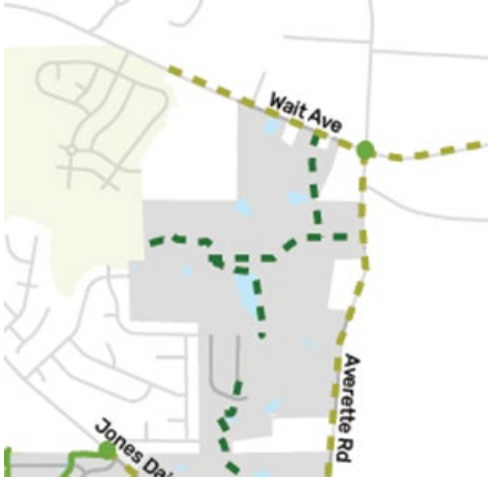


REZ-24-05 – 2028, 2200, 2206, 2216, 2232 Wait Ave. – V1 Submittal review cycle

START DATE: DECEMBER 2024	DUE DATE: _01-06-25_	TRC/STAFF Comments issued on: _01/06/2025_
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Review Group / Staff	Comments	Cleared Comments																																													
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments. 2. Add revision dates to all submittal materials. 3. Add “REZ-XX-XX” to the Cover sheet and on every plan set sheet. 4. The two applications have juxtaposed the Property Owner names to the PIN’s – Thales Academy owns 4 of the 5 parcels, WFINV the other 1. Review each carefully, Revise errors and contradictions, and resubmit. 5. By the submittal, this project triggers a Traffic Impact Analysis (TIA) per LDO Section 8 – contact the Planning Director to begin the process of scoping and contracting that. 6. Upon receipt of V1 Comments, Applicant may/should arrange and host the required Neighborhood Meeting to gain input from adjacent/nearby property owners. Submit the results of that meeting (exhibits, attendees, minutes) w next submittal. 7. Clarify if this is meant to be a Conditional Zoning (CZ) or straight NC District rezoning. 8. The concept plan is barely more than a survey with identification of the proposed Residential area vs. Commercial area (acreages of each). 9. A planning charrette date has been set with the Applicant team to dive deep into the details of the project. 																																														
Parks & Recreation - Eddie Henderson	<p>If the concept plan is revised to include more details, please incorporate these features:</p> <ol style="list-style-type: none"> A. Per the 2022 Greenway Plan, Sidepaths are required along Wait Ave and Averette Rd. Also, the prior development on this land planned to extend Elizabeth Springs' greenway onto this property. B. Per the 2022 Bike Plan, bike lanes are required on Averette Rd and a RRFB for greenway crossing is required at the intersection of Wait Ave and Averette Rd. <table border="1" data-bbox="982 894 1759 1382"> <thead> <tr> <th colspan="5">ROADWAY CHARACTERISTICS TABLE + ON-ROAD BICYCLE RECOMMENDATIONS</th> </tr> <tr> <th>ROAD NAME</th> <th>TO</th> <th>FROM</th> <th>ROADWAY WIDTH</th> <th># TRAVEL LANES</th> </tr> </thead> <tbody> <tr> <td>LOUISBURG RD</td> <td>Forestville Rd</td> <td>Main St</td> <td>60 - 115ft</td> <td>4 - 5</td> </tr> <tr> <td>MAIN ST</td> <td>Louisburg Rd</td> <td>Burlington Mills Rd</td> <td>30 - 60ft</td> <td>2 - 3</td> </tr> <tr> <td>MAIN ST</td> <td>Burlington Mills Rd</td> <td>Young St</td> <td>36 - 60ft</td> <td>3 - 5</td> </tr> <tr> <td>MAIN ST</td> <td>E. Young St</td> <td>Louisburg Rd</td> <td>24 - 46ft</td> <td>2 - 3</td> </tr> <tr> <td>BURLINGTON MILLS RD</td> <td>Main St</td> <td>Forestville Rd</td> <td>24 - 50ft</td> <td>2 - 4</td> </tr> <tr> <td>ROGERS RD</td> <td>Main St</td> <td>Mill Bridge Park Greenway</td> <td>24 - 60ft</td> <td>2 - 5</td> </tr> <tr> <td>W. YOUNG ST / AVERETTE RD</td> <td>Main St</td> <td>Wait Ave</td> <td>26 - 46ft</td> <td>2 - 3</td> </tr> </tbody> </table>	ROADWAY CHARACTERISTICS TABLE + ON-ROAD BICYCLE RECOMMENDATIONS					ROAD NAME	TO	FROM	ROADWAY WIDTH	# TRAVEL LANES	LOUISBURG RD	Forestville Rd	Main St	60 - 115ft	4 - 5	MAIN ST	Louisburg Rd	Burlington Mills Rd	30 - 60ft	2 - 3	MAIN ST	Burlington Mills Rd	Young St	36 - 60ft	3 - 5	MAIN ST	E. Young St	Louisburg Rd	24 - 46ft	2 - 3	BURLINGTON MILLS RD	Main St	Forestville Rd	24 - 50ft	2 - 4	ROGERS RD	Main St	Mill Bridge Park Greenway	24 - 60ft	2 - 5	W. YOUNG ST / AVERETTE RD	Main St	Wait Ave	26 - 46ft	2 - 3	
