



TOWN of WAKE FOREST

Wake Forest Planning Board

Meeting Agenda

August 12, 2025 at 6:00 PM

All items listed are for discussion and possible action.

Notice

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall board chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Town Clerk [Ella Downtin](#) at 919-435-9432 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Planning Board Meetings

All Planning Board meetings are broadcast live on [WFTV 10](#) beginning at 6 p.m. Meetings are also aired online on the [Public Meetings Portal](#) on the [Town of Wake Forest website](#). Archived meeting videos are also provided and available for one year after the original air date.

Meeting Agendas

The [Planning Board](#) meeting agenda is available to be viewed and downloaded by noon on the Friday prior to the third Tuesday of each month. Citizens may request copies of the agenda or submit questions concerning agenda items by calling the Deputy Town Clerk's office at 919-435-9432. Citizens may also receive a copy of each month's agenda via email by enrolling in the free [E-Notifier](#) subscription service.

Public Hearings

When an agenda item is denoted as a [Public Hearing](#), persons attending shall be permitted to address the Board of Commissioners regarding the item under consideration with those speaking in favor first and those against speaking second. Proponents and opponents shall each be given three minutes of time to speak and may choose to allow one speaker to utilize the time. In the event either proponent(s) or opponent(s) have not designated a speaker to represent the view, each speaker will be allowed three minutes each to express his/her comments, ideas, concerns, expressions, and desires. Only comments on a Public Hearing will be allowed during this time.

Public Comment

During the Public Comment period, anyone wishing to address the Board of Commissioners concerning an issue or topic that is not a public hearing item or an agenda item should complete and submit the Board of Commissioner Public Comment Form on the [Town website](#). Then, during the Public Comment portion of the meeting, Mayor Jones will recognize you and invite you to the podium at which time you will have three minutes to speak. Thank you for your cooperation.

1. Call to Order

2. Adoption of Agenda

3. Approval of Minutes

3.A Approval of Minutes

4. Presentations

4.A Recognition of Karin Kuropas.

5. Old Business with Public Comment

6. Old Business

7. New Business with Public Comment

7.A Consideration of LEGISLATIVE CASE RZ-24-07, Star Road Condos, a rezoning filed by filed by SJP Raleigh-Durham LLC to rezone 14.12 acres located at 0 Star Road, being Wake County Tax PIN 1739659784 from Highway Business (HB) to General Residential 10-Conditional District (GR10-CD).

[RZ-24-07 Staff Report.pdf](#)

[Attachment A - Neighborhood Meeting Minutes.pdf](#)

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment D - Plan Consistency Analysis.pdf](#)

[Attachment E - CTP Future Road 04 Alignment Maps.pdf](#)

[Attachment F - US-1 Council of Planning Memorandum of Conformity Star Rd Condos.pdf](#)

[Attachment G - TIA Executive Summary and NCDOT Review Report.pdf](#)

[Exhibit 1 - Proposed Star Road Condos Master Plan.pdf](#)

8. New Business

8.A Appoint Chair for the 2025 Calendar Year.

9. Staff Comments

10. Planning Board Comments

11. Adjournment



PLANNING BOARD AGENDA ITEM REPORT

Agenda Item No.: 2025-544-
Submitted by: Ella Dowtin, Planning
Submitting Department: Planning
Meeting Date: August 12, 2025

Subject

Approval of Minutes

Recommendation:

item Summary:

ATTACHMENTS:

- [3-11-2025 Planning Board Minutes Draft.pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, March 11, 2025, at 6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Karin Kuropas, Michael Almquist, Elaine Sheppard, Anna Shope, Jordan Banks, and Matt Davis.

Planning Board Members absent: Adam Redler

Staff Members present: Senior Planner Tim Richards, Facilities Director Mickey Rochelle, Fire Chief Ron Early, Town Attorney Eric Vernon, Planning Director Jennifer Currin, Town Clerk Evelyn Wright, and Deputy Town Clerk Ella Dowtin.

1. Call to Order

Chair Kuropas called the meeting to order at 6:00 p.m. and introduced the agenda.

2. Adoption of Agenda

ACTION:

Motion to approve and amend agenda by switching agenda items 7A to 7B.

Motion by Member Elaine Sheppard.

Seconded by Member Anna Shope.

Motion carried 5-0.

3. Approval of Minutes

ACTION:

Motion to approve minutes from January 14, 2025, as presented.

Motion by Member Anna Shope.

Seconded by Member Elaine Sheppard.

Motion carried 5-0.

4. Presentations

None at this time.

5. Old Business with Public Comment

None at this time.

6. Old Business

None at this time.

7. New Business with Public Comment

7.A Consideration of LEGISLATIVE CASE RZ-24-06, 1621 & 1701 Wait Avenue, a rezoning filed by filed by Town of Wake Forest to rezone 4.48 acres located at 1621 & 1701 Wait Avenue, being Wake County Tax PINs 1850578617 and 1850670578 from Wake County's Highway District (HD) to Wake Forest's Rural Holding District (RD).

Senior Planner Tim Richards presented RZ-24-06, a rezoning case for 1621 and 1701 Wait Avenue properties.

Public Comments

Paul Jason Baker – 1705 Wake Ave. – Wake Forest, NC 27587

Public comments closed.

ACTION:

Motion to approve RZ-24-06 for Wade Ave. rezoning as it is generally consistent with the relevant policies in the Comprehensive Plan and is reasonable in the public interest.

Motion by Member Michael Almquist.

Seconded by Member Elaine Sheppard.

Motion carried 6-0.

7.B Consideration of LEGISLATIVE CASE RZ-24-04, White Street Mixed Use, a conditional district rezoning filed by Chase Massey on behalf of Thales Academy, Inc., to rezone 3.93 acres located at 0 North White Street, being Wake County Tax PIN 1841966020, from Neighborhood Business (NB) to Neighborhood Mixed-Use Conditional District (NMX-CD).

Senior Planner Tim Richards presented RZ-24-04, a rezoning case for White Street Mixed Use.

Discussion

The board discussed rezoning CASE RZ-24-04, raising the following concerns: the type of buffering for White Street, affordable housing, the percentage of the cost, TIA updates, the connection on Harris Road, the \$20,000 allocation for safety measures, baseball traffic, pedestrian crosswalks, parking space size, and buried power lines.

Jon Frazier from FLM Engineering and Attorney Tamara Weightman from BA Folk, PLLC, were available to answer the board's questions.

Public Comments

Margaret Watkins – 407 Belmellen Ct. – Wake Forest, NC 27587

Stephen Stoller – 3135 Lariat Ridge Dr. - Wake Forest, NC 27587

Public comments closed.

ACTION:

Motion to approve Consideration of Legislative Case RZ-24-04 as the Zoning Map amendment is generally consistent with the Comprehensive Plan and in the public interest, with the following recommendations. The affordable housing unit should be increased to 8%, and a stop sign be installed at the corner of Royal Mill Ave. and N. White Street if deemed appropriate by the town.

Motion by Member Michael Almquist.

Seconded by Member Matt Davis.

Motion carried 6-0.

8. New Business

None at this time.

9. Staff Comments

None at this time.

10. Planning Board Comments

None at this time.

11. Adjournment

Chair Karin Kuropas adjourned the meeting at 7:01 pm.

