



Tuesday, November 27, 2018
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 (voice) or 919-996-3107 (TDD).

A. INVOCATION

B. PUBLIC COMMENT

C. COMMITTEE REPORT

D. OLD BUSINESS

Subject 1. Rezoning Z-27-18: 3916 & 3920 Blue Ridge Road, on the south side of Blue Ridge Rd at its intersection with Homewood Banks Dr, approximately 1/3 of a mile south of the Crabtree Valley Mall (Northwest CAC)

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category D. OLD BUSINESS

Type

Ira Mabel, City Planning

Z-27-18: 3916 & 3920 Blue Ridge Road, on the south side of Blue Ridge Rd at its intersection with Homewood Banks Dr, approximately 1/3 of a mile south of the Crabtree Valley Mall, being Wake County PINs 0795486280 and 0795488212. Approximately 0.83 acres are requested by Jamie Schwedler, Parker Poe to be rezoned from Residential-4 (R-4) and Office Mixed Use-5 stories-Parking Limited-Conditional Use (OX-5-PL-CU) to Residential-6 (R-6). The request is for a general use district; no zoning conditions have been offered.

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

On October 23, 2018 Planning Commission voted to defer the case to allow time for the Northwest CAC to vote. That vote was held on November 13, and was 10-0 in favor.

The deadline for Planning Commission action is January 21, 2018.

File Attachments
20181127PLANOldBusinessZ-27-18.pdf (7,038 KB)

E. NEW BUSINESS

Subject 1. Rezoning Z-11-18: 3509, 3511, and 3513 Garner Road, located approximately 0.3 miles from the intersection of Garner Road and Tryon Road.

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category E. NEW BUSINESS

Type

Donald R. Belk, AICP, City Planning

Z-11-18: 3509, 3511, and 3513 Garner Road, being Wake County PINs. 1712216519, 1712319496, and 1712317179. Approximately 43.83 acres are requested by the Jesse Lee Brown Heirs, the Eddie Stark Heirs, and Prestige Construction & Land Development LLC to be rezoned from Residential-4 (R-4) to Residential-10-Conditional Use (R-10-CU). Proposed conditions would limit density to 8 units per acre, prohibit the apartment building type, and preserve a minimum of 10% open space, which can include preservation of existing natural features, stream buffers, watercourse buffers, wetlands, or vegetation.

The case has not been presented to the South CAC.

The applicant has expressed a desire to defer this case until the Planning Commission meeting on January 22, 2019 in order to resolve complications with the sale of the property.

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

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

File Attachments

20181120PLANNewBusinessZ-11-18.pdf (4,407 KB)

Subject 2. Rezoning Z-21-18: 3027 Rock Quarry Road located directly west of I-40, south of I-440 and about one and a half miles southeast from the I-40 Rock Quarry interchange. (South CAC)

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category E. NEW BUSINESS

Type

Sara Ellis, City Planning

Z-21-18: 3027 Rock Quarry Road, directly west of I-40, south of I-440 and about one and a half miles southeast from the I-40 Rock Quarry interchange, being Wake County PIN 1712985045. Approximately 17.66 acres are requested by Don Curry of Curry Engineering to be rezoned from Residential-6 with Special Highway Overlay District (R-6 w/SHOD-1) to Neighborhood Mixed-Use with a three story height limit, conditions and the Special Highway Overlay District. Conditions would limit the total square footage of development on site, limit residential maximum of 80 units and provide an easement for a bus shelter.

On November 19, 2018 the South CAC voted to approve the case 35 (Y) - 5 (N), topics discussed at the meeting included traffic, notification and potential non profit uses on the site.

The case is inconsistent with the Future Land Use Map and the Comprehensive Plan. This case appears on this 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 will be December 5, 2018. The deadline for Planning Commission action is February 25, 2019.

File Attachments

20181204PLANNewBusinessZ-21-18.pdf (3,192 KB)

Subject 3. Rezoning Z-29-18 5301 Kyle Dr, on its west side, north of R B Drive (Northeast CAC)

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category E. NEW 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 applicant attended the Northeast CAC on November 8 and will return for a vote on December 13.

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

The deadline for Planning Commission action is February 25, 2018.

