

SDP-24-05 – 414 S Main – V2 Submittal review cycle

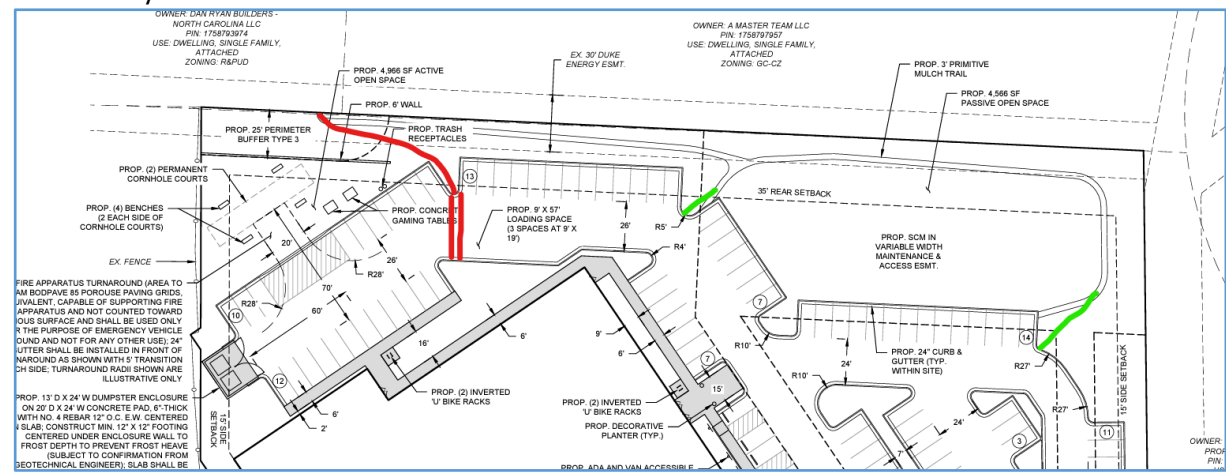
START DATE: AUGUST 08-02-24	DUE DATE: <u> 09-09-24 </u>	TRC/STAFF Comments issued on: <u> 09/06/2024 </u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. <i>Continue to Provide a Written Response to ALL comments.</i> 2. <i>Continue to Add revision dates to all submittal materials.</i> 3. <i>Continue to Cloud or bubble all changes to Staff knows where/what a Revision is, greatly improving Re-review and helps avoid “repeating” comments due to lack of clarity as to if/where revisions were made.</i> 4. REPEAT - <u>FYI Demolition Permit</u> – Staff is aware a Demolition Permit was submitted, but it was put on HOLD to allow for temporary uses to be conducted on the property; pursue the Demolition Permit, and demolish the property asap. While the SDP can be approved absent a cleared site, a Pre-Construction Meeting will NOT be arranged absent the issuance of the Demolition Permit and clear intention to pursue this project is observed. As previously expressed, Demolition can absolutely occur in advance of, or even absent of, SDP approval. 5. <u>FYI – Building Height – TA-24-02</u>, to revise Building Heights in all LDO Non-residential Zoning Districts, is anticipated to be presented as an information item to the Town Board of Commissioners at the September 17, 2024 Work Session meeting, and upon direction from the Board, a Legislative Hearing at the October 8, 2024 Regular meeting of the Board. IF adopted by the Board, all references to Permitted Building Height will need to be revised to mesh with the LDO as amended by TA-24-02. 6. See PDF of mark-ups on the Architectural Elevations. 7. See PDF of mark-ups on Sheets C-4 and C-11 only. 8. REPEAT - <u>Traffic Generation/Traffic Impact Analysis (TIA)</u> – Submit a Traffic Generation Letter for the project as asked for in the email dated 06/26/2024 @ 1:27 PM from the LDO Land Development Administrator, Meredith Gruber. This was to be provided and emailed to the Planning Director, NCDOT contact (Jacob Nicholson), and Assistant Planning Director/TRC Coordinator. Please explain/provide. 9. REPEAT - <u>Alternative Parking Plan (APP) request</u> – Applicant& Town Staff should pursue this as a side objective and plan for how and when to take this to the Board of Commissioners. Recall prior Staff information that the only other APP to occur proceeded via an Evidentiary Quasi-Judicial Hearing by the Town Board. The remainder of the review of this SDP hinges on the parking decision by Town Board. 10. Partial Repeat - <u>Lighting Plan (submitted as a separate file)</u> – clarify or explain if the project includes wall-mounted lighting. 11. REPEAT - <u>Sheet C-10, Landscape Plan</u> – Per Section 6.2.4.5.B note that the preservation standards outlined shall apply and a Preservation Plan in accordance with Section 6.2.4.5.C shall be prepared. Further review will be necessary once this required element is provided. 	

