



Action Minutes: Planning Commission

Meeting Date: November 4, 2014

Members Present: Neal Bench (Chair), Travis Crayton, Melissa McCullough, Michael Parker, Amy Ryan (Vice-Chair), Buffie Webber, Brian Wittmayer.

Members Absent: Deborah Fulgheri, **Council Member Present:** Matt Czajkowski **Youth Council Liaison:** Vacant

Staff Present: Gene Poveromo, Megan Wooley

Agenda Item	Discussion Points	Motion/Votes/Outcome	Action
Opening Items	<ol style="list-style-type: none">1. Meeting was called to order at 7:00pm2. Adoption of October 7, 2014 Action Minutes3. Adoption of October 21, 2014 Action Minutes	<ol style="list-style-type: none">1. Quorum present2. Travis Crayton moved and Melissa McCullough seconded a motion to approve the October 7, 2014 Action Minutes as written. The vote was 6-0.3. Travis Crayton moved and Melissa McCullough seconded a motion to approve the October 7, 2014 Action Minutes as written. The vote was 6-0.	<ol style="list-style-type: none">1. None2. The motion was approved unanimously.3. The motion was approved unanimously.
Consent Agenda	<ol style="list-style-type: none">4. Carolina North 2014 Annual Report	<ol style="list-style-type: none">4. Michael Parker moved and Melissa McCullough seconded a motion to receive the Report.	<ol style="list-style-type: none">4. Report received
Old Business	<ol style="list-style-type: none">5.. The Edge	<ol style="list-style-type: none">5. Amy Ryan moved and Michael Parker seconded a motion to recommend Resolution A with amendments. The vote was 7-0.	<ol style="list-style-type: none">5. The motion was approved unanimously. See attached Recommendation.

New Business	6. Proposed Rezoning to Create a Neighborhood Conservation District Zoning Overlay for the Little Ridgefield Neighborhood	6. The Commission agreed to table action on this item in order to allow the neighbourhood an opportunity consider reducing the proposed maximum floor area.	7. Item continued to the November 18, 2014 meeting.
Reports	7. Council's Goals and the Mayor's Request for Budget Priorities from Boards and Commissions 8. Sharing Building Permit with Orange County	7. The Commission agreed to consider this item at the next Commission meeting. 8. The Commission agreed to receive this report at the next Commission meeting.	7. Item continued to the November 18, 2014 meeting. 8. Item continued to the November 18, 2014 meeting.
Adjournment		The Chair announced the meeting adjourned at 10:50pm.	

DRAFT

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION THE EDGE - SPECIAL USE PERMIT – PLANNED MIXED USE November 4, 2014

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Amy Ryan moved and Michael Parker seconded to recommend approval of The Edge with the following statements

Comment to Council

Eubanks Road Cost Sharing: The viability of this development hinges on successful negotiation between the town and applicant on sharing the cost for Eubanks Road improvements.

The Planning Commission is concerned that this important issue has not yet been resolved. We recommend that if Council enters into a cost-sharing negotiation, that they conduct a formal cost-benefit analysis and transit study, determine when the town could expect to recoup its investment, and identify the changes to transit service that would be required and how they would be accommodated.

Recommendations

The Planning Commission voted 7–0 for Resolution A recommending that Council approve the Edge special use permit, with the following stipulations:

1. **Tree Canopy:** We **recommend** a target tree canopy of 30%.
2. **Public Space:** We consider the 5000 square feet of public green space proposed to be insufficient for this development, especially given the sizable residential component. We **recommend** that the amount of public green space be increased substantially and include appropriate park and recreation amenities.
3. **Affordable Housing:** We support the Housing Board's **recommendation** to extend the time the applicant has to obtain affordable housing financing to 10 years. If the time expires without the 50 units being built, then the applicant should be required to donate an equivalent amount of land to the town as an affordable housing site or make a payment in lieu.
4. **Transportation & Connectivity Board Recommendations:** We support the five conditions **recommended** by the Transportation and Connectivity Board with the following amendments:

- a. Condition 1. Because of DOT's rationales against reducing travel lane size on Eubanks, we would support the original 12' travel lanes. Because of space constraints, we believe that a single sidewalk on the north side of Eubanks is sufficient.
 - b. Condition 3. We support a pedestrian crossing of MLK at Perkins instead of Eubanks. We also request that the town begin investigating ways to provide a sidewalk along the west side of MLK to connect the Edge pedestrians to this new MLK pedestrian crossing.
5. **Energy Management:** We **recommend** that the applicant exceed the AESHRAE standard of 90.1-2010 at the time of construction by 20% to achieve energy efficiency in their buildings.
 6. **Design Guidelines:** We recognize the applicant's need for flexibility and their desire to approve only a block plan at this time, so that they can build to suit potential tenants, but we also believe that the town needs more assurance of good place-making outcomes than the current SUP provides. This could be accomplished either by creating a set of binding, specific design guidelines for site plans, streetscapes, parking lots, and other areas as part of the SUP and then allowing staff to approve individual phases of the project, OR by keeping the current set of nonbinding design guidelines and having the CDC approve individual site plans, streetscapes, etc., as well as elevations. If the second option is chosen, there should be provision for ensuring timely review by the CDC.

If binding guidelines are developed, they should look at height, uses (such as whether drive-throughs are allowed), massing, and other issues and should provide for the kind of walkable, vibrant urban environment illustrated in the SUP application materials.

7. **Northwood Traffic Calming:** The applicant should work with the Northwood neighbors and DOT to help facilitate installing traffic calming measures on Northwood Drive.
8. **Increase Non-Residential Uses:** We are concerned that allowing 75 percent residential is inconsistent with the town's extensive planning for this site and with town goals to increase commercial square footage. We also understand that market realities may not support the nonresidential mix required by the underlying zoning. We encourage the applicant to make a good-faith effort to build as much nonresidential square footage as possible.

Vote: **7-0**

Ayes: Neal Bench, Travis Crayton, Deborah Fulghieri, Melissa McCullough, Michael Parker, and Elizabeth Webber

Nays: None

Prepared by: Neal Bench, Chair, Planning Commission
Gene Poveromo, Staff