Duly approved in open session this 12th day of August 2025.

Ella Downtin
Deputy Town Clerk

Matt Davis
Planning Board Vice-Chair



PLANNING BOARD AGENDA ITEM REPORT

Agenda Item No.: 2025-547-

Submitted by: Jennifer Currin, Planning

Submitting Department: Planning

Meeting Date: August 12, 2025

Subject

Recognition of Karin Kuropas.

Recommendation:

item Summary:

ATTACHMENTS:



PLANNING BOARD AGENDA ITEM REPORT

Agenda Item No.: 2025-536-
Submitted by: Patrick Reidy, Planning
Submitting Department: Planning
Meeting Date: August 12, 2025

Subject

Consideration of LEGISLATIVE CASE RZ-24-07, Star Road Condos, a rezoning filed by filed by SJP Raleigh-Durham LLC to rezone 14.12 acres located at 0 Star Road, being Wake County Tax PIN 1739659784 from Highway Business (HB) to General Residential 10-Conditional District (GR10-CD).

Recommendation:

item Summary:

ATTACHMENTS:

- [RZ-24-07 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Minutes.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Plan Consistency Analysis.pdf](#)
- [Attachment E - CTP Future Road 04 Alignment Maps.pdf](#)
- [Attachment F - US-1 Council of Planning Memorandum of Conformity Star Rd Condos.pdf](#)
- [Attachment G - TIA Executive Summary and NCDOT Review Report.pdf](#)
- [Exhibit 1 - Proposed Star Road Condos Master Plan.pdf](#)



Staff Report

Case RZ-24-07: Star Road Condos Conditional District

Meeting Date	August 12, 2025
Requested Actions	Consideration of the following items related to the Zoning Map Amendment request for 0 Star Road: 1. Act on Plan Consistency Statement 2. Rezone 14.12 acres on the Town of Wake Forest Zoning Map from Highway Business (HB) to General Residential 10-Conditional District (GR10-CD).
Case Manager	Patrick Reidy, Development Services Manager

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
April 9, 2025 (See Attachment A)	August 12, 2025	September 16, 2025

CASE INFORMATION

Applicant	SJP Raleigh-Durham LLC C/O Dustin Atkielski 104 S. White Street, Suite 207 Wake Forest, NC 27587
Property Owner	Star Landing 2 LLC C/O Dustin Atkielski 2560 Lord Baltimore Drive Baltimore, MD 21244
Location	Frontage along Moonbow Trail and Timberline View Drive (under construction)
Addresses	0 Star Road
Wake County Tax PIN	PIN 1739659784
Acreage	14.12

Zoning	Existing: Highway Business (HB) Proposed: General Residential 10 Conditional District (GR10-CD)
Land Use	Existing: Vacant Proposed: Dwelling-Multifamily (2over2 condos)
Corporate Limits	This application is within the Town's extra-territorial jurisdiction.
Community Plan Designation	Corridor Commercial, Light Industrial, and Commercial & Industrial Area Plan #1

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan [page 42](#) for a description of Corridor Commercial, [page 44](#) for a description of Light Industrial, and [page 54](#) for a description of Commercial & Industrial Area Plan #1.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Multifamily (Hawthorne at the Forest) and Vacant	CU GR10 (RZ-12-05) and GR10-CD (RZ-21-09)
South	Railroad Right-of-Way and Light Industrial (storage yard)	Light Industrial (LI)
East	Dwelling – Single-Family (Local Landmark)	Rural Holding District (RD)
West	Light Industrial, Office, and Retail (Wake Forest Exchange)	HB-CD (RZ-23-06)

The proposed land uses are generally **incompatible** with surrounding land uses.

The proposed zoning is generally **incompatible** with surrounding zoning.

See Attachment C for associated maps.

MASTER PLAN ANALYSIS

Parking	Required: Per UDO Chapter 9.4, the parking requirement for Multifamily is 1.8 spaces per unit. A total of 194 parking spaces are required. The bicycle parking requirement for Multifamily is 2 per 40 auto spaces, or 13 bicycle parking spaces.
	Proposed: The Master Plan shows 216 parking spaces provided. The applicant proposes to provide 24 bicycle parking spaces.

	Summary: The proposed Master Plan complies with the minimum parking requirements in the UDO.
Public Utilities	Required: The UDO requires that public water and sewer mains are extended to serve the site.
	Proposed: This property is served by an 8" water line located in Moonbow Trail. It is also served by a 12" sewer line located along the western property boundary and adjacent to the stream.
	Summary: The proposed Master Plan complies with the public utility requirements in the UDO.
Roads	Required: The Comprehensive Transportation Plan (CTP) identifies a future backage road (Future Road 04) as a collector road with a 2A road cross-section. The 63' cross section includes 2-12' travel lanes, 2.5' curb and gutters, 6' verges, and 10' multiuse paths. Based on the number of trips generated with the proposed uses allowed, the UDO required a Transportation Impact Analysis (TIA). Proposed: A 63' right-of-way is provided. The cross-section is CTP consistent; however, the alignment of the right-of-way is not consistent with the CTP. The purpose of the alignment shown in the CTP is to provide a continuous backage road to connect to S. Main Street as an alternative when Star Road's access to S. Main Street is removed by the U-5307 project. The applicant is showing a consistent alignment at the southern end of the project. The proposed alignment should then continue to the road right-of-way that has already been dedicated to the Town by Hawthorne at the Forest apartments on the east side of their property. The alignment proposed by the applicant does not meet the intent of the future backage road and instead provides a circuitous connection directing traffic through the Hawthorne at the Forest apartment complex. The roadways in Hawthorne at the Forest were not designed and constructed using 2A cross-sections and do not have multi-use paths as Future Road 04 shows in the CTP. The proposed alignment does not provide a direct connection to Future Road 04 and introduces unnecessary slowing and stop movements along a backage road. The US 1 Council of Planning determined that the proposed Master Plan was not in compliance with the US 1 Corridor Study at its July 7, 2025 meeting. The US 1 Council of Planning commented that "the plan as currently proposed is not consistent with the US-1 Plan (U-5307) as the road proposed with the project would not allow for the proposed North-South movement" (See Attachment F). NCDOT's S-line rail project shows the rail being realigned to the east of this site, but it does not have an impact on the subject site. A TIA was provided for the project (Attachment G). The TIA was reviewed

	by NCDOT as an amendment to the previously rezoned Wake Forest Exchange project. The Town of Wake Forest reviewed the TIA as a standalone project for the multifamily units. In both scenarios, no additional improvements to mitigate the impact of the development are required beyond what the developer is already constructing for the Wake Forest Exchange project. Those previously approved improvements are: <u>US-1 and Star Road Connector (WB)</u> • Install a traffic signal along the eastern side of the intersection. <u>US-1 and Star Road Connector (EB)</u> • Convert to free-flow (north bound and south bound Star Road approaches converted to stop-control) • Provide a two-way left-turn lane (TWLTL) for northbound approach, extending to southbound approach of Site Access A. (~600 feet) Summary: The proposed Master Plan does not comply with the road alignment and intent in the CTP. If the rezoning were to be approved, the Master Plan should be conditioned to be modified to comply the alignment of the backage road shown in the CTP.
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PROPOSED MODIFICATIONS OF BASE GR10 ZONING DISTRICT STANDARDS