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	<p>LEGEND</p> <ul style="list-style-type: none"> --- Proposed Greeways --- Proposed Sidepaths --- Developer-Built Greenways (in development) ● Proposed Intersection Treatment --- Existing Greenways ■ Civic/Commercial Centers ■ Schools 	<table border="1"> <thead> <tr> <th>AADT</th> <th>SPEED LIMIT</th> <th>CURB + GUTTER</th> <th>RECOMMENDATION</th> <th>INTERSECTION TREATMENTS</th> </tr> </thead> <tbody> <tr> <td>27,500</td> <td>55mph</td> <td>No</td> <td>Sidepath</td> <td>Super Street Crosswalk Accommodations</td> </tr> <tr> <td>10,500</td> <td>35 - 45mph</td> <td>No</td> <td>Sidepath</td> <td>Crosswalks</td> </tr> <tr> <td>11,500 - 14,000</td> <td>35mph</td> <td>Yes</td> <td>Separated Bike Lane</td> <td>Through Bike Lanes / Bike Boxes</td> </tr> <tr> <td>3,800</td> <td>35 - 45mph</td> <td>Yes</td> <td>Sidepath</td> <td>Crosswalks</td> </tr> <tr> <td>4,500</td> <td>45mph</td> <td>Partially</td> <td>Sidepath (preferred long-term) & Bike Lanes</td> <td>Through Bike Lanes, Bike Boxes, Crossing Markings</td> </tr> <tr> <td>9,000</td> <td>35 - 45mph</td> <td>Partially</td> <td>Sidepath (preferred long-term) & Bike Lanes</td> <td>Through Bike Lanes, Bike Boxes, Crossing Markings</td> </tr> <tr> <td>3,600 - 8,600</td> <td>35 - 45mph</td> <td>Partially</td> <td>Sidepath (preferred long-term) & Bike Lanes</td> <td>Through Bike Lanes, Bike Boxes, Crossing Markings</td> </tr> </tbody> </table>	AADT	SPEED LIMIT	CURB + GUTTER	RECOMMENDATION	INTERSECTION TREATMENTS	27,500	55mph	No	Sidepath	Super Street Crosswalk Accommodations	10,500	35 - 45mph	No	Sidepath	Crosswalks	11,500 - 14,000	35mph	Yes	Separated Bike Lane	Through Bike Lanes / Bike Boxes	3,800	35 - 45mph	Yes	Sidepath	Crosswalks	4,500	45mph	Partially	Sidepath (preferred long-term) & Bike Lanes	Through Bike Lanes, Bike Boxes, Crossing Markings	9,000	35 - 45mph	Partially	Sidepath (preferred long-term) & Bike Lanes	Through Bike Lanes, Bike Boxes, Crossing Markings	3,600 - 8,600	35 - 45mph	Partially	Sidepath (preferred long-term) & Bike Lanes	Through Bike Lanes, Bike Boxes, Crossing Markings	
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<p>NCDOT – Jacob Nicholson</p>	<p>DOT expects the project to require a TIA be performed by/under the Town’s LDO. Include the DOT in the scoping of that TIA.</p>																																										
<p>Engineering - Jacque Thompson</p>	<p>Based on the submitted materials, there are No comments to offer. Should the Concept Plan be revised/changed, there may be items to review and comment on – TBD.</p>		<p>TBD</p>																																								

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<p>COR Public Utilities - Tim Beasley</p>	<ol style="list-style-type: none"> 1. FYI - At the time of subdivision/development plan submittal, a Downstream Sewer Capacity Study will be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted with the Construction Drawings & constructed prior to the recording of lots. 2. FYI - A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to Construction Drawing approval. 	<p>N/A</p>
<p>Wake Co Watershed Management – Kevin Zelaya / Alex Geddie</p>	<p><i>No comments were received; not new staff, as Janet Boyer has retired. Wake County rarely comments on Rezoning so no constructive comments are expected; they will be involved mostly in Construction Infrastructure Drawing and Site Development Plans (both of which require County signatures).</i></p>	<p>N/A</p>
<p>Wake Co Fire / EMS - Brittany Hocutt</p>	<p>There are no comments on the materials contained in this submittal; future review of subdivision plans for compliance with Fire Code will occur.</p>	