

February 13, 2025

Planning Department
Town of Zebulon
1003 N. Arendell Avenue
Zebulon, NC 27597
(919) 887-2824

RE: TRC Comments – PD Submittal #1
Project Number: **1556960**
Project Name: **Zebulon Mixed Use**

Dear Town of Zebulon & Wake County TRC Reviewers:

Thank you for the timely review and response to our plans submitted for the subject project. We are in receipt of the below listed review comments based on the submitted Mixed Use PD Set dated **12/02/2024**, consisting of **commercial outparcels, mixed retail/residential and multi-family residential** on combined parcels 1796748489, 1796854029, and 1796845839. The original comments below are followed by the actions taken and/or clarifications to address the comments.

Comment Legend:

Comment

Response from McKim & Creed

**AGENCY REVIEW 'NOT APPROVED' LETTER DATED AND RECEIVED
01/06/2025**

CORPUD Review

Reviewed By: City of Raleigh

Mike Fowler, mike.fowler@raleighnc.gov, (919) 996-2524

Page 3 Project Master Plan

Comment 4. Text Box:

Property needs to apply for annexation into Zebulon City limits before connecting to Raleigh Water public utility system.

An Annexation application will be submitted upon PD approval.

Comment 5. Callout:

Call out TSV and 3 valves as required by CORPUD standards where you are tying on to the main.

TSV and 3 valves as required by CORPUD standards will be included in the civil design submittal.

Comment 6. Text Box:

Adhere to CORPUD standard detail W-34 for fire, domestic, and irrigation options.

CORPUD standard detail W-34 for fire, domestic, and irrigation options will be utilized in the civil design submittal.

Comment 28. Callout:

Call out and label existing easement information (size and book of maps references).

Existing easement information (size and book of maps references) have been labeled and called out.

Comment 35. Callout:

This portion of proposed sewer will need an easement up to the property line ending in a manhole.

An easement has been shown up to the property line on Sheet 3 and the Utility Concept Plan, and a manhole added on the Utility Concept Plan.

Utility Concept Plan

Comment 1. Callout:

Call out TSV and 3 valves as required by CORPUD standards where you are tying on to the main.

TSV and 3 valves as required by CORPUD standards will be included in the civil design submittal.

Comment 2. Text Box:

Property needs to apply for annexation into Zebulon City limits before connecting to Raleigh Water public utility system.

Acknowledged. An Annexation application will be submitted upon PD approval.

Comment 3. Text Box:

Adhere to CORPUD standard detail W-34 for fire, domestic, and irrigation options.

CORPUD standard detail W-34 for fire, domestic, and irrigation options will be utilized in the civil design submittal.

Comment 7. Callout:

Call out and label existing easement information (size and book of maps references).

Existing easement information (size and book of maps references) have been labeled and called out.

Comment 34. Callout:

This portion of proposed sewer will need an easement up to the property line ending in a manhole.

An easement has been shown up to the property line on Sheet 3 and the Utility Concept Plan, and a manhole added on the Utility Concept Plan.

ENGINEERING Review

Reviewed By: LJB

Sam Williams, swilliams@ljbinc.com, (919) 594-6735

Page 3 Project Master Plan

Comment 29. Callout:

Please show all aisle widths, to confirm that they meet requirements of UDO Section 9.3.11.F.

Dimensions have been added to all drive aisles to confirm adherence to UDO Section 9.3.11.F

Comment 30. Text Box:

Show drainage and access easements to stormwater pond.

Drainage and access easements to the stormwater pond have been shown on the PD Plan.

Comment 31. Callout:

Please verify that the location of this access point meets the stem length requirements of UDO Section 5.1.6.F, or that this section does not apply to this situation.

UDO Section 5.1.6.F does not apply to this situation in that the parking access point is from a private internal drive, not a public street.

Comment 32. Callout:

Please verify that the location of this access point meets the stem length requirements of UDO Section 5.1.6.F, or that this section does not apply to this situation

UDO Section 5.1.6.F does not apply to this situation in that the parking access point is from a private internal drive, not a public street.

