


REZ-23-07 – 111/113/115 W. Young St. – 2nd Submittal review cycle

START DATE: <b>FEBRUARY/ 2-05-25</b>	DUE DATE: <b>_03-11-24_</b>	TRC/STAFF Comments issued on: <b>_03/11/2024_</b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> <li>1. <i>Continue to</i> - Provide a written response to all comments.</li> <li>2. <i>Continue to</i> - Add Revision dates to all revised materials submitted.</li> <li>3. FYI – On 02-27-2024, Applicant conducted a <b>Neighborhood Meeting</b> Per LDO Appendix A/2.3.D. This step is complete.</li> <li>4. <u>Regarding LDO Section 8.C., Traffic Impact Analysis</u> – V2 included a Trip Generation Letter dated February 6, 2024 by Kimley Horn. Staff communicated to the Applicant via email on 02/12/2024 that the last paragraph in the letter is inaccurate – per LDO Section 8.C, Applicability, the thresholds for requiring a TIA are <u>500 Daily trips and 50 in either peak hour</u>; the letter incorrectly states those thresholds are 1,000 and 100 respectively. With 528 daily and 84 AM / 85 PM Peak hour trips, the letter indicates the thresholds are met; ultimately, as stated in 8.C.5, the LDA (Planning Director) has the ability to waive the TIA requirement for various reasons. Applicant may wish to analyze and provide data on both/either internal capture of trips or shared generation by possible separate uses (ie, coffee shop and dry cleaner, 1 stop for 2 trips), as a means to reduce trip generation figures below thresholds. Short of that, Applicant can make the request of LDA to waive requirement; Staff acknowledges that the Trip Gen was based on the MAXIMUM 30,000 SF figure (ie worst case) whereas the commitment is only to 5,000 SF minimum, hence a huge amount of difference in those figures.</li> <li>5. Conditions of Approval –                         <ol style="list-style-type: none"> <li>a) <u>Condition 1</u> – Consider re-phrasing to “The Proposed General Commercial Conditional Zoning (GC-CZ) District shall allow Principal Uses per Exhibit A (Uses Permitted, Uses by Special Use Permit, Use Prohibited). “ This includes reference to the proposed District (<i>which was omitted in this document entirely, an oversight</i>), more directly refers to Exhibit A, and more clearly expresses the 3 categories of uses. Apologies for the 2<sup>nd</sup> revision/wordsmith to the same condition.</li> </ol> </li> </ol>	<div style="background-color: #90EE90; padding: 2px; text-align: center;">Cleared Comments</div>
City of Raleigh Public Utility Department (CORPUD) – Tim Beasley	Applicant response to V1 Comment was “noted”, acknowledging the future level of work to bring sewer service to this property based on the increased density/intensity of use sought with the Rezoning; no further comment at this time.	<div style="text-align: center;">  </div>