

Midtown Citizens Advisory Council



<http://www.raleighnc.gov/community/content/CommServices/Articles/CAC/MidtownCAC.html>

NEXT MEETING: Monday January 23, 2017 at 7 pm

***LOCATION CHANGE: Five Points Active Adult Center at 2000 Noble Rd off
Whitaker Mill Rd**

Chair: Patrick Martin acemar@aol.com

Community Specialist: Luis Olivieri-Robert luis.olivieri-robert@raleighnc.gov

Agenda

- * **Welcome, Introduction, Review of Minutes from "December (held Jan 3)" meeting**
- * **RPD Report:** Update on reported crimes and safety tips.
- * **Parks, Recreation and Cultural Resources Report:** Update on programs.
- * **Community Engagement Report:** Update on programs/events.
- * **Code Enforcement Report:** Update on current activities in Midtown.
- * **Report from Midtown CAC subcommittee formed during Nov 28 MCAC meeting**
- * **Z-13-16 rezoning request from Dewitt/Carolinas:** Update, discussion, and A VOTE WILL BE HELD whether MCAC endorses, or "endorses with further conditions", or does not endorse
- * **Z-28-16 rezoning request from Kane Realty:** Update, discussion, and A VOTE WILL BE HELD whether MCAC endorses, or "endorses with further conditions", or does not endorse
- * **New Business:** Open discussion.
- * **Adjourn**

For detailed information concerning each rezoning case, please log onto www.raleighnc.gov and type in "Current Development Activity" in the search engine. Click on the first link

City Contacts

City Manager 919-996-3070

Public Utilities 919-996-4540

Community Engagement 919-996-6100

Planning 919-996-2626

Street Lights Out 800-419-6356

Graffiti Hotline 919-996-6001

Solid Waste Services 919-996-6890

Public Works 919-996-3030

Code Enforcement 919-996-2444

Parks, Recreation and Cultural Resources 919-996-6833

City Council

919-996-3050, citycouncilmembers@raleighnc.gov

Nancy McFarlane, City of Raleigh Mayor, nancy.mcfarlane@raleighnc.gov

Dickie Thompson, Council Member (District A), dickie.thompson@raleighnc.gov

Bonner Gaylord, Council Member (District E), bonner.gaylord@raleighnc.gov

Mary Ann Baldwin, Council Member (At Large), mary-ann.baldwin@raleighnc.gov

Russ Stephenson, Council Member (At Large), russ.stephenson@raleighnc.gov

Midtown CAC
Minutes from January 3, 2017
Patrick Martin, Chair

Welcome and Review of Minutes from the October 24, 2016 and November 28, 2016 MCAC Meetings.

Chair Patrick Martin called the meeting to order promptly at 7:00 p.m. He thanked everyone for coming. He explained that the size of the group and the timeline of the full agenda made introductions impossible tonight. He asked for us to review the minutes of the October and November meetings, and it was moved, seconded and approved, with a show of hands, to accept both sets of minutes as written.

Present: 81 residents, 5 City staff members, 9 Kane Realty/Morningstar Law representatives, and 3 DeWitt representatives for a total of 98 attendees.

Raleigh Police Department Report – Senior Officer Kenneth Klos-Weller: North District

Officer Klos-Weller reported that there was nothing significant to report this past month. Generally, burglaries decreased while vehicle thefts were on the upswing as the weather cools and residents leave their cars unattended while heating them. Captain Klein from the North District retired, effective January 1, 2017, and moved to Colorado to accept a position as Police Chief.

Q: I want the Police to enforce the new stop signs at Hardimont and St. Albans.

A: We discussed that at the previous meeting. I know it is an issue, and I'll look into it. When it is feasible, we watch that area. We address these types of situations when they first appear, then later we re-address them. We do not and cannot focus on one area indefinitely. We worked on speeding on Six Forks Road in the same way.

Q: Is there anything that can be done about a food truck headed for Harris Teeter at 4:00 am.