Article 2.2.5.C.1 Principal Front Setback (min)	
Required:	20 feet
Proposed:	10 feet
Article 2.2.5.C.1 Street Side/Secondary Front Setback (min)	
Required:	20 feet
Proposed:	10 feet
Article 2.2.5.F.1 Principal Building Height (max)	
Required:	3 stories
Proposed:	4 stories
Article 6.7.2.H Alley Length (max)	
Required:	400 feet with a permanent turnaround at the terminus
Proposed:	700 feet
Article 7.5.3.A Accessibility/Visibility	

Required:	All recreation spaces shall be conveniently accessible to all residents of the development and shall have a minimum of 20 feet of frontage on at least one public street within the development.
Proposed:	All recreation spaces shall have a minimum of 20 feet of frontage on at least one private street or internal site drive. There are open spaces located at the north and south ends of the proposed development that are conveniently accessible.
<i>See Attachment B for proposed zoning conditions.</i>	

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally inconsistent with the adopted Community Plan. The four main areas of inconsistency are: - Land Use Plan (pages 42, 44, and 47): The Land Use Plan calls for primarily Corridor Commercial for these properties with a small portion of the site showing Light Industrial. Corridor Commercial uses include auto-oriented retail and service businesses, such as large-scale shopping centers, grocery stores, restaurants, gas stations, and hotels. Standalone office uses are included within this designation. Corridor Commercial areas serve patrons from within Wake Forest and the region and play a role in strengthening the Town's tax base. Light Industrial is only shown within the stream and buffer on the western side of the site and at the southern end where the future backage road is located, leaving no viable space for Light Industrial to be provided. This development provides Multifamily, which is not consistent with the Land Use Plan. - Commercial and Industrial Areas Plan – Capital Boulevard (page 54): Capital Boulevard is a major arterial roadway that connects Wake Forest with the surrounding region, including the City of Raleigh. It is the primary route residents and visitors take to pass through the Town. The development of undeveloped and underdeveloped land along Capital Boulevard into commercial uses should be encouraged with both a local and regional customer base. This should be done in coordination with NCDOT's planned controlled-access highway conversion project that will affect roadway configurations. This development provides Multifamily, which is not consistent with the Land Use Plan. - Commercial Development (page 66): Promote multi-story structures within Corridor Commercial areas; encourage pedestrian- oriented shopping environments; buildings should face each other to create a sense of enclosure; provide outdoor seating; and promote cross-access and pedestrian pathways between parking lots and buildings. No commercial development is proposed, so the proposed development is not consistent with this section of the Community Plan.
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	Capital Boulevard (page 76): Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan. No commercial uses are proposed, not is the proposal consistent with the CTP's U-5307 backage road alignment.
Comprehensive Transportation Plan (2021)	The proposed zoning map amendment request is generally inconsistent with the Comprehensive Transportation Plan for the following reason: Roadway Recommendations (page 73): The CTP calls for a new collector road along the eastern side of the property to be constructed. The road does not align with other sections of the backage road right-of-way as previously discussed in the Roads portion of the Master Plan Analysis above.
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2024)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
The Downtown Plan (2024)	The Downtown Plan is not applicable to the zoning map amendment request.

See Attachment D for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections and the alignment are the only applicable elements of the Plan.

STAFF RECOMMENDATION

The zoning map amendment request is generally **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the zoning map amendment request is reasonable and in the public interest.

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps
- Attachment D: Plan Consistency Analysis
- Attachment E: CTP Future Road 04 Alignment Maps
- Attachment F: US-1 Council of Planning Memorandum of Conformity Star Rd Condos
- Attachment G: TIA Executive Summary and NCDOT Review Report

EXHIBITS

Exhibit 1: Proposed Star Road Condos Master Plan

Star Road Townhomes

Neighborhood Meeting Summary

On Wednesday, April 9, 2025, a neighborhood meeting was held to inform neighboring property owners of the proposed Star Road Conditional Rezoning (Project) to answer any questions and gain their feedback for consideration. The notification sent to the neighboring property owners is attached along with the list of neighboring property owners that were notified. The attendees that represented the development team included: Dustin Atkielski, Gavin Mauzy and Amber Wynn, St. John Properties, Inc.

ATTENDEES:

- N/A

FEEDBACK:

- N/A

QUESTIONS:

- N/A

Star Road Townhomes

Neighborhood
Meeting



ST. JOHN PROPERTIES RALEIGH

Wednesday, April 9 2025

NO.	NAME	ADDRESS	PHONE	EMAIL
01	Gavin Mazy	2312 Macedonia Drive SE	240 877 9295	gmazy@sjpi.com
02	Amber Wynn	1205 W Well Water Ave	919 612 8891	awynn@sjpi.com
03	Dustin Atkielski	1752-201 Heritage Center	919 836 6404	datkielski@sjpi.com
04				
05				
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11				
12				
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14				
15				

<u>Address</u>	<u>Owner</u>	<u>REID</u>	<u>PIN</u>	<u>Mailing Address 1</u>	<u>Mailing Address 2</u>	<u>Mailing Address 3</u>
10520 VIA FORTUNATA PLZ	STAR ROAD PROPERTIES LLC	468927	1739641968	5310 NC HIGHWAY 55 STE 101	DURHAM NC 27713-7813	
10501 VIA FORTUNATA PLZ	STAR ROAD PROPERTIES LLC	468925	1739556212	5310 NC HIGHWAY 55 STE 101	DURHAM NC 27713-7813	
10521 VIA FORTUNATA PLZ	STAR ROAD PROPERTIES LLC	468926	1739558155	5310 NC HIGHWAY 55 STE 101	DURHAM NC 27713-7813	
10500 VIA FORTUNATA PLZ	STAR ROAD PROPERTIES LLC	468928	1739546963	5310 NC HIGHWAY 55 STE 101	DURHAM NC 27713-7813	
10520 STAR RD	LIVING WORD FAMILY CHURCH INC	150944	1739640646	PO BOX 61129	RALEIGH NC 27661-1129	
10700 STAR RD	CITY OF RALEIGH	338301	1739661393	PO BOX 590	RALEIGH NC 27602-0590	
0 STAR RD	LA SCALA ASSOCIATES LLC	312392	1739558441	STE 101	847 WAKE FOREST BUSINESS PARK	WAKE FOREST NC 27587-6576
0 STAR RD	LA SCALA ASSOCIATES LLC	379120	1739653709	STE 101	847 WAKE FOREST BUSINESS PARK	WAKE FOREST NC 27587-6576
0 STAR RD	LA SCALA ASSOCIATES LLC	312391	1739750868	STE 101	847 WAKE FOREST BUSINESS PARK	WAKE FOREST NC 27587-6576
0 STAR RD	PURYEAR INVESTMENTS, LLC	379119	1739654232	5844 LEASE LN	RALEIGH NC 27617-4708	
0 STAR RD	HAWTHORNE AT WAKEFIELD APARTMENTS LLC	509590	1739760567	806 GREEN VALLEY RD STE 311	GREENSBORO NC 27408-7076	
5228 UNICON DR	5228 UNICON DRIVE LLC	478278	1739740366	701 FINGER LAKES DR	WAKE FOREST NC 27587-9571	
0 STAR RD	HAWTHORNE AT WAKEFIELD APARTMENTS PHASE II LLC	414675	1739662623	806 GREEN VALLEY RD STE 311	GREENSBORO NC 27408-7076	
10510 STAR RD	CASA ESPERANZA HOLDING LLC	43448	1739640225	10510 STAR RD	WAKE FOREST NC 27587-7765	
1808 INDUSTRY OAKS LN	MERRITT-WF1 LLC	502555	1739743970	2066 LORD BALTIMORE DR	BALTIMORE MD 21244-2501	



March 25th, 2025

**RE: Star Road Condos - Conditional District Rezoning & Site Master Plan
Neighborhood Meeting Notification**

Dear Neighboring Property Owner,

We are writing to notify all property owners within 500 feet of a neighborhood meeting to present and discuss the proposed Conditional District Rezoning and Site Master Plan approval (RZ-24-07) for Star Road Condos, a 108-unit multifamily condominium community.

