



Tuesday, January 15, 2019
REGULAR MEETING - Second and fourth Tuesday of each month

Raleigh Municipal Building
9 a.m.
City Council Chambers - Room 201
222 West Hargett Street
Raleigh, North Carolina

Eric Braun
Rodney Swink - Chair
Bob Geary
Tika Hicks - Vice Chair
Edie Jeffreys - Secretary
Joe Lyle
David Novak
Sara Queen
Matt Tomasulo

NOTICE TO HEARING IMPAIRED

Audio enhancements have been installed in the Council Chamber. Assistive listening devices are available upon request. Interpreters for deaf and hearing impaired persons are available. If needed, please provide a 24-hour notice by calling [919-996-3100](tel:919-996-3100) (voice) or [919-996-3107](tel:919-996-3107) (TDD).

A. INVOCATION

B. PUBLIC COMMENT

C. COMMITTEE REPORT

Subject **1. Strategic Planning Committee**

Meeting Jan 15, 2019 - REGULAR MEETING - Second and fourth Tuesday of each month

Category C. COMMITTEE REPORT

Type

Sara Queen, Chair and Bynum Walter, City Planning

Beginning in February 2019, the Strategic Planning Committee will meet on the first Tuesday of the month at 9:00 a.m. The meetings will be held in conference room 305 of the Raleigh Municipal Building, 222 W. Hargett Street, unless otherwise indicated. The Committee's first regularly scheduled meeting of 2019 will be Tuesday, February 5.

D. OLD BUSINESS

Subject **1. Rezoning Z-29-18 5301 Kyle Dr, on its west side, north of R B Drive (Northeast CAC)**

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Category D. OLD BUSINESS

Type

Kyle Little, City Planning

Z-29-18 located at 5301 Kyle Dr, on the west side of Kyle Dr, North of R B Drive, being Being Wake County PIN 1736133929. Approximately 0.46 acres are being requested by Cozy Homes LLC to be rezoned from Residential-4 (R-4) to Residential-10 (R-10). The request is general use, no conditions have been offered.

The case was first presented at Planning Commission on November 27, 2018. The Commission made a motion to defer the case to the first meeting in January, pending a CAC vote. The applicant attended the Northeast CAC on November 8, 2018 and a vote was held on December 13, 2018 with a result of 10 in favor, 5 opposed, 3 abstain.

The case is consistent with the Future Land Use Map and with the Comprehensive Plan.

The property owner of 5215 Kyle Dr, located directly to the south of the site, has expressed opposition to the case based on change in neighborhood character and increased traffic. The neighboring property owner had intended to attend the January Planning Commission meeting, and speak regarding her interests in the case. Due to a scheduling conflict, she will be out of town, and has requested that the case be deferred to the February 12, 2019 meeting.

The deadline for Planning Commission action is February 25, 2019.

File Attachments
[2019115PLANOldBusinessZ2918.pdf \(3,074 KB\)](#)
[Z-29-18 Neighboring Property Owner Comments.pdf \(415 KB\)](#)

E. NEW BUSINESS

Subject **1. Comprehensive Plan Amendment CP-4-18, various parcels**

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Category E. NEW BUSINESS

Type

Ira Mabel, City Planning

CP-4-18 is a request to amend the Future Land Use Map (Map LU-3) of the Comprehensive Plan. The proposal requests to apply FLUM designations to five parcels that are not currently not designated on the map:

- A. 12221 Strickland Road, to Moderate Density Residential
- B. 0 Lake Wheeler Road, to Public Parks & Opens Space and Low Density Residential
- C. 9336 Baileywick Road, to Rural Residential
- D. 0 Mechanical Boulevard, to Business & Commercial Services
- E. 9311 Capital Boulevard, to Public Parks & Open Space

The parcel at 12221 Strickland Road is bifurcated by Strickland Road. Although it was not included in the original petition, staff recommends applying the Rural Residential FLUM designation to the northern piece.

Following the submittal of the petition, staff spoke to the owner of 12221 Strickland Road who expressed a preference for a Neighborhood Mixed Use FLUM designation.

The request is consistent with the Comprehensive Plan overall.

The deadline for Planning Commission action is April 15, 2019.

File Attachments
[20180115PLANNewsBusinessCP-4-18.pdf \(12,570 KB\)](#)

Subject **2. Comprehensive Plan Amendment CP-5-18 Fayetteville Street Extension**

Meeting Jan 15, 2019 - REGULAR MEETING - Second and fourth Tuesday of each month

Category E. NEW BUSINESS

Type

Matthew Klem, City Planning

CP-5-18 is a request to amend the Street Plan Map (Map T-1) of the 2030 Comprehensive Plan. The proposal requests to extend Fayetteville Street's Main Street, Parallel Parking street plan classification south by approximately 210 feet from Lenoir Street to South Street, through the city owned property located at 10 West South Street. This proposed addition to Map T-1 will require the construction of the Fayetteville Street extension and dedication of the public right-of-way if and when 10 West South Street is redeveloped.