A: You might want to contact someone at the Harris Teeter

Q: Can we drive 9 miles over the speed limit?

A: A wry smile from Sr. Officer Klos-Weller and oh's from the group.

Q: Was there a shooting on Hickory Ridge.

A: I have no information about that.

Q: Can we have flashing lights on the new stop signs?

A: Contact Civil Engineer Thomas Fiorello in Transportation Services: 919-996-4066

Raleigh Parks & Recreation Report – Linda Stafford, Millbrook Exchange Park

Summer Camp registration begins at 5:30 a.m. on February 6, 2107.

Community Engagement Report – Luis Olivieri-Robert

The spring semester of Raleigh Neighborhood College is scheduled to begin in March. Contact Luis if you have questions or go directly to the City of Raleigh website and complete an

application. Chair Martin explained that this course was the best way to learn about CoR, how it works, and how our tax dollars are spent.

Planning - Sophie Huemer – no update available/necessary

Code Enforcement Report – 919-996-2444 - no representative at the meeting at this time. Call the above number to report a residential nuisance or a house that is in disrepair.

Old and New Business Agenda for the rest of the meeting – Anne Sherron and Will Yadusky –

Ms. Sherron and Mr. Yadusky, Co-Chairs of the Rezoning Working Group, explained the format that will be used tonight to allow the developers to present information and respond to questions while in small groups. That way, residents will have direct contact with a representative of the developers. Earlier in the day, Sherron and Yadusky had been a part of the Working Group which delivered the “conditions” that the Working Group had typed on a 4 page document. A Powerpoint from the Kane Group would be presented first, then one from the Working Group. After that, the residents and developers would meet at the tables throughout the room for 35 minutes.

Z-28-16, Rezoning along St. Albans Drive

Representatives from Kane Realty: John Kane, Mack Paul, Greg Kuruc, Dillon Pitts, Travis Fluitt and Kevin from Kimley Horn

Kane Realty representatives listed above presented a 35 minute PowerPoint (slides attached with these minutes).

John Kane described working in North Hills for the past 17 years, living within a mile, and caring deeply for the neighborhood. “With 64 people/day moving in to Wake County, we need to be smart about growth.” He was here to answer questions and meet residents at the tables. He wanted to be transparent, and to that end he will hold two sessions in his office where residents can stop by and ask questions before the anticipated MCAC vote on January 23rd.

Sessions will be Tuesday January 10th and January 17th at 5:30 p.m

Copies of a letter describing the meetings was available at the registration desk. (attached)

The PowerPoint addressed: **Neighborhood Concerns** (storm water, neighborhood buffers, light and sound, and traffic)

Storm Water – the storm water will flow south away from neighborhoods, the system is designed and engineered to handle sufficient capacity, and natural preserved areas that the project protects will help control storm water

Neighborhood Buffers – The developer altered their original plan by adding a 16 ft. landscaping buffer to a 10 ft. wide sidewalk and a 6 ft. planting strip. One slide included areas of greenspace on a map of the area to be developed. “The project will have substantially more greenspace than required by code.” They are offering multiple locations for: “community fitness space and parks, a one-mile fitness loop, greenway connections.”

Light and Sound – exposed lighting is required during construction and will be temporary. “Once construction is completed, light and sound from parking structures will be reduced by design elements and/or buffers. The North Hills master plan calls for less intense development along St. Albans Dr.”

Traffic – between 2005 and 2014 infrastructure improvements in North Hills included widening Six Forks, realigning St. Albans, widening the I-440 off ramp and creating an internal street network.

This sort of mixed use development allows internal capture with less trips, fewer emissions and less need for using a car. Suburban office complexes cause more trips. “We understand it’s in your backyard.”