The subject parcel is located off the east side of Star Road just south of the Hawthorne at the Forest apartment home community and has the following Parcel Identification Number (PIN):

1739659784

We've also included a vicinity map with this letter with the subject parcel outlined in red.

The neighborhood meeting will be held on Wednesday April 9, 2025 at 6:00 PM in the conference room at Hatch, which is located at 104 South White Street, Wake Forest, NC 27587. The entrance to Hatch is located at the corner of Sout White Street and East Roosevelt Ave.

If you have any questions about this rezoning, please contact St John Properties Raleigh at infoWF@sjpi.com or the Town of Wake Forest at (919) 435-9510. This project will be taken up for future consideration by the Town's Board of Commissioners for a public hearing and those notices will be sent from the Town at a future date.

Thanks,

A handwritten signature in black ink, appearing to read "Dustin Atkielski".

Dustin Atkielski
St John Properties Raleigh
(919) -827-0100

St. John Properties Raleigh
1752 Heritage Center Drive | Suite 201
Wake Forest, NC 27587
919.827.0600 | sjpi.com/raleigh





Star Rd Condos



0 400 800 1,600 ft
1 inch equals 800 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Conditional District Rezoning Application

(Conditional District Rezoning Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#1565128

Project Title: Star Road Condos Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning

County: Wake

Submittal Requirements

Please review the checklist below, which identifies what must be submitted with this application. You will be asked to upload the required documents after you have finished entering your application information. A complete application must be submitted in order for the application to be deemed complete and routed for review. Missing items will result in the application being declined and returned to you for revision.

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

Please confirm that you have reviewed the associated submittal checklist for this application and that you will submit all documents required on the submittal checklist: Yes

Pre-Application Meeting

Has a pre-application conference been held?: Yes

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.*

Pre-Application Conference Date: 08/26/2024

Staff Member Met With: Patrick Reidy

Pre-application Conference Project Number: N/A

Address & Basic Site Information

Please Note:

In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN: 1739659784 (Unverified)

Tax PIN:

Acreage: 14.12

**Name of Existing Development/Subdivision (if applicable--
for reference only):**

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the [zoning map](#) and the [overlay districts map](#) on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

HB, Vacant

*Note: Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. In this case, please return to the home screen and select **Annexation Petition** from the application type drop down.*

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area:

Wake Forest (WF):

Base District:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Current Use:

Planning and Zoning:

In SH1-O Overlay:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No Case Number of related site plan (if applicable):

Case Numbers of other related approvals (if applicable):

Project Contacts

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

Dustin Atkielski
SJP Raleigh-Durham LLC
104 S White St, Ste 207
Wake Forest, NC 27587
P:9198270600
datkielski@sjpi.com

Project Contact - Developer

Dustin Atkielski
SJP Raleigh-Durham LLC
104 S White St, Ste 207
Wake Forest, NC 27587
P:9198270600
datkielski@sjpi.com

Project Contact - Property Owner

Dustin Atkielski
Star Landing 2 LLC
2560 Lord Baltimore Dr
Baltimore, MD 21244
P:9198270600
datkielski@sjpi.com

Project Contact - Engineer

Jon Frazier
FLM Engineering, Inc.
PO Box 91727, Raleigh
Raleigh, NC 27675
P:9196101051
jfrazier@flmengineering.com

Transportation Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: Yes

Was the TIA reviewed in a separate permit prior to this application?: Yes

Project Number: RZ-23-06

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the [TIA submittal checklist](#) and submit a ***Transportation Impact Analysis Review*** application in IDT.

i If the request is to a Conditional District (CD), this application should be accompanied by a master plan that includes land use, existing conditions, buildings, lots, etc. per Chapter 15 of the UDO. In addition, please provide a narrative of the proposed use and list any proposed conditions.

Project Type: Residential

Proposed Conditional Zoning District: GR10-CD, General Residential 10

Proposed Land Use:
Multifamily

Proposed Number of Lots: 1

Number of Buildings: 9

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 108

Total Number of Dwelling Units: 108

Number of Stories: 4

Square Footage of All Buildings (non-residential): 129600

Plan Information - Conditional Rezoning

Description of Request:

Development of 108 multifamily units (2-over-2 condos) with associated infrastructure

Initial Proposed Conditions Offered by Applicant:

1. The site master plan is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the approved site master plan.
2. The minimum principal front setback shall be 10.
3. The street side/secondary front setback shall be 10.
4. The maximum principal building height shall be four (4) stories.

Justification of Consistency with Comprehensive Plan:

The use is the same as that to the north and is naturally separated from the commercial development along US-1/Star Rd by a stream buffer.

Agent Authorization Form



TOWN of
WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see [Sec. 15.2.5.C](#)). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for
which authorization is granted: O Star Road : PIN 1739-65-9784

Landowner's name*: Star Landing 2, LLC

Application(s) for which
authorization is granted (e.g.,
Rezoning, Special Use Permit): CD Rezoning and Master Site Plan

Person authorized to submit
application(s) as landowner's
agent (must be the same
person listed as the applicant
on the application form): St John Properties Raleigh, LLC (formaly SJP Raleigh-Durham, LLC)

Landowner's Signature: _____

Date: 07/24/2025

Please provide below the name, address, and other information
of the person signing this form.

Name: Dustin Atkielski

Address: 2560 Lord Baltimore Dr, Baltimore, MD 21244

Telephone number: 919-827-0600

Email address: datkielski@sjpi.com

If signing for a corporation or other entity, please
specify title and/or relationship to the corporation
or other entity (e.g., Member, Executive Officer): Authorized Agent

*Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).

Agent Authorization Form



TOWN of
WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see [Sec. 15.2.5.C](#)). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for
which authorization is granted: 1739-65-9784

Landowner's name*: Star Landing 2, LLC

Application(s) for which
authorization is granted (e.g.,
Rezoning, Special Use Permit): Rezoning/Master Plans and Construction Plans

Person authorized to submit
application(s) as landowner's
agent (*must be the same
person listed as the applicant
on the application form*): Jon Frazier, FLM Engineering, Inc.