TIA Review

Reviewed By: LJB

Sam Williams, swilliams@ljbinc.com, (919) 594-6735

Comment 33. Text Box:

The Synchro data in the appendix shows high delays for vehicles exiting the site in both peak hours (>200s in the AM and >450s in the PM). Please coordinate with Town of Zebulon staff to determine whether additional improvements may be required to mitigate these delays.

These delays at an unsignalized intersection during the peak hours are not uncommon. Turn lanes into and out of the site are recommended to mitigate any queueing. The queueing is not expected to impact the site operations or impact NCDOT roads. The only additional improvement that could be considered is signalization, which would be unlikely at this location due to not meeting the necessary warrants and the proximity to the existing signal to the north.

FIRE AND LIFE SAFETY Review

Reviewed By: Town of Zebulon

Zebulon Fire Department, fire.idt@townofzebulon.org, (919) 823-1808

Page 3 Project Master Plan

Comment 38. Callout:

Need drawings to show where private fire hydrants will be located that adhere to NC Fire Code requirements.

Location of private fire hydrants per NC Fire Code requirements will be shown on civil design drawings.

PLANNING Review

Reviewed By: Town of Zebulon

Christopher Medina, cmdeina@townofzebulon.org, (919) 823-1870

General Issues

Comment 8. Utility Allocation Policy:

You need to provide the breakdown on how you intend to meet the utility allocation policy. Please fill out the utility allocation sheet and provide detail on the site plan of the parts of the utility allocation policy you are using to get the required 60 points.

The Utility Allocation Policy must be completed and submitted to connect this property to the public water system, which is operated by the City of Raleigh. All sites must accumulate at least 60 total points to merit water allocation. You may be eligible to receive 40 base points as a proposed mixed-use development. It is then up to you as the applicant figure out how you can achieve the additional bonus points throughout the site. Bonus points might be received through some of your proposed on-site amenities such as the

pool, playground, amenity center, and outdoor event venue. Please contact the Zebulon Planning Department if you have any questions regarding the Utility Allocation Policy

A Utility Allocation Chart has been added to Sheet 3, PD Site Plan and in Section IX.B of the PD Narrative. A completed Utility Allocation Policy will be submitted separately.

Comment 9. Survey:

Please note that a survey of this property is required to move forward with this planned development application.

A separate survey document has been submitted with this revision set.

Comment 11. Annexation:

Since the site will be connected to public water and sewer, the site will need to be annexed into the Town of Zebulon Corporate Limits before construction drawings are signed. No land disturbance can occur before this time. When you are ready for annexation, please submit a separate annexation application on GeoCivix. The annexation application form is located on the Town's website. Please contact Planning Department staff if you have any questions with this process.

An Annexation application will be submitted upon PD approval.

Comment 41. Planned Development (PD) Narrative:

Please list all of your conditions/deviations for this project on a Planned Development (PD) narrative. Please feel free to also list standards that you will be abiding by. Town staff strongly recommends providing as much detail as possible in this narrative, which includes providing the section of the UDO you are mentioning.

A Planned Development (PD) Narrative that includes a list of conditions has been submitted with this revision set.

Comment 45. Uses:

Please provide in your PD narrative a list of all uses that will be permitted under this PD. Please see the principal use table (UDO Section 4.2.3) for reference of allowed uses within a PD district staff recommends permitting similar uses to the OI district as it is most similar in character to what is being proposed in this PD.

A list of permitted uses has been included in Section IV of the PD Narrative submitted with this revision set.

Comment 46. Commercial Building/Architectural Design:

Please provide in the PD narrative whether the commercial buildings will follow UDO Section 5.3.1 Commercial Design Standards or if any deviations (listed as conditions) will be required.

If these buildings will have a drive-through the buildings will have to follow UDO section 5.3.2 Mixed Use Design standards as required by the Drive-Through use specific standards (UDO section 4.3.5.NN.2).

If you would like to vary from either of these sections please provide a condition in the PD Narrative

Please see PD Narrative section VI and Appendix A.

Page 1 Rezoning Plan - Cover

Comment 42. Text Box:

Please provide your dimensional standards for this site. This includes setbacks, lot coverage, lot area, lot width, maximum building height, etc.

Dimensional Standards have been added to Page ,1 Rezoning Plan – Cover.