File Attachments

[20181127PLANNewBusinessZ2918.pdf](#) (2,638 KB)

Subject 4. Rezoning Z-31-18: Ridge Road and Marilyn Drive, approximately 200' north of Wade Avenue (Glenwood CAC)

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category E. NEW BUSINESS

Type

Jason Hardin, City Planning

Z-31-18 Ridge Road and Marilyn Drive, approximately 200' north of Wade Avenue, consisting of Wake County PIN 0794275267 and a portion of PIN 0794273216. Approximately 0.48 acres are requested by CCH Properties, LLC to be rezoned from, on the Ridge Road parcel, Office Mixed Use-Three Stories (OX-3) and, on the portion of the Marilyn Drive parcel, Residential-6 (R-6) to Office Mixed Use-Three Stories-Urban Limited-Conditional Use (OX-3-UL-CU). Conditions received on November 16 specify that the two parcels would be recombined and that the area currently within the Marilyn Drive parcel will not include a primary building and will be used only for amenity area, protective yard, parking, services area, and stormwater management; that the western end of the recombined lot will include a minimum 20' protective yard; that any pole-mounted lighting will be directed away from the west; and that the front setback will be at least 10'.

The request is partly inconsistent with the Future Land Use Map but consistent with several relevant policies and with the Comprehensive Plan overall. The Glenwood CAC was scheduled to vote on the request at its meeting of November 26.

File Attachments

[20181127PLANNewBusinessZ3118.pdf](#) (4,879 KB)

Subject 5. Rezoning Z-33-18: North Ridge West NCOD (North CAC)

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category E. NEW BUSINESS

Type

Sara Ellis, City Planning

Z-33-18: North Ridge West NCOD, which includes properties along Buckhead Drive and the eastern portion of Tanbark Way. Approximately 24 acres are requested by the City of Raleigh to be rezoned from Residential-6 (R-6) to Residential-6 with a Neighborhood Conversation Overlay District (R-6 w/NCOD). This is a general use rezoning case, and as such does not have zoning conditions.

The North CAC voted for approval of this case on November 20, 2018 27 in favor, 1 opposed. The request is consistent with the Future Land Use Map and the Comprehensive Plan. The deadline for Planning Commission action is February 25, 2018.

On April 3, 2018, City Council received a petition from Margaret (Peggy) McIntyre on behalf of the North Ridge West neighborhood. The request was to direct the Department of City Planning to perform a neighborhood environmental characteristics study for the North Ridge West neighborhood. This study is the first step in exploring a Neighborhood Conservation Overlay Zoning District (NCOD). NCODs are zoning overlays that preserve and enhance the general quality and appearance of older neighborhoods by regulating built environmental characteristics such as lot size, lot width, setbacks, and building height.

On May 16, 2018 staff held a neighborhood meeting at the Millbrook Exchange Community Center and presented the results of the analysis, the next steps in the NCOD creation process and held a question and answer session. This meeting was followed by a presentation to City Council on June 5, 2018 during which time Staff was directed to initiate the text change process that resulted in the North Ridge West NCOD (TC-4-18) adopted on September 4, 2018. The final step in the NCOD creation process is the rezoning of the neighborhood to apply the text change.

File Attachments
[20181127PLANNewBusinessZ-33-18.pdf \(2,934 KB\)](#)

F. APPROVAL OF MINUTES

Subject 1. Draft November 13, 2018 Planning Commission Minutes

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category F. APPROVAL OF MINUTES

Type

Staff Resource - Chenetha Eason

File Attachments
[Draft20181113PlanPCMinutes.pdf \(148 KB\)](#)

G. OTHER BUSINESS

Subject 1. Report from the Chair

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category G. OTHER BUSINESS

Type

Subject 2. Report from the Members

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category G. OTHER BUSINESS

Type

Subject 3. Report from the Planning Director

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category G. OTHER BUSINESS

Type

File Attachments
[20181127PLANReportFromTheDirector.pdf \(63 KB\)](#)

Subject **4. Committee Agenda Items**

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category G. OTHER BUSINESS

Type

Subject **5. Items Pending for Future Meetings**

Meeting Nov 27, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category G. OTHER BUSINESS

Type

H. ADJOURNMENT