Landowner's Signature: 

Date: 12/10/24

*Please provide below the name, address, and other information
of the person signing this form.*

Name: Dustin Atkielski

Address: 2560 Lord Baltimore Dr, Baltimore, MD 21244

Telephone number: 919-827-0600

Email address: DAtkielski@sjpi.com

If signing for a corporation or other entity, please
specify title and/or relationship to the corporation
or other entity (e.g., *Member, Executive Officer*): Authorized Person, Star Landing 2, LLC

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*

July 24, 2025

Patrick Reidy, AICP, CZO
Senior Planner - Development Services
Town of Wake Forest
301 S Brooks Street
Wake Forest, NC 27587

**Reference: Star Road Condos (RZ-24-07)
Proposed Zoning Conditions**

Dear Mr. Reidy:

The proposed zoning conditions for the Star Road Condos project, Town of Wake Forest Case No. RZ-24-07, are listed below:

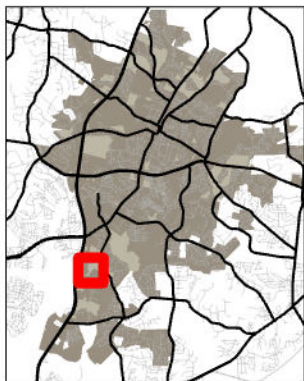
1. The site master plan is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the approved site master plan.
2. The minimum principal front setback shall be 10' due to the rear-loaded nature of the buildings and due to topographic and environmental constraints associated with the site.
3. The street side/secondary front setback shall be 10' due to the rear-loaded nature of the buildings and due to topographic and environmental constraints associated with the site.
4. The maximum principal building height shall be four (4) stories. Due to the existing and proposed site grades, the building finished floor elevations will be lower than the adjacent property (PIN 1739-77-6074) as shown in the site cross-section exhibit.
5. The maximum alley length shall be up to 700'.
6. Active recreation uses shall include, but shall not be limited to, two (2) gaming tables, a pickleball court, and a playground. Other similar active recreation alternatives could be provided as approved by the administrator. The active recreation uses shall be installed by the issuance of the 54th building permit.
7. All recreation spaces shall have a minimum of 20' of frontage on at least one private street or internal site drive.

8. A commitment to provide a minimum of three thousand five hundred dollars (\$3,500) of public art, incorporated into the retaining wall along the northern boundary, coordinated and installed by the developer, prior to the issuance of the 54th building permit. The wall art may include, but will not be limited to, a mural, variations in block color, and/or structural elements on the wall.