Committed Infrastructure Improvements include a westbound I-440 turn lane, improved North Hills internal infrastructure, a stoplight and turn lanes at the Hardimont and St. Albans intersections, and transit ready improvements. “St. Albans, as a three-lane section, can handle all traffic projected with this rezoning.” Kane Realty’s TIA as well as the CofR have affirmed that a four lane section will not be required. “Projected traffic on St. Albans is comparable to volume currently experienced on structurally similar streets.”

Kane Realty supports: Wake Forest interchange improvements by the NCDOT, Six Forks Corridor improvements by the CofR, the connection of two pieces of Benson Dr. and the connection of Navaho Dr. with St. Albans.

DeWitt Carolinas proposes to do a traffic study when their project is at the site plan stage. And, the CofR usually waits until development is started.

Q: How can you keep Quail Hollow Dr. from becoming like Six Forks Rd. I want to be promised that it won’t be approved. What about the link of Navaho with St. Albans.

A: The timing is important. The Benson extension might be timed with the frontage road Chair Martin: Quail Hollow will connect with St. Albans, but will not go through the wetlands according to the CofR.

C: Please no audible crossing sounds.

The presentation also included an overview of the rezoning process itself which would include: a projected January 23, 2017 Midtown CAC vote, a subsequent meeting and vote at the CofR Planning Commission, and a presentation and vote at the CofR City Council. These are open meetings and the public is allowed to speak.

They summarized saying, “We care a lot about the neighborhood. We advocate smarter growth. All of our recent buildings have been LEED silver or gold certified and our apartments are energy star certified.”

Michael Birch, Attorney, Morningstar Law Group, representing Dewitt Carolinas and Todd Saieed of Dewitt Carolinas. Rezoning request– Z-13-16

Mr. Birch introduced Mr. Saieed who grew up on Converse Dr. Mr. Saieed and Ven Poole have owned 20 acres of land zoned CX-7 for 15 years and currently have under contract 18 adjacent acres of OX-3 land. They are requesting a rezoning of CX-20-CU. They want to develop up vs. out. This will save soil erosion and add zero additional traffic or intensity beyond the currently approved zoning. They plan to extend the current driveway at One Renaissance Center to Quail Hollow Drive.

Square footage and intensity: currently they have the ability to build 7 buildings with 3 stories each and they are requesting 2 buildings of 20 stories. There is no need to do a TIA with the rezoning request because the intensity/density remains the same.

Q: What are your plans for this development?

A: Multi-family, hotel, senior living, office are examples. We have no specific plans at this time. All of the property is currently vacant.

Q: Will this appear in the site plans?

A: Yes

Q: The traffic on St. Albans is a big concern. Will there be a short term outlet if there is an impediment to building the frontage road? Are you working together with Kane Realty?

A: Todd Saieed and John Kane continue to talk, "It's complicated." explained Mr. Saieed.

Chair Martin explained: CX-20 is the maximum height designation the CofR has established. The UDO (Unified Development Ordinance) requires that a development have step down heights of their buildings as they merge with the environment. In this case, that would be the 7 stories at the Coastal Federal Credit Union across the street. A site plan without step down heights to the neighborhoods would not be approved.

In closing, Chair Martin reminded residents that both of the developers want MCAC to vote at our next meeting: January 23, 2017 at 7:00 p.m.

Vote will consist of a show of hands for *Yes* or *No*. A total will be recorded in the minutes and sent to the CofR Planning Dept.. The vote will therefore be a part of the application the Developer brings to the Planning Commission and later to City Council.

Q: Is a proxy possible.

A: Yes, email your name, address and vote for each of the requests to acemar@aol.com

Finally, is there a motion to allow the MCAC to spend \$50 for flyers reminding residents of the upcoming vote? It was moved, seconded and passed to allow MCAC officers to spend that amount.

The meeting (both residents and developers) then moved to the tables for discussion!

Reminder: Our next meeting is Monday, January 23, 2017 at 7:00 p.m. to be held at Five Points Active Adult Center at 2000 Noble Road, just off of Whitaker Mill Rd.

Meeting was adjourned at 9:10 p.m.