

REZ-23-05 – Scarboro Apartments – V4 Submittal review cycle

START DATE: MARCH 2024	DUE DATE: 04-08-24	TRC/STAFF Comments issued on: 04/08/2024
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Review Group /Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. <i>Continue to Provide</i> a written response to ALL the comments. 2. <i>Continue to Add</i> revision dates to ALL materials – add a Date/Revision date to the Conditions. 3. FYI – TIA Status – The TIA report is with NCDOT awaiting their review/comments. TIA must be completed before scheduling for Planning Board. 4. Condition #3 – Add words to clarify dwelling units as “Dwelling, Multiple Family” and “Dwelling, Upper Story unit” as the LDO describes them. 5. Condition #6 – Specific clarity is asked as to the planned location of the minimum 10,000 SF of non-residential GFA; the Concept Plan shows 1 stand-alone Retail building and 2 mixed use buildings (assuming the “Retail” is first floor) – is the lack of clarity meaning Applicant is not committing to putting retail in all 3 identified buildings? Staff would prefer to know some benchmark minimum amount per building shown. Staff would not want one of the mixed-use buildings to only have say one very small retail component. 6. Condition #6 – Staff notes that the commitment is now 10,000 SF relative to 240 multifamily dwelling units, an increase from previous submittal [5,000SF & 240], and is significantly less of a mix of res/non-res compared to Cobblestone Village (approx.. 53,000 SF against 188 dwelling units). Scarboro is ~ 2 acres > than Cobblestone. Cobblestone is the ONLY TC District in the Town; it is the only precedent. 7. Conditions #7 and 8 – Change “Applicant and/or Property Owner” to “Development” consistent with other conditions. 8. Conditions #10 and 11 – Staff finds that these simply enumerate and state regulations and standards that are already required in the LDO; they are not voluntarily committing this Development to do anything “above and beyond the requirements of this LDO”; if Applicant disagrees, that there is a voluntary, above the minimum aspect, please explain/clarify. 9. Condition #17 – Revise to read “<u>Dwelling, Upper-story units shall be prohibited from having balconies on those facades... “</u>” 	<div style="background-color: #90EE90; padding: 5px; border: 1px solid black;">Cleared Comments</div>
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. On 3/28/24, the Parks and Recreation Advisory Board [PARAB] reviewed the rezoning, specifically the Concept Plan, and they recommend to keep the Greenway as currently shown on the east side of the new proposed N/S/ Collector road. 2. Staff acknowledges response expressing that the Greenway will need to be designed closer to that of a Sidepath (being a more urban, developed setting). Staff intends to revisit this topic when project reaches Landscape plan level. 3. Confirm that the trail around the stormwater pond is a privately owned and maintained trail, but will be publicly accessible (via a Recorded public access easement at later stages of development); Staff finds that this is the intent of Comment response. 	<div style="background-color: #90EE90; padding: 5px; border: 1px solid black;">✓</div>
NCDOT – Trevor Darnell	No further Comments.	<div style="background-color: #90EE90; padding: 5px; border: 1px solid black;">✓</div>
COR Public Utilities - Tim Beasley	<i>FYI - a downstream sewer capacity study will be required prior to CD Approval. Any improvements identified are required to be designed for replacement with the CDs.</i>	<div style="background-color: #90EE90; padding: 5px; border: 1px solid black;">✓</div>
Wake County Fire / EMS - Brittany Hocutt	<i>No additional issues or comments at this time.</i>	<div style="background-color: #90EE90; padding: 5px; border: 1px solid black;">✓</div>
Engineering - Brian Laux / Jacque Thompson	<i>See PDF of Memo comments offered more so as FYI about future development plans for the proposed project; there are no corrections required from this review/these comments.</i>	<div style="background-color: #90EE90; padding: 5px; border: 1px solid black;">✓</div>
Wake Co. Watershed Mgmt - Janet Boyer	(V3) Wake Co. permits for Stormwater & Erosion / Sediment Control required prior to construction.	<div style="background-color: #90EE90; padding: 5px; border: 1px solid black;">✓</div>