reasonable and in the public interest. She explained how the case is compatible, reasonable and in the public interest.

There was discussion regarding: whether the City Attorney reviewed the revised conditions; reason the commission requested that the site plan for the property go before Planning Commission for review (condition 21); intent/purpose of condition 21; fact that the commission can implement additional conditions rather than request site plan review; purpose of conditional use zoning case; and staff concern with condition 21.

Ms. Chambliss moved to recommend approval with revised conditions (dated 2/25/08). Mr. Davis seconded the motion. The vote was unanimous, 10-0.

The Commission finds that the public interest is being met regarding off site storm drainage through the applicant's commitment to maintain predevelopment stormwater runoff rates, and guarantee of a Planning Commission review of the Site Plan to verify that the stormwater commitment is met.

AGENDA ITEM 2(A)2: Z-12-08/SSP-1-08 – Hinsdale Street, south side, west of Glenwood Avenue intersection, Conditional Use *(Pigeon House)

This site is located on the south side of Hinsdale Street, west of its intersection with Glenwood Avenue.

This request is to rezone approximately 0.92 acre, currently zoned Residential-30 and Special Residential-30. The proposal is to rezone the property to Residential-30 Conditional Use with Pedestrian Business Overlay District.

Planner Wingo indicated that the applicant is still working with the neighborhood to address design standards. He noted that there are minor issues with the Streetscape Plan in regard to setback wording, which should be standard.

Isabel Mattox, representing the applicant, explained the intent of condition G (site plan approval by Planning Commission in the event that site plan for subject property also include commercial uses on adjacent tract, a minimum of five parking spaces shall be provided to service commercially developed properties). She gave a brief overview of the changes that the applicant made to the case.

A representative of the Historic Glenwood Brooklyn Association reported the results of the neighborhood meeting. She indicated that the neighbors are concerned about height, and transition into neighborhood (Hinsdale/Boylan). She presented two options to the applicant that will satisfy the neighborhood in regard to height limitations. It was requested that the commission delay decision until height limitations are discussed further with the applicant.

A surrounding neighbor expressed support for the case.

There was discussion regarding: need for the applicant to submit revised conditions; intent/purpose of condition G; fact that the piece of property referenced in condition G is not a part of the zoning case; need for the applicant to amend condition G; building setback; sidewalk width; design standards; need for the applicant to consider a buffer to historic district properties; buffer/transitioning surrounding neighborhood within historic districts; public benefits; Five Points CAC vote; timeline of neighborhood/applicant communication; special R-30 height limitations; existing height; and fact that staff needs more time to review the Streetscape Plan.

Ms. Chambliss moved to defer the case to the March 11, 2008 Planning Commission meeting to allow the applicant to address concerns relating to building height and the Streetscape Plan. Ms. Harris Edmisten seconded the motion. The vote was unanimous, 10-0.

AGENDA ITEM #3: NEW BUSINESS

AGENDA ITEM 3(A): PUBLIC HEARING

AGENDA ITEM 3(A)1: SP-73-07 – North State Bank

This site is located on the south east side of its intersection with Falls of the Neuse and Spring Forest Road, within the City Limits.

This request is to approve a 20,413 square foot 2-story bank with supporting office space on the second floor, on a 1.73 acre site, zoned Shopping Center (Lot 1). The site presently contains a parking lot which in part provides City Code required parking for the adjacent office building on Lot 2. This site is within 400 feet of residential development. This site is also located in the Falls of Neuse/Spring Forest Community Focus Area where the City Council has made a finding that the amount of retail space exceeds the guidelines in the Comprehensive Plan. The plan would add 8,629 square feet of additional retail development (ground floor commercial retail banking), exceeding the guidelines for the Falls of Neuse/Spring Forest Community Focus Area where a maximum of 566,280 square feet of retail space is recommended. Currently 631,185 square feet of retail space exists on 75.4 acres within the focus area.

Planner Marapoti presented the case.

Brian Starkey, representing the applicant, gave a brief overview of the project.

There was discussion regarding: bus shelter requirement; existing building height; existing square footage; propose parking spaces; urban design principles; pedestrian connectivity (Falls of Neuse/Spring Forest); and tree preservation.

Mr. Smith moved to approve the case. Mr. Haq seconded the motion. The vote was unanimous, 10-0.

AGENDA ITEM #2: OLD BUSINESS

AGENDA ITEM 2(B): TEXT CHANGE COMMITTEE REPORT

AGENDA ITEM 2(B)1: TC-9-07 – Carwash Facilities

This text change proposes to amend the Zoning Code to revise the regulations for carwashes located within 200 feet of residential uses to require compliance with standards which are intended to mitigate potential negative impacts.

Ms. Chambliss gave a brief overview of the request.

Ms. Chambliss moved to recommend approval. Mr. Mullins seconded the motion. The vote was unanimous, 10-0.

AGENDA ITEM 2(C): STRATEGIC PLANNING COMMITTEE REPORT

AGENDA ITEM 2(C)1: *Z-14-08 – Edwards Mill Road, west side, southwest of Duraleigh Road intersection, Conditional Use **(Richland)

This site is located on the west side of Edwards Mill Road, southwest of its intersection with Duraleigh Road.

This request is to rezone approximately 17.22 acres, currently zoned Office and Institution-1 Conditional Use and Residential-4. The proposal is to rezone the property to Office and Institution-1 Conditional Use.

Lacy Reaves, representing the applicant, indicated that the applicant need more time to address technical issues associated with the conditions.

Mr. Bartholomew moved to defer this case to the March 11, 2008 Planning Commission meeting. Mr. Haq seconded the motion. The vote was unanimous, 10-0.

AGENDA ITEM #4: APPROVAL OF MINUTES – February 12, 2008 Planning Commission Meeting

Ms. Chambliss pointed out a typo in regard to zoning case Z-2-08.

Ms. Chambliss moved to approve the February 12, 2008 Planning Commission meeting minutes as amended. Mr. Haq seconded the motion. The vote was unanimous, 10-0.

AGENDA ITEM #5: OTHER BUSINESS

AGENDA ITEM 5(B): REPORT FROM THE MEMBERS

Mr. Bartholomew asked staff to follow-up on the parking inconvenience of the Municipal Building parking deck.

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

Planning Director Silver indicated that Planning Commission workshops will begin March 11, 2008 preceding the Planning Commission meeting.

Planning Director Silver introduced Senior Planner, Travis Crane.

AGENDA ITEM #6: ADJOURNMENT

There being no further business, the meeting adjourned at approximately 10:25 a.m.

Respectfully,

Mitchell J. Silver, PP, AICP
Planning Director

Transcribed by: Kanika Heyward