

REZ-23-07 – 111/113/115 W. Young St. – 1st Submittal review cycle

START DATE: DECEMBER/ 12-04-23	DUE DATE: _01-08-24_	TRC/STAFF Comments issued on: _01/07/2024_
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Review Group / Staff	Comments	Cleared Comments
<p>Planning & Zoning – Planning Staff</p>	<ol style="list-style-type: none"> 1. Provide a written response to all comments. 2. Add Revision dates to all revised materials submitted. 3. Per LDO Appendix A/2.3.D. – a Neighborhood Meeting must be conducted per this Section. Staff suggests Applicant conduct this at their first opportunity so as to be able to submit the meeting Summary/notes as part of the next submittal. 4. Per LDO Section 8.C, a Traffic Impact Analysis (TIA) is required – While the Conditional Zoning application does not include a Concept Plan, the Conditions do allude to specifics about the intended development; See Comments on the Conditions. After revisions to the Conditions, there may be sufficient known traffic generation (development minimums/maximums) so as to Scope and conduct a TIA. Applicant should perform an ITE Trip Generation Analysis based on the Condition specifics, and if a TIA appears to be triggered (the thresholds met), discuss further with Planning Director. 5. Conditions of Approval – <ol style="list-style-type: none"> a. Revise title (“REZ-23-07, {then the project name/reference}, Conditions of Approval”) b. Add a Date below the Title – always revise Date every time Conditions are revised. c. Condition 2 – see attachment Word doc – complete this by moving Permitted/SUP uses into the Prohibited Uses table, resubmit this as WORD doc; this will become an exhibit to the Conditions of Approval. Revise this condition to simply reference the Exhibit rather than enumerate the intended prohibited uses. d. Condition 3 – please revise to also include a MINIMUM non-residential component; Staff has no comment on the 30,000 square feet Maximum, but would prefer Applicant not set a ceiling at this time (since no concept plan or vision of actual development is being shared). Whatever the minimum/maximum square footage is proposed as, Applicant should vet related aspects such as the ability to provide minimum Parking spaces (based on Zoning uses) and/or square footage equating to vehicle trips as it relates to the eventual Trip Generation from the site, and IF that triggers the requirement to perform a Traffic Impact Analysis (TIA). e. Re-number the 3 conditions; 2 becomes 1, 1 becomes 2, 3 remains 3. 	

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	<p>6. Re: CORPUD comments – Applicant should consult with an Engineer to understand and vet the implications of the availability of both CORPUD water and sewer services.</p>	
<p>City of Raleigh Public Utility Department (CORPUD) – Tim Beasley</p>	<p>FYI - when a development plan [either a Subdivision Plat or Site Development Plan] is submitted for these parcels, CORPUD will require a gravity sewer extension to serve the development. Currently the only access to sanitary sewer for these lots is the LPP system, which was only designed to serve the current use of those lots (ie, the existing single-family dwellings/residences). By the act of this Rezoning effort, if future/new development increases the density/intensity of use, a different option for sanitary sewer service must be conceived, being a gravity sanitary sewer extension (off-site) and also likely requiring offsite easement acquisition by the developer.</p>	