Page 3 Project Master Plan

Comment 13. Cloud:

Please note that the Town's Comprehensive Transportation Plan has NC Highway 96 expanding to a 4-lane divided widening/altering. With that said, you as the developer are responsible for constructing your half of the median, additional road lane, including curb, gutter, 5-foot planting strip, and sidewalk. Please address this road-widening in your re-submittal. If you have questions regarding this, please contact the Zebulon Planning Department.

The plan has been updated to address the NC Highway 96 expansion to a 4-lane divided roadway by depicting one half of the improvements merged with the TIA recommendations, and curb & gutter, 5' planting strip and 5' sidewalk along the project frontage. The developer may seek a fee-in-lieu for the median construction.

Comment 14. Cloud: and Comment 15. Cloud:

Please provide the driveway width here. Please note that the minimum driveway width for mixed-use developments are 12 feet for one-way driveways and 24 feet for two-way driveways. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

Dimensions have been added to the plan at all driveways. No deviation from standard is proposed.

Comment 18. Text Box:

Town staff would highly recommend that the applicant create a pedestrian trail throughout this entire property. The reason for this is because there are lots of residential properties surrounding this site, and a pedestrian/bicyclist friendly trail and/or path would increase the appeal of this mixed-use development to these surrounding communities. Section 5.1.9: On-Site Pedestrian Walkways will be an important section of reference for this requirement. Additionally, pedestrian connections are required to connect

the front door of any commercial or office use to the public sidewalk (along Zebulon Rd).

An 8' multi-modal trail linking the xx Greenway to NC Highway 96 has been added to the plan. Pedestrian connections from NC Highway 96 sidewalk to the front door of the mixed-use buildings are shown as well.

Comment 19. Cloud:

Additionally, town staff have concerns about the trail that is connecting to the parcel on the northeastern portion of the property. We would like to ensure how this can be done ethically while not upsetting adjacent property owners. Please address this in your re-submittal.

The greenway and sewer extensions are located in a 60' easement as shown on Sheet CS-3 Overall Existing Conditions Plan & Sheet CS-3a Existing Conditions Plan.

Comment 20. Cloud:

Please note that plantings such as shrubs are required in front of all parking spaces to filter light from vehicle headlights per UDO Section 5.6.9.C. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative

A condition has been added in the PD narrative to forego foundation/parking perimeter shrubs along the front of the retail space in the mixed-use buildings to facilitate pedestrian flow between the retail spaces and accommodate potential outdoor dining and seating.

Comment 22. Cloud:

Please provide the parking space width and depth for all proposed spaces. Please note that for perpendicular parking spaces, the minimum width is 10 feet and the minimum depth is 19 feet per UDO Table 5.8.5.B. However, the Town also allows for perpendicular spaces to have a minimum width of 9 feet and minimum depth of 20 feet in a recent update. Town staff would allow either 10x19 or 9x20 parking spaces.

Dimensions have been added to the plan to show width and depth of parking spaces.

Comment 23. Cloud:

Please add crosswalks for all spaces where proposed sidewalks connect such as this one highlighted here.

Crosswalks have been added to the plan to show all sidewalk connections.

Comment 24. Cloud:

Please refer to the dumpster enclosure design standard located in UDO Section 5.3.2.F.

Dumpster enclosure design will adhere to UDO Section 5.3.2.F.

Comment 44. Cloud:

As we do not know the uses of these buildings at this time, please provide a statement of the provided parking spaces in the PD narrative. Ensuring that

any deviations from the parking requirement can be covered. Please refer to UDO Section 5.8.4.

A statement of the provided parking spaces has been included in Section VII of the PD Narrative.

Comment 47. Cloud:

Please provide a 15 feet modified type C street-scape buffer per UDO Section 5.6.12. If you plan to deviate from the requirements of the ordinance please add a condition to your PD narrative.

A 15' modified Type C Streetscape Buffer per UDO Section 5.6.12 has been added to the plan. Modifications are: 15' minimum width beginning at the ROW, 20 shrubs required per 100 LF, and 5' maximum spacing for shrubs. Requirements not modified are 3 Canopy Trees per 100 LF and 6 Understory Trees per 100 LF.

