

**Planning Commissioner's Written Comments
April 14, 2015**

Parkway Plaza II (Z1400029)

BUZBY – I approve this proposal given the developer's proffer to provide parking spaces for the TTA Park & Ride without a lease. The proffer is greatly appreciated. My vote on the motion to recommend approval is for.

FREEMAN – Light rail and commuter line. No lease TTA Park & Ride. Anywhere Triangle Transit is planning parking should involve mixed use. Still waiting on a Comprehensive Transit Alignment Plan. We need a UDO Park & Ride ordinance. Cycle deferral; willing to not lease, convey without lease.

GIBBS – Approve with parking proffers.

HARRIS – My vote on the motion to recommend approval is for with proffered language on page 3 of 13 from staff on Staff Report.

HUFF – I voted for this rezoning and I was impressed with the attitude of the developer who put in place a text proffer for park and ride. Very nice!

HYMAN – Approve with language provided on page 3; proffered language which includes statement: "prior to certificate of occupancy." My vote on the motion to recommend approval is for.

MILLER – The council should vote yes on this rezoning if it includes the proffer for committed park and ride spaces without a financial obligation on the part of the public. I am grateful to the developer for resolving in this way this point of controversy in the staff's analysis of this case. I will not the at this is another case where a development plan is being altered for some, but not all of the property it was originally intended to cover. This will leave an outparcel governed by a rump D-plan. I am not a fan of this, but I accept staff's assurances that in this case it is matter of no consequence (unlike the shared access issue in case Z1400020 above, splitting the D-plan in this case will not interrupt comprehensive regulation of the whole parcel).

PADGETT – Approve.

WHITLEY – I vote to approve.

WINDERS – City and TTA should explore public/private partnership for development on this site that takes advantage of the proximity to the light rail station. My vote on the motion to recommend approval is for.