

SDP-24-08 – 115 W. Young Joel Fund – V1 Submittal review cycle

START DATE: OCTOBER 2024	DUE DATE: <u>11-11-24</u>	TRC/STAFF Comments issued on: <u>11/12/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments. 2. Add revision dates to all submittal materials – primarily this means the SDP plan set. 3. Add “SDP-24-08” to the Cover sheet and on every plan set sheet. 4. Revise & Resubmit the Property Owner Consent Form – the Bottom is empty of information; If James Huntley james@curryeng.com is to be the point of contact and representative of this SDP for The Joel Fund, then James’ name should be in the bottom table of this form. 5. <u>113 and 115 W Young expressed on Plans</u> – Across the plan set revise these to reflect new ownership (Joel Fund) and the zoning, which is the same as 115 W Young (see further comment about correct Zoning). 6. <u>Cover Sheet/Signature Blocks</u> – maintain the white space on the right side for signature blocks; the Town will provide at the end a completed/signed “Stamp of approval” that you will be able to size to fit; City of Raleigh Utilities and Wake County Watershed management have their own blocks that you’ll need to attain and add to Cover; IF Wake County determines that this project does not need any County Permits, then I presume Wake County will NOT be signing this Plan set, and therefore their Block may be unnecessary – Applicant is to contact Wake Co. directly on this matter as expressed below. 7. <u>Cover Sheet/Site Information</u> – <ol style="list-style-type: none"> a. Revise to state “GC-CZ – General Commercial Conditional Zoning per REZ-23-07 approved on 05/07/2024.” b. Add the Approved and Signed Conditions of Approval for the property to this plan set; Applicant can simply create a new 2nd sheet of the plans and superimpose those documents (may be the easiest way); See uploaded File titled “Comment-REZ-23-07 Conditions”; alternatively, Applicant can replicate the Conditions in a table either on Cover Sheet or somewhere else in the plan set that Applicant finds more appropriate. c. Revise everything about the expression of “Setbacks” by: <ol style="list-style-type: none"> i. Change ‘Setbacks’ to “Building Setback Minimums”. ii. Remove word “Yard” from Setbacks/Front Yard and Side Yard. iii. Revise the Front from 30’ to 20’ iv. Add “Rear _____ 35” d. Add a new item “Street Yard Buffer _____ 30’ “ e. Revise Proposed Use to “Professional Office” to match what LDO states. f. Parking information – <ol style="list-style-type: none"> i. Add “Off-street” before word ‘PARKING’. 	

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	<ul style="list-style-type: none"> ii. Remove word 'Commercial', add "Professional Office" to match what LDO states. iii. Add the word "Minimum" after the ratio of 2/1,000 SF. iv. Revise word "Parks" to "spaces". <p>8. <u>Sheet C2.0</u> –</p> <ul style="list-style-type: none"> a. Site Information Table – replace with the same revised Table done on/for Cover Sheet. b. Revise property information where it is stating "Zoning: RM" – see other comment about correct Zoning. c. Revise the adjacent properties (113, 111 W Young) per other comment. d. Revise shown Rear Building Setback dimension from 36' to 35' to match LDO. <p>9. <u>Sheet L1.0</u> – Revise/Reduce the length of the Perimeter Bufferyard to parallel the development area of the parking lot, as it is that site improvement that warrants buffering (the building is remaining unchanged); perimeter bufferyards terminate at the point where they intersect with a Street yard bufferyard, and the parking lot improvement ends just short of where the 30' Street Yard buffer line is.</p> <p>10. <u>Sheet L2.0</u> – Revise/reduce the Landscape calculations commensurate with reduced Bufferyard area per above.</p> <p>11. <u>LDO 6.6 – Lighting</u> – there is no lighting plan nor lighting indicated; confirm there will be NO lighting installed, thus making the project exempt from lighting standards.</p> <p>12. FYI – LDO 6.8 Design Standards relative to the building are not applicable given scope.</p>	
Parks & Recreation - Eddie Henderson	<ul style="list-style-type: none"> 1. Per the 2022 Greenway Plan - a Sidepath needs to be installed on the west side of W Young Street. Revise to show or discuss with Town Staff. 2. Revise landscape plan to remove Ulmus parvifolia, which per the State is an invasive species – https://nc-ipc.weebly.com/uploads/6/8/4/6/6846349/invasive_plant_list_-_ranked_-_2023-11-16.pdf 	
Engineering - Brian Laux / Jacque Thompson	<ul style="list-style-type: none"> 1. See PDF of written memo comments dated 10-28-24 – there are 11 comments. 2. See PDF of mark-up comments – there are 12 entries/comments. 	
COR Public Utilities - Tim Beasley	The water meter relocation should be limited to 5' horizontally from the existing Water Stub, if possible. Revise plans to show this.	
Wake County Watershed Management - Janet Boyer	<u>Town Staff:</u> No comments were received. Applicant should contact Wake County Watershed Management staff and confirm if this project requires any Permitting/Approvals from the County. Janet Boyer janet.boyer@wake.gov is the primary reviewer in Rolesville.	Tbd
NCDOT – Jacob Nicholson	Project requires submittal/receipt of a Driveway Permit; Ensure (or revise) SDP to express that new/improved driveway; SDP-24-08 can be approved prior Driveway permit issuance.	N/A
Wake County Fire / EMS - Brittany Hocutt	No comments on the submittal.	