

REZ-23-05
RESPONSES TO COMMENTS
October 2, 2023

Planning and Zoning

1. Provide a written response to ALL the comments.

2. Add revision dates to ALL materials – add a Date/Revision date to the Conditions.

Response: A revision date has been added to the updated zoning conditions.

3. LDO 8.3.C. – provide an ITE trip generation letter for proposed development; Staff assumes this will trigger a TIA; scoping of TIA begins by contacting Planning Director to start that process.

Response: Applicant will provide an ITE trip generation letter.

4. LDO 3.4.1.B. – The TC District is intended to be “a mix of uses, residential and non-residential; “. This section is “Timing of Development” – this details the amount of Residential units that may receive building permits relative to the Percentage of approved Non-Residential square Footage that must receive building permits, before any more residential permits may be issued.

a. It is unclear as to whether or not this project provides ANY Non-residential development.

Response: The application has been updated with mixed-use buildings near S. Main Street and the proposed right-of-way.

b. The Concept Plan shows the existing single-family residence (close to Main Street) but calls out a “Parking (Lot) for Commercial Component”.

Response: The note has been removed from the Concept Plan.

c. Conditions #2 and #3 speak to Non-residential uses, but it is still unclear as to where, the area/amount (either land, or building square footage), of what non-residential uses are proposed.

Response: The Concept Plan now shows the area of the nonresidential uses.

d. Per LDO Table 5.1., the TC District permits 27 By-Right uses, and 5 Special Use Permit uses.

Response: Noted

e. Condition #2 excludes only three (3) of 32 possible uses from the development.

Response. Additional uses have been added to the list of prohibited uses.

5. Regarding the proposed Conditions:

a. #2 – Revise to provide more specificity and clarity on the Required Non-Residential Component so as to demonstrate compliance. Note LDO 5.1.2.D.2. and 5.2 regarding permitted Accessory Uses, do not confuse with Principal Uses.

Response. The Application has been updated to show the location of non-residential uses.

b. #3 – Revise to provide more specificity and clarity on the Required Non-Residential Component – Staff has generally no concern as to the location of the Non-residential within the development, as there could be multiple factors that dictate and require where it ultimately is located. Staff would encourage the Applicant to incorporate ground-floor retail into multi-family building, as they are doing at Cobblestone, as that is ultimately the development envisioned for the TC District (as is being exercised at Cobblestone).

Response: The Application has been updated to show the proposed location of nonresidential uses.

c. #4 – Per LDO 3.3.B.2. – ‘...; conditions shall not lesser the standards in this LDO.’ This condition seeks to alleviate the Applicant of the obligation to construct the full Collector street as shown in the Community Transportation Plan (CTP) that applies to the eastern side of this property. The CTP is incorporated as a component of the LDO, and thus an Applicant cannot ask (the Town Board of Commissioners) to approve of a voluntary Condition that lessens the requirements of the LDO. Remove this Condition.

Response. This condition has been removed.

d. FYI – After TRC Staff review of Proposed conditions is complete, the Town Attorney will be brought into a final review of Conditions before the application is taken to the Planning Board. Town Attorney will then be involved in all future reviews/revisions of Conditions throughout the Legislative Hearing process of the Town Board of Commissioners.

Response. Noted

6. See two (2) PDF’s –

- a.) Memo dated 7-7-23 – there are 27 numbered comments;
- b.) Concept Plan mark-ups – there are 22 entries/comments.

Parks & Recreation

Revise Concept Plan to demonstrate compliance with the Greenway Plan which shows a Greenway going through this site; see PDF of 3 exhibits for potential locations for this Greenway or Sidepath (depending on routing).

Response: The Application has been updated to show compliance with the Greenway Plan.

City of Raleigh Public Utilities

1. FYI - The site has access to both public water and sewer.

Response: Noted.

2. The following are more “TBD” at next stages of development – Preliminary Subdivision, Construction Drawing, or Site Development Plan :

- a. COR prefers to permit the sanitary sewer for this site as a private collection system.

Response: Noted

- b. Water service (for Multifamily apartments) would need to be fed by a single master water meter. The domestic water can be split from the Fire line or water could be fed by a single combined fire and domestic waterline.

Response: Noted

- c. A downstream Sewer Capacity Study for this proposed development will be required by the project engineer. Any necessary improvements identified by this study must be designed prior to and with the approval of the Construction Drawings.

Response: Noted

Wake County Fire / EMS

1. Parking area between the 60-unit buildings requires turn-around.

Response: The Concept Plan has been revised to show new building locations and parking areas.

2. Access around buildings shall be 26' wide minimum.

Response: The Application has been updated to show new parking areas and internal circulation.

3. Please note Fire Lane, Hydrants, and FDC's on future Subdivision or Site Development Plans.

Response: Noted.

NCDOT

1. NCDOT would be unlikely to approve the proposed driveway across from Main Street Park. We would want this parking lot to access internally via Perry Street.

Response: Noted

2. This site will likely need a traffic impact analysis (TIA).

Response: The Applicant will provide a trip generation letter.

Engineering

See PDF of Memo comments offered more so as FYI about future development plans of the proposed project; there are no corrections required from this review/these comments.

Response: Noted

Wake County Watershed Management

No Comments at this time. Stormwater and Erosion Control permitting to come at later stages of development.

Response: Noted