

REZ-23-07 , W. YOUNG STREET
RESPONSES TO COMMENTS
February 1, 2024

Planning and Zoning

1. Provide a written response to all comments.
Response. Responses to all comments are listed below.
2. Add revision dates to all revised materials submitted.
Response. Dates have been added to reflect the February 1, 2024 submittal deadline.
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.
Response. The Applicant intends to hold a neighborhood meeting in February, and it will update the Planning Department once a date is set.
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 the Planning Director.
Response. The Applicant has contacted a traffic engineer to assist with the ITE Trip Generation Analysis, and will update the Planning Director once it's complete.
5. Conditions of Approval
 - a. Revised title (“REZ-23-07, {then the project name/reference}, Conditions of Approval”)
Response. The case number and project reference have been added to the conditions of approval and this response to staff comments.
 - b. Add a Date below the Title – always revised Date every time Conditions are revised.
Response. The date has been added to the conditions of approval and this response to staff comments.
 - c. Condition 2 – see attachment Word doc – complete this by moving Permitted/SUP uses into the Prohibited Uses table, resubmit this as a 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.
Response. The Applicant has updated its use table to reflect which uses are Permitted, SUP, and 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).

Response. The Applicant has included a requirement to build at least 5,000 square feet of nonresidential space, and no more than 30,000 square feet of nonresidential space.

- e. Re-number the 3 conditions; 2 becomes 1, 1 becomes 2, 3 remains 3.

Response. The conditions of approval have been reordered.

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.

Response. Noted.

City of Raleigh Public Utility Department (CORPUD)

1. 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 those 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.

Response. Noted.