- a) RESPONSE: Tree preservation standards have been addressed in the “Tree Preservation Notes” on the landscape plan.
 - b) NEW COMMENT: Based on the submitted tree preservation plan, it is unclear what existing vegetation will remain, if any. On Sheet C-11, be explicitly clear and label what/where existing vegetation will remain.
12. NEW – Sheet C-4 - Note, in accordance with LDO Section 6.8.4.B.5, Pedestrian Crossings, a street crossing shall be required here due to the proposed pedestrian walkway connection. Such crossing should lead to a permanent walkway which connects to the building entrance on the right elevation. Additionally, it is unclear how this proposed pedestrian path will be accessed. It is recommended that the entrance to the path be shifted above where the R27' callout is. (See both locations on the provided markups where this requirement is applicable).
13. NEW – Sheet C-11 - Please note that parking perimeter plantings in accordance with LDO Section 6.2.4.4.G shall be provided in these locations. Refer to Figure 6.2.4.4.2 for additional clarity on this requirement (See both locations on the provided markups where this requirement is applicable).

- Regarding pedestrian connections to the adjacent Townhome subdivision, see exhibit below:
1. Please construct the **RED** component as an all-weather pathway. The material, the width, the method of construction is all up to the Applicant as this is a voluntary element not required by the LDO; however it achieves greater Town policies of encouraging and enabling pedestrian connectivity from residential concentrations to activity centers (eliminating unnecessary vehicle trips).
 2. Please revise entrances/exits for mulch trail to increase pedestrian accessibility – See **GREEN** items.
 3. Provide Painted crosswalks/stripes across vehicle use areas (drive aisles of parking lot) from terminus of all pedestrian pathways to one another; Pedestrian pathway continuations and connections should be clear and obvious as they intersect and cross vehicle use areas.

Parks & Recreation - Eddie Henderson



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Engineering - Brian Laux / Jacque Thompson	See two PDF's – 1.) Written Memo comments dated August 28, 2024 – there are 19 numbered Comments. 2.) Mark-ups on the SDP plan set – there is an indeterminate # of Staff entries/comments due to AutoCad entries appearing in the “Comments” tab of Adobe.	
Wake Co Watershed Mgmt - Janet Boyer	V1 - No comments were received from Wake County on this submittal; Wake county will be involved in V2 submittal review. Applicant is encouraged to contact Wake County for input and/or apply for the required and associated SEC and SWF permits that the project will require.	TBD
Wake Co. Fire / EMS - Brittany Hocutt Lingle	1. FIRE LANE TURNAROUND AT REAR SHALL HAVE SIGNAGE ON BOTH SIDES TO DESIGNATE THAT AREA FOR FIRE TRUCKS ONLY.	
NCDOT – Jacob Nicholson	1. REPEAT -- A (ITE) Trip Generation Memo will be needed to determine if a TIA is required or not. Looking at the plans on the town's TRC website, the proposed land use is a highly variable use in terms of trip intensity. 2. Full review of the plans will occur as a part of the NCDOT Driveway Permit review process.	
COR Public Utilities - Tim Beasley	No further comments.	