



MEMORANDUM

Date: 06-23-2023
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: **Scarboro Apartments -- REZ-23-05, 1st Submittal**

This memo summarizes the Town Engineering review of the Rezoning concept plan submitted by Horvath Associates, dated 05-22-2023 (received 06-06-2023). These are not corrective comments; Please consider these as future development application submittals are being created. Engineering staff defers to Town Planning staff for follow-up on these and the policy implications of these topics relative to Rezoning consideration by Town.

1. A trip generation letter or TIA is required to analyze traffic, identify improvements required.
2. Town Community Transportation Plan [CTP] roadways:
 - a. Main Street is identified as 2-lane divided (raised median) with curb & gutter, bike lanes and sidewalk; Frontage improvements will be required for this development (TBD, demonstrated on future subdivision and/or Site Development Plan).
 - b. School Street is both an Existing and Proposed Collector on the CTP; defer to Town Planning Staff as to the future and use of School Street; Concept Plan is absent to any references to it, and shows/provides no access to School Street.
 - c. The CTP identifies a NEW Collector Roadway from Main Street through this property to a termination point TBD. Concept Plan shows intention to construct a portion of this on this, but then (the Yellow stripe) is identified as 'Future Roadway Connection'.
3. Clarification on whether the existing Perry Street roadway will be removed, replaced, and connected to the New/proposed Collector street and connection to Main Street.
4. As the site layout is being finalized, please consider the following:
 - a. Include street names on the adjacent streets for location reference.
 - b. Include full property information/references for adjacent parcels.
 - c. Buildings and infrastructure are not permitted within required Perimeter Buffer.
 - d. Relationship of shown development to the adjacent properties in the southwest corner area – 1758997386, 1758998460, 1758999444, 1768090437, 1768090349 - the existing physical driveway that serves these 4 or 5 properties appears to be on (this property) – defer to Planning Staff as to if there is a Recorded Easement (over this property to serve these 5 properties), or what the Applicants intentions are to maintain physical access to these properties. FYI the Parker Ridge subdivision is not providing any vehicular access to these properties through that subdivision.