The request is consistent with the 2030 Comprehensive Plan.

The deadline for Planning Commission action is April 15, 2019.

File Attachments

[20180115PLANNewBusinessCP-5-18.pdf \(6,679 KB\)](#)

Subject 3. Comprehensive Plan Amendment CP-6-18; Rock Quarry Road and Proctor Road

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Category E. NEW BUSINESS

Type

Donald R. Belk, AICP, City Planning

CP-6-18 Rock Quarry Road and Proctor Road is a citizen request to amend the Future Land Use Map (Map LU-3) of the 2030 Comprehensive Plan.

The proposal requests to change the FLUM designation of three parcels from Moderate Density Residential to Neighborhood Mixed Use. This would result in a net loss of area designated for residential uses at moderate density, but a net gain in areas designated for mixed use development that would permit residential. It would also expand the area designated for Neighborhood Mixed Use in a Mixed-Use Activity Center on the Urban Form Map and with frontage on a Transit Emphasis Corridor.

The request is consistent with the 2030 Comprehensive Plan. The deadline for Planning Commission action is April 15, 2019.

File Attachments

[20190115PLANNewBusinessCP618.pdf \(1,744 KB\)](#)

Subject 4. Comprehensive Plan Amendment CP-7-18; 951, 1001 & 1101 Corporate Center Drive

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Category E. NEW BUSINESS

Type

Sara Ellis, City Planning

Comprehensive Plan Amendment CP-7-18; 951, 1001 & 1101 Corporate Center Drive. CP-7-18 is a citizen request to amend the Future Land Use Map (Map LU-3) of the 2030 Comprehensive Plan.

The proposal requests to change the FLUM designation of three parcels from Office/Research & Development to Office & Residential Mixed-Use. This would result in a net loss of area designated for light manufacturing uses, but a gain in areas designated for mixed use development that permits residential.

The request is consistent with the 2030 Comprehensive Plan. The deadline for Planning Commission action is April 15, 2019.

File Attachments
[20190115PLANNewBusinessCP-7-18.pdf \(2,341 KB\)](#)

Subject **5. Z-34-18; 308 S. Boylan Avenue (Central CAC)**

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Category E. NEW BUSINESS

Type

Rezoning Z-34-18; 308 S Boylan Avenue (Central CAC)

Sara Ellis, City Planning

Z-34-18; 308 S Boylan Avenue, approximately 0.99 acres located southeast of the intersection of Montford Street are requested by Michael Birch of Longleaf Law Partners to be rezoned.

Current Zoning: Residential-10 with a General Historic Overlay District. (R-10 w/ HOD-G)

Requested Zoning: Commercial Mixed-Use with a three story height limit, conditions and General Historic Overlay District. (CX-3-CU w/HOD-G)

The zoning conditions dated January 4, 2019 restrict the permitted uses to allow indoor and outdoor recreation, overnight lodging (up to 10 hotel rooms), bar, eating establishment, personal service, urban farm and all other uses otherwise permitted in R-10 zoning districts. Residential density on the site is limited to no more than 10 units per acre, the eating establishment and are limited to a gross floor area of 3,000 square feet each but shall not exceed 4,500 square feet. Off street parking shall be located behind the front of the primary structure, screened and have lighting no more than 15' in height.

The request is inconsistent with the 2030 Comprehensive Plan.
 The request is inconsistent with the Future Land Use Map.

The Central CAC voted in approval in a vote of 15 to 1 (1/7/2019)

The case appears on the agenda to satisfy UDO timing requirements, but Planning Commission practice would indicate that discussion at a future meeting of the Committee of the Whole is merited. The next meeting of the Committee of the Whole will be January 24, 2018. The deadline for Planning Commission action is April 15, 2019.

File Attachments
[20180115PLANNewBusinessZ-34-18.pdf \(5,360 KB\)](#)

F. APPROVAL OF MINUTES

Subject **1. Draft December 11, 2018 Planning Commission Meeting Minutes**

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Category F. APPROVAL OF MINUTES

Type

Staff Resource - Chenetha Eason

File Attachments
[Draft20181211PlanPCMinutes.pdf \(149 KB\)](#)

G. OTHER BUSINESS

Subject **1. Report from the Chair**

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Category G. OTHER BUSINESS

Type

Subject **2. Report from the Members**

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Category G. OTHER BUSINESS

Type

Subject **3. Report from the Planning Director**

Meeting Jan 15, 2019 - REGULAR MEETING - Second and fourth Tuesday of each month

Category G. OTHER BUSINESS

Type

File Attachments
[20190115PLANReportFromTheDirector.pdf \(60 KB\)](#)

Subject **4. Pending Items**

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Category G. OTHER BUSINESS

Type

File Attachments
[20190115PLANNextMeeting20190129.pdf \(131 KB\)](#)

H. ADJOURNMENT