Sincerely,



Jon D. Frazier, PE, LEED AP
Principal
919.610.1051
jfrazier@flmengineering.com



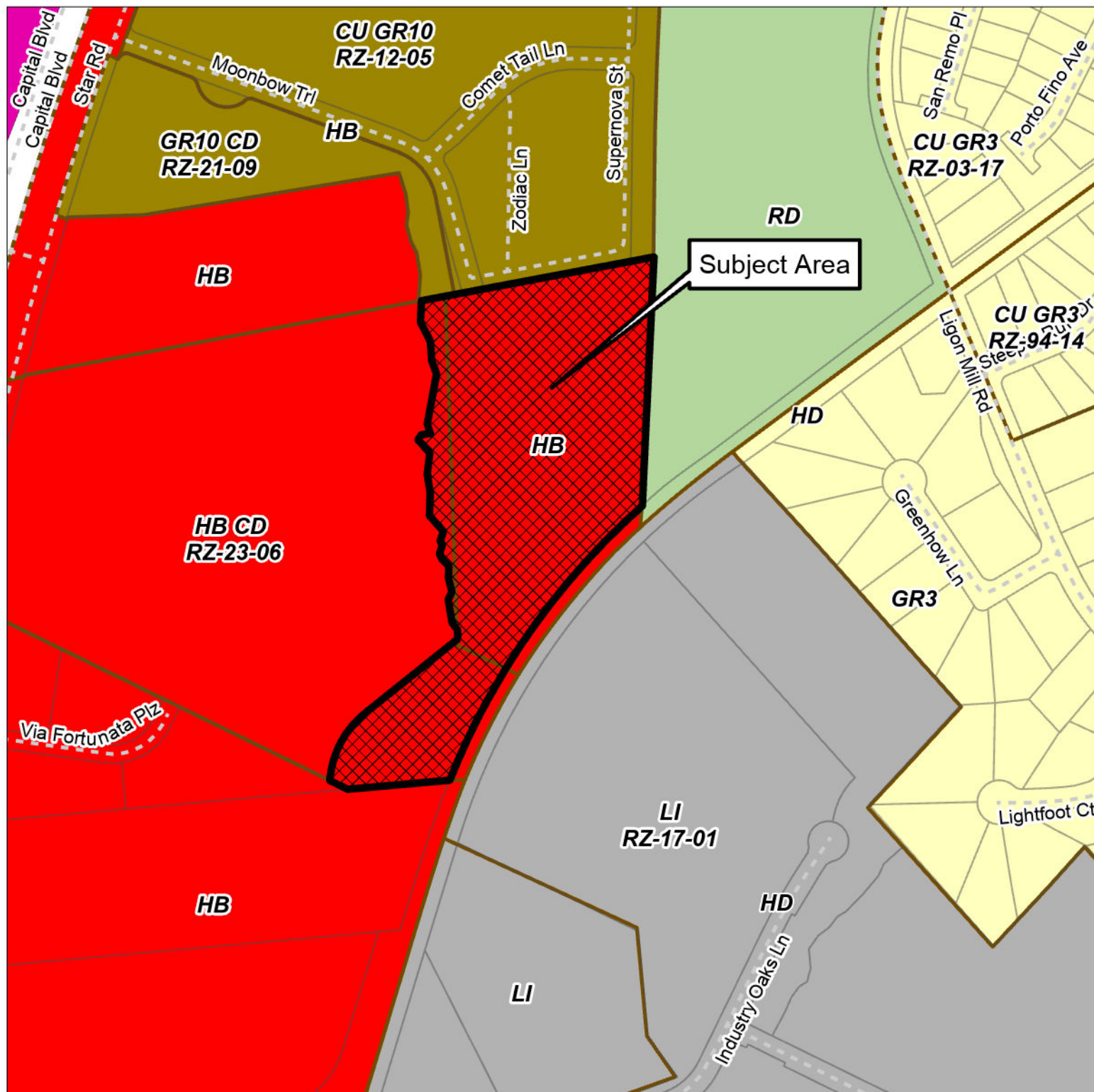
Zoning

RZ-24-07

0 Star Rd

Wake County PIN: 1739-65-9784

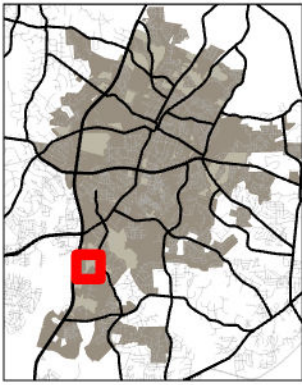
6/16/2025



Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 Feet





Aerial

RZ-24-07

0 Star Rd

Wake County PIN: 1739-65-9784

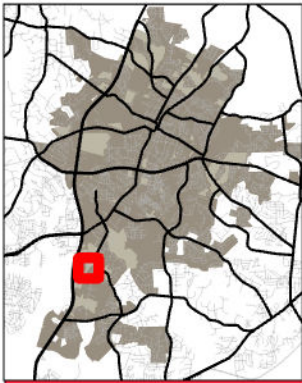
6/16/2025



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0 500 1,000
Feet





Land Use Plan



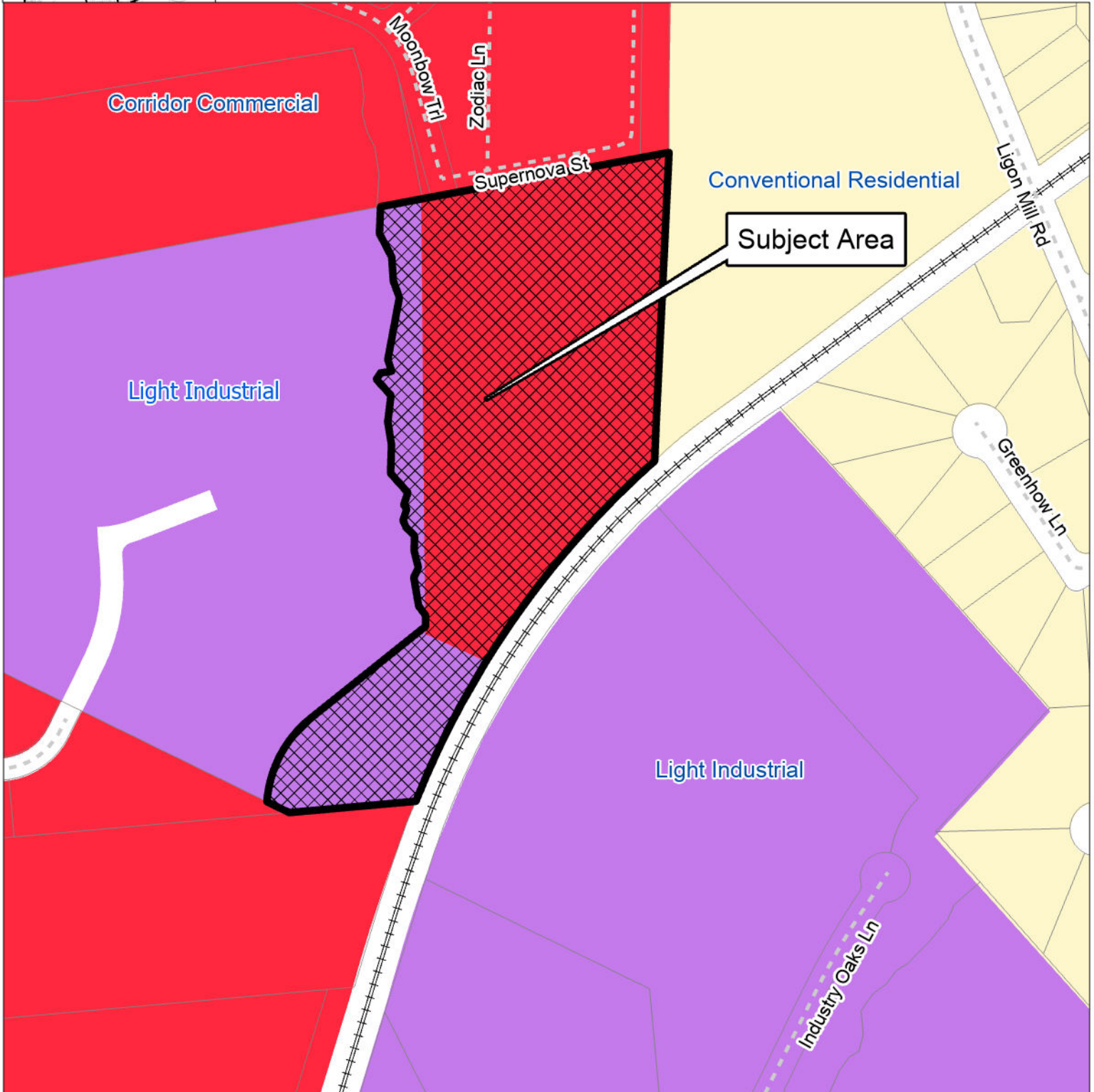
TOWN of
**WAKE
FOREST**

RZ-24-07

0 Star Rd

Wake County PIN: 1739-65-9784

6/16/2025



Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000
Feet



Community Plan Consistency Grid: RZ 24-07				
POLICIES FOR AFFORDABLE HOUSING		YES	NO	NA
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		YES	NO	NA
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		YES	NO	NA
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			

Community Plan Consistency Grid: RZ 24-07				
POLICIES FOR COMMERCIAL DEVELOPMENT		YES	NO	NA
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			
POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		YES	NO	NA
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			
POLICIES FOR SETBACKS		YES	NO	NA
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			

Community Plan Consistency Grid: RZ 24-07				
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			
POLICIES FOR PARKING LOTS		YES	NO	NA
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		YES	NO	NA
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			

Community Plan Consistency Grid: RZ 24-07				
POLICIES FOR COMMUNITY CHARACTER		YES	NO	NA
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			
POLICIES FOR UTILITY LINES		YES	NO	NA
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			

Community Plan Consistency Grid: RZ 24-07				
POLICIES FOR HISTORIC PRESERVATION		YES	NO	NA
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		YES	NO	NA
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transportation			
CF-13	Regularly update the Town Pavement Management System program			

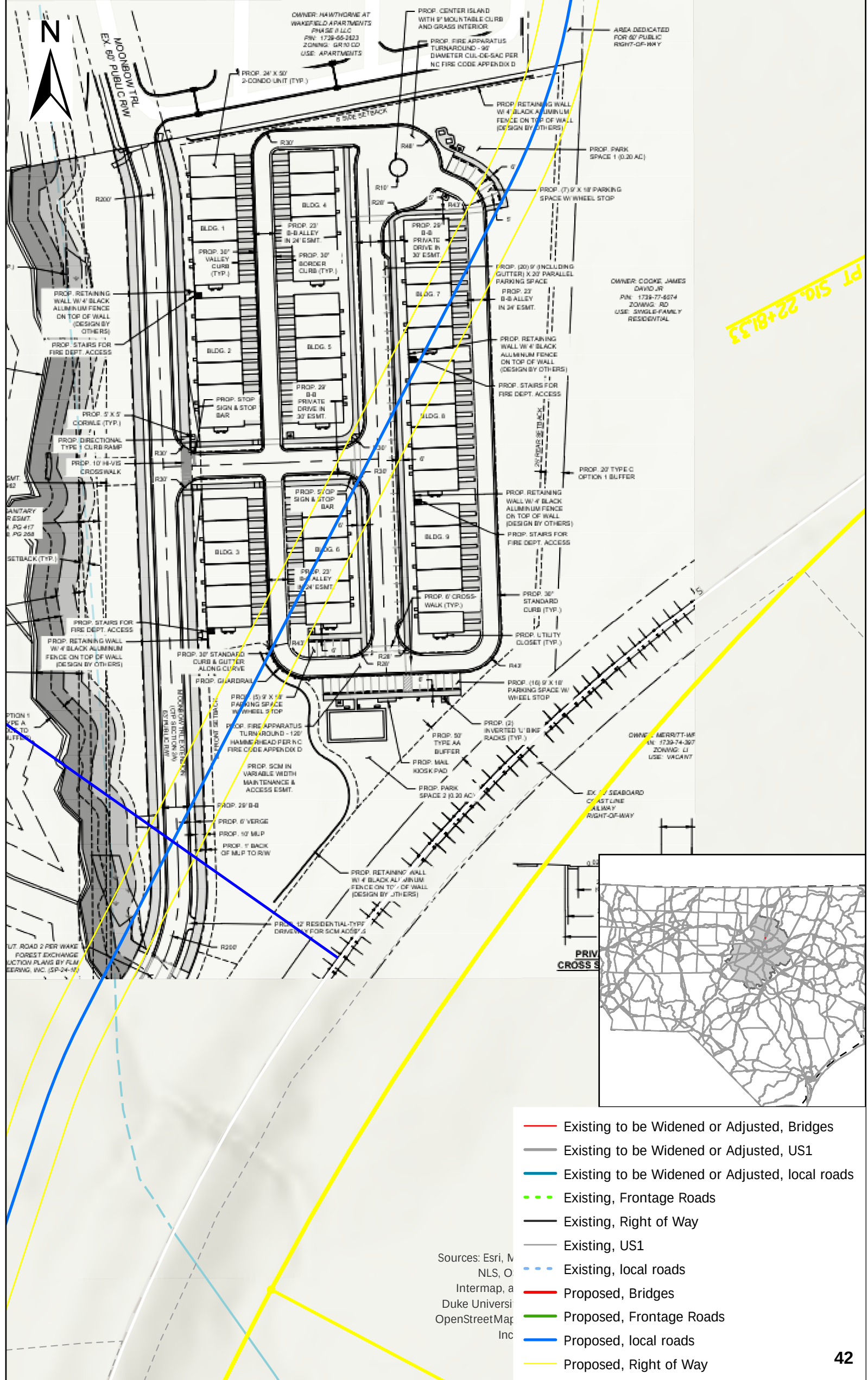
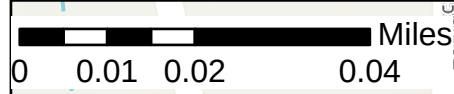
Community Plan Consistency Grid: RZ 24-07				
POLICIES FOR PUBLIC TRANSIT		YES	NO	NA
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		YES	NO	NA
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		YES	NO	NA
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		YES	NO	NA
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			

