



**Thursday, May 23, 2019
Regular Meeting - Fourth Thursday of the month**

**Raleigh Municipal Building
4 p.m.
Room 305
222 West Hargett Street
Raleigh, North Carolina**

The Committee of the Whole is an informal special meeting of the full Planning Commission to have further discussions on specific referral items.

**Eric Braun
Rodney Swink
Bob Geary
Tika Hicks - Chair
Edie Jeffreys
Joe Lyle
CJ Mann
Michele McIntosh
David Novak
Matt Tomasulo**

A. These items will be discussed during the meeting

Subject **1. Rezoning Z-35-18 Pollock Place, located at 3310 Pollock Place, north side, between its intersection with Bedford Avenue and Merriman Avenue.**

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Category A. These items will be discussed during the meeting

Type

Matthew Klem, City Planning

This item was referred to the Planning Commission Committee of the Whole for review on April 23, 2019.

Z-35-18 Pollock Place is located at 3310 Pollock Place, being Wake County PINs 0794448547. Approximately 2.5 acres are requested by Pollock/Taylor Rental Properties LLC to be rezoned from R-6 w/ SRPOD to R-10-CU w/ SRPOD. Proposed zoning conditions split the property in to two areas: Area A, about an acre in size, is limited to four detached houses; Area B, of about one and a half acres in size, is limited to 14 units which could be attached houses, detached houses, apartments, or townhomes.

Revised zoning conditions were submitted on May 14, 2019. Per UDO Section 10.2.4.F.2.C. no set of changes to zoning conditions shall be considered and deliberated on by the Planning Commission unless a draft has been submitted at least 10 calendar days prior to the date of the scheduled Planning Commission meeting. The revised conditions have been included here for reference to the Committee of the Whole meeting.

This request is inconsistent with the Future Land Use Map and inconsistent with the 2030 Comprehensive Plan Overall.

The Hillsborough-Wade CAC voted in favor fo the request (18-3).

The deadline for Planning Commission action is the regularly scheduled June 11, 2019 meeting.

File Attachments

[20190523PLANNewBusinessZ3518.pdf \(3,163 KB\)](#)

[2019PLANRevisedZoningConditionsZ3518.pdf \(210 KB\)](#)

Subject **2. 2030 Comprehensive Plan Update: CP-2(B)-19 Coordinating Land Use and Transportation**

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Type

Ira Mabel, City Planning

"Coordinating Land Use and Transportation," which includes the following Plan sections: Land Use; Transportation; and Urban Design.

Attached to this item are staff reports for each Plan section under review that explain the changes that have been made, including tracked revisions as compared to the 2009 version, and any relevant comments submitted during the third round of public engagement.

Staff reports have been amended to address comments received from Planning Commissioners.

Since the White Paper represents direction and guidance for the Update vetted with the community and adopted by Council, staff recommends that Planning Commission focus its review on changes made to the Plan that were not forecasted in the White Paper (if any) as described in the "Other Changes" section of the staff reports.

The deadline for Planning Commission action for the entire Update is July 8, 2019. The last regularly scheduled meeting before this date is June 25.

Information about the 2030 Comprehensive Plan Update can be found on the project page online: <https://www.raleighnc.gov/business/content/PlanDev/Articles/LongRange/ComprehensivePlanUpdate.html>
A FlippingBook version of the plan draft delivered to Council can be found online: <http://www.raleighnc.gov/content/extra/Books/PlanDev/2030CompPlanUpdate/>

File Attachments

20190523PLANCPUStaffReport-UrbanDesign.pdf (1,898 KB)

20190523PLANCPUStaffReport-Transportation.pdf (2,978 KB)

20190523PLANCPUStaffReport-LandUse.pdf (3,378 KB)