Comment 48. Text Box:

Staff recommends providing a stub to the property to the north and a stub to the property to the south for possible future cross-connection to other properties.

Stubs to adjacent parcels to the north and south have been added to the plan.

Comment 49. Cloud:

The UDO defines Active Open Space as, "Land set aside for the residents or a development and under common ownership that is configured for active forms of recreation. Active open space typically includes playgrounds, athletic fields and courts, and similar features devoted to movement, activity, or sports pursuits." Staff Recommends adding in a requirement for a % of the open spaces to be dedicated to Urban Open Space. This would include amenities such as dog parks, pocket parks, outdoor gathering areas with grills, etc). By adding Urban Open space it allows the project better align with the requirements of the ordinance while still meeting the intent of providing outdoor amenities.

A minimum percentage of the Active Open Space has been established to be Urban Open Space for the mixed-use buildings and the multi-family. This is reflected in Section XII of the PD Narrative and on the PD Plan.

Comment 50. Cloud:

As this is a PD you are able to set your own buffers. Please make sure to include in the PD narrative what buffer would be required for this development.

Buffers have been listed in Section V.C of the PD Narrative and on the plan sheet.

Page 3 Project Master Plan

Comment 43. Cloud:

Please elaborate on what allowed commercial uses will be permitted.

Commercial uses have been listed in the application and in the PD Narrative section IV.

WAKE COUNTY SOIL AND EROSION CONTROL Review

Reviewed By: Wake County

Carrie Mitchell, carrie.mitchell@wake.gov, (919) 856-6386

Comment 26. Engineer:

provide grading and drainage sheet showing the proposed stormwater system..

Grading and drainage will be provided at civil design.

Comment 27. Engineer:

additional comments can be found on the uploaded Wake County Review checklist.

Acknowledged. Please see responses below.

PSPR – ROLESVILLE, WENDELL, ZEBULON TRC PLAN REVIEW **CHECKLIST DATED AND RECEIVED 12/31/2024**

Submittal Package Requirements:

2. One copy of the Municipal Stormwater Tool (Site Data Sheet, Drainage Area Sheets, Site Summary Sheet, BMP Sheets, and BMP Summary sheet). The design tool may be downloaded here. **Provide for review**
One copy of the Municipal Stormwater Tool will be provided at civil design.
3. Drainage Area Maps with stormwater discharge points (existing/post construction/post BMP). **Provide for review**
Drainage Area Maps with stormwater discharge points will be provided at civil design.
4. Copy of the USGS Quad Map with delineated project limits. **Provide for review**
Copy of the USGS Quad Map with delineated project limits will be provided at civil design.
5. Copy of the Wake County Soil Survey map with delineated project limits from the 1970 manuscript in color. **Provide for review**
Copy of the Wake County Soil Survey map with delineated project limits will be provided at civil design.
- 6b. Show all Neuse Riparian Buffers: [15A NCAC 02B .0714] **Show buffers**
Client intends to disturb the stream and is in the process of permitting.

- 6c. Delineation of all existing and proposed impervious surfaces: roads, well lots, recreation sites, single family residences, etc. (consistent with Municipal SW Tool inputs). **Show on plans**

All existing and proposed impervious surfaces will be shown and quantified on civil design plans.

- 6e. Proposed drainage easements and widths (in Feet). **Show drainage easements on plans**

A drainage easement has been shown on the PD Site Plan and the Utility Concept Plan, subject to change based on civil design.

- 6g. Proposed easement access lanes and sediment disposal areas for future maintenance of stormwater management facilities. Provide and label minimum 20 ft. Access easement and 10 ft. Maintenance easement from toe of stormwater pond embankment. **Show SCM easements on plan**

A 20' access easement has been shown on both the PD Site Plan and the Utility Concept Plan. A 10' maintenance easement has been shown on the Utility Concept Plan and noted in a callout on the PD Rezoning Plan.

Stormwater Management Requirements indicated in items 7 – 12 are acknowledged and will be addressed during civil design.

If additional clarification is needed to ensure your comments have been addressed, please contact me at **704-945-3370**, ext. **1370**.

Respectfully,



Beth B. Johnston, PLA

Project Manager

Cc: Project File