Community Plan Consistency Grid: RZ 24-07				
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		YES	NO	NA
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		YES	NO	NA
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		YES	NO	NA
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		YES	NO	NA
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			

Community Plan Consistency Grid: RZ 24-07				
POLICIES FOR TREE CANOPY		YES	NO	NA
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		YES	NO	NA
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			

Community Plan Consistency Grid: RZ 24-07				
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		YES	NO	NA
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			

Community Plan Consistency Grid: RZ 24-07				
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

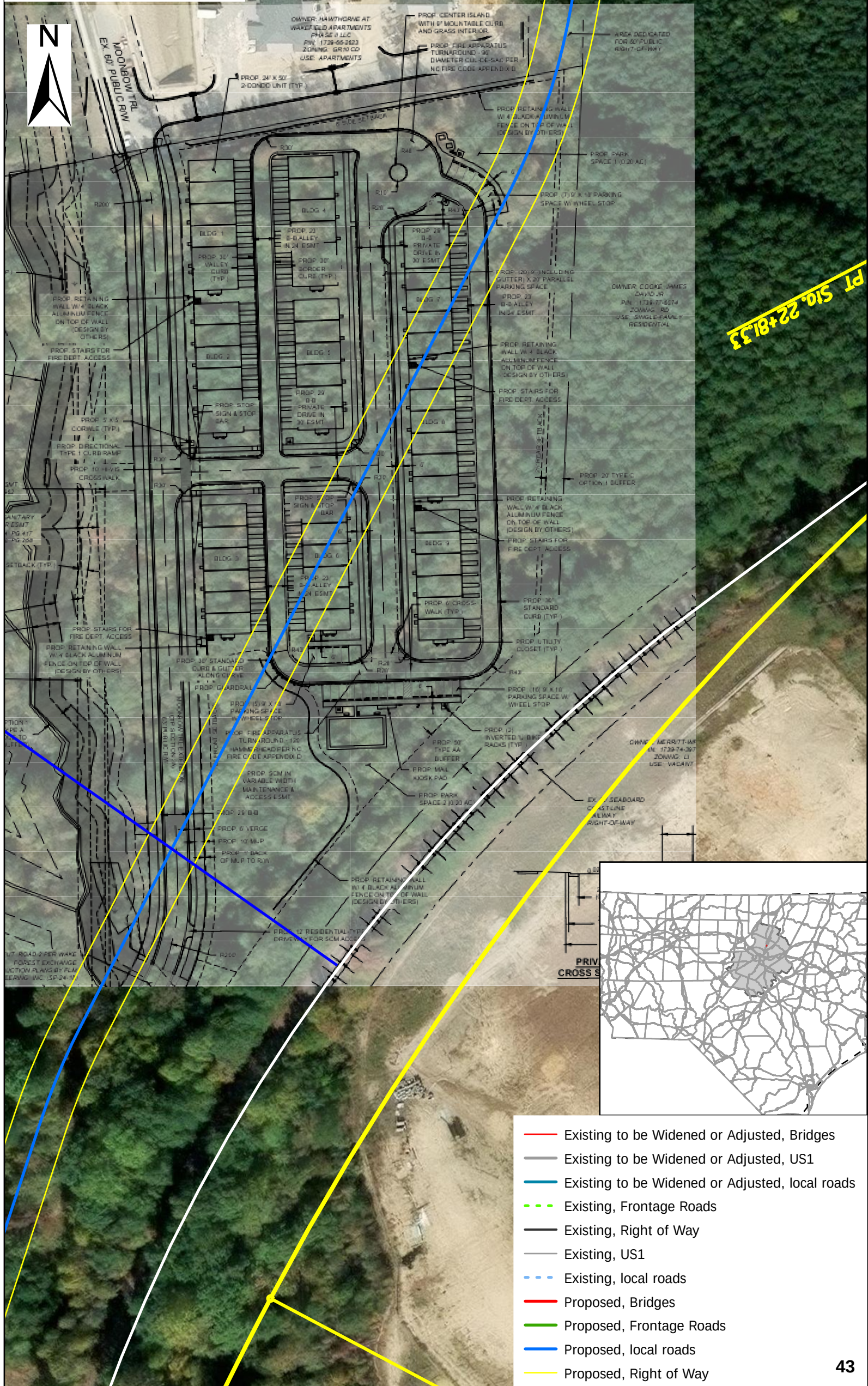


PT S10.22+81.33

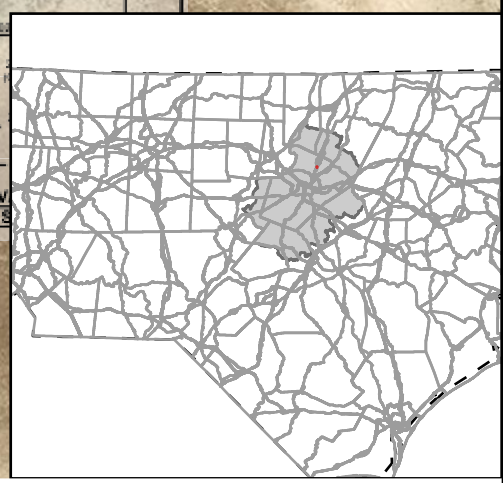


- Existing to be Widened or Adjusted, Bridges
- Existing to be Widened or Adjusted, US1
- Existing to be Widened or Adjusted, local roads
- Existing, Frontage Roads
- Existing, Right of Way
- Existing, US1
- Existing, local roads
- Proposed, Bridges
- Proposed, Frontage Roads
- Proposed, local roads
- Proposed, Right of Way

