



Tuesday, September 11, 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
Veronica Alcine
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

Subject	1. Report of the August 23, 2018 Committee of the Whole
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Category	C. COMMITTEE REPORT
Type	
Sara Ellis, City Planning	

The Committee of the Whole met on August 23, 2018 to discuss Rezoning Z-9-2018 Stovall Drive, Kelford Street & Marcom Street (West CAC).

Z-9-18 Stovall Drive, Marcom Street & Kelford Street, located at the northeast corner of Stovall Drive and Kelford Street with Marcom Street to the north and Gorman Street. The request is to rezone approximately 1.81 acres to be rezoned from Residential Mixed Use-3 Stories with Special Residential Parking Overlay District (RX-3-CU-SRPOD) & Residential-10 with Special Residential Overlay Parking District (R-10-SRPOD) to Residential Mixed Use-3 Stories with Conditions, Urban Limited Frontage and Special Residential Parking Overlay District (RX-3-CU-UL-SRPOD).

The case was first presented to the Planning Commission on June 12, 2018 to satisfy UDO timing requirements, and then was referred to the Committee of the Whole for further discussion. The Committee of the Whole began review of this case on June 28, 2018, and held it for further discussion. The version of the case that appeared before the Thursday, August 23 Committee of the Whole meeting was inconsistent with the Future Land Use Map and with the 2030 Comprehensive Plan overall. At the conclusion of the meeting, the case was reported out of committee with no recommendation. The Committee withheld a recommendation in anticipation of revised zoning conditions that the applicant indicated would be forthcoming.

New conditions, dated August 31, amend the rezoning request to address a number of 2030 Comprehensive Plan policies previously determined to be inconsistent. The staff report has been updated to reflect the revised conditions; staff analysis has determined that the revised request, while still inconsistent with the Future Land Use Map, is consistent with the 2030 Comprehensive Plan overall.

The Planning Commission's initial deadline for action was September 10, 2018. During its August 21 meeting, City Council granted a 30-day time extension to establish a new deadline for Planning Commission action of October 10, 2018. Revised conditions were submitted on August 31, 2018 and are included with the attached report.

The West CAC voted to recommend approval of the case on June 19, 2018 (Y-11, N-2).

File Attachments
[20180911PLANCommitteeReportZ918.pdf \(2,002 KB\)](#)

D. OLD BUSINESS

Subject **1. Rezoning Z-8-18 Edwards Mill Road, north of Macon Pond Road between its intersection with Edwards Mill Road and Blue Ridge Road**

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Category D. OLD BUSINESS

Type

Matthew Klem, City Planning

Z-8-18 Edwards Mill Road, north side of Macon Pond Road between its intersections with Edwards Mill Road and Blue Ridge Road, located at 2923 Edwards Mill Road, being Wake County PIN 0785637844. Approximately 27 acres are requested by REX Hospital INC to be rezoned from Office Mixed Use-7 stories-Parking Limited-Conditional Use (OX-7-PL-CU) and Office Mixed Use-3 stories-Urban Limited (OX-3-UL) to Office Mixed Use-12 stories-Conditional Use (OX-12-CU). Proposed conditions prohibit high intensity land uses; limit square footage entitlements for a variety of land use configurations; and require development to follow the standards of the Parking Limited frontage except for the height limit of seven stories.

This request was heard at the August 14 and August 28 Planning Commission meetings and was deferred to the September 11 meeting to allow the applicant to submit revised conditions to address inconsistency with the 2030 Comprehensive Plan. The applicant submitted revised conditions that address the overall inconsistency with the 2030 Comprehensive Plan.

The request was previously considered inconsistent with the plan overall based on the removal of the Parking Limited and Urban Limited frontage designations. A newly proposed condition will require development to follow the standards of the Parking Limited frontage with the exception of the seven story height limit. With this condition, the request is consistent with the Comprehensive Plan overall.

The Northwest CAC voted in favor of the request in a vote of 11 to 3.

The deadline for Planning Commission action is the regularly scheduled meeting of October 23, 2018.

File Attachments
[20180911PLANOldBusinessZ818.pdf \(2,042 KB\)](#)

Subject **2. TC-3-18 Infill Notification**

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Category D. OLD BUSINESS

Type

Jason Hardin, City Planning

This text change would create notification requirements for residential construction projects governed by existing residential infill compatibility standards.

File Attachments
[20180911PLANTC-3-18InfillNotification.pdf \(305 KB\)](#)

E. NEW BUSINESS

Subject 1. Rezoning Z-20-18: 8308 Falls of Neuse Road, midway between its interchange with I-540 and its intersection with Strickland Road, behind The Piper's Restaurant & Tavern

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Category E. NEW BUSINESS

Type

Ira Mabel, City Planning

Z-20-18: 8308 Falls of Neuse Road, on the southern side of Falls of Neuse Rd roughly midway between its interchange with I-540 and its intersection with Strickland Road, behind The Piper's Restaurant & Tavern, being Wake County PIN 1718206671. Approximately 0.37 acres are requested by Christopher Hurley to be rezoned from Residential-4 (R-4) to Neighborhood Mixed Use-3 stories-Parking Limited-Conditional Use (NX-3-PL-CU). Conditions prohibit certain high impact uses; require personal service and retail sales uses to follow the use regulations applicable in OX districts; limit building height to two stories and thirty feet; prevent refuse containers from being within thirty feet of the adjoining residential parcels; prohibit light fixtures higher than sixteen feet and not of full cutoff design; and restrict outdoor electronic amplification to between the hours of 9 AM and 11 PM.

The North CAC has not yet voted on the case, but could be requested during the October 16 meeting. The Planning Commission's subsequent meeting is scheduled for October 23.

The case is inconsistent with the Future Land Use Map but consistent with the Comprehensive Plan overall. The deadline for Planning Commission action is December 10, 2018.

File Attachments
[20180911PLANNewBusinessZ-20-18.pdf \(3,006 KB\)](#)

F. APPROVAL OF MINUTES

Subject 1. Draft August 23, 2018 Committee Of The Whole Meeting Minutes

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Category F. APPROVAL OF MINUTES

Type

Staff Resource - Chenetha Eason

File Attachments
[Draft20180823CommitteeOfTheWholeMinutes .pdf \(90 KB\)](#)

Subject 2. Draft August 28, 2018 Planning Commission Minutes

Meeting Sep 11, 2018 - REGULAR MEETING - Second and fourth Tuesday of each month

Category F. APPROVAL OF MINUTES

Type

Staff Resource - Chenetha Eason

File Attachments
[Draft20180828PlanPMinutes .pdf \(159 KB\)](#)

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

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Category G. OTHER BUSINESS

Type

File Attachments
[20180911PLANReportFromTheDirector.pdf \(14 KB\)](#)

Subject 4. Pending Items

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Category G. OTHER BUSINESS

Type

File Attachments
[20180911PLANNextMeeting20180925.pdf \(43 KB\)](#)

Subject 5. Committee Agenda Items

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Category G. OTHER BUSINESS

Type

H. ADJOURNMENT