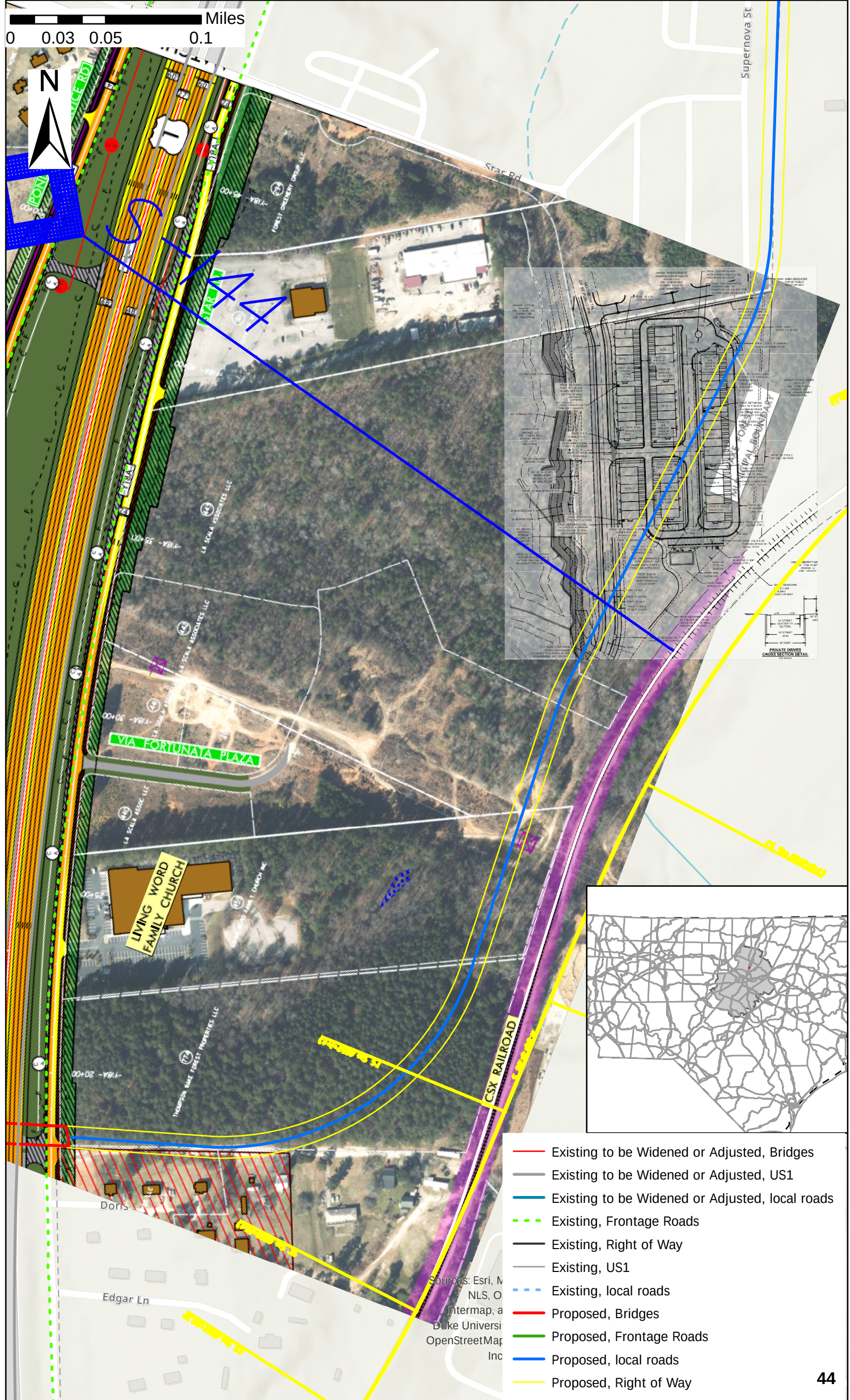
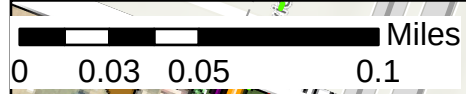
Sources: Esri, NLS, O Intermap, a Duke Universi OpenStreetMap Inc



PT SIG. 22+81.53



- Existing to be Widened or Adjusted, Bridges
- Existing to be Widened or Adjusted, US1
- Existing to be Widened or Adjusted, local roads
- ... Existing, Frontage Roads
- Existing, Right of Way
- Existing, US1
- - - Existing, local roads
- Proposed, Bridges
- Proposed, Frontage Roads
- Proposed, local roads
- Proposed, Right of Way



Sources: Esri, M
NLS, O
Intermap, a
Duke Universi
OpenStreetMap
Inc

- Existing to be Widened or Adjusted, Bridges
- Existing to be Widened or Adjusted, US1
- Existing to be Widened or Adjusted, local roads
- Existing, Frontage Roads
- Existing, Right of Way
- Existing, US1
- Existing, local roads
- Proposed, Bridges
- Proposed, Frontage Roads
- Proposed, local roads
- Proposed, Right of Way

To: Town of Wake Forest
From: US 1 Council of Planning
Date: 07/07/2025
Re: Star Road Condos in the Town of Wake Forest, NC

The US 1 Council of Planning met on Monday July 7, 2025, and as an advisory group to its member governments, offers the following comments to the Town of Wake Forest regarding the proposed Star Road Condos development along the US 1 Corridor:

Action taken: The US 1 Council of Planning notes that this plan as currently proposed is not consistent with the US 1 Plan as the road proposed with the project would not allow for the proposed North-South movement.

Motion by Tim Gardiner of Wake County
Seconded by Shelby Powell of CAMPO

The US 1 Council of Planning members present at this meeting were:

Tim Gardiner, Wake County, US 1 Council of Planning Chair
Lucy Garcia, Town of Youngsville, US 1 Council of Planning Vice-Chair
Shelby Powell, CAMPO
Daniel Boulware, NCDOT Div 5
Joshua Kellen, NCDOT Div 5
Jason Rogers, Franklin County
Meredith Van Duyn, NCDOT Rail Division
Chris George, Town of Franklinton
Tim Richards, Town of Wake Forest
Patrick Reidy, Town of Wake Forest
Paul Black, GoTriangle
Melanie Rausch, GoRaleigh

Star Road Residential

Traffic Impact Analysis

Wake Forest, NC



Real People. Real Solutions.

Prepared for:
St. John Properties

Traffic Impact Analysis
for
Star Road Residential
Wake Forest, NC
April 2025



Prepared By: AGW

Reviewed By: AMI

2. Existing Traffic Conditions

Existing peak hour turning movement counts and traffic assumptions were utilized from the Star Road Development TIA, completed in 2023 by DRMP, at the study intersections listed below:

- S Main Street and Star Road
- US 1 and Star Road Connector / Ponderosa Service Road
- Star Road and Star Road Connector
- US 1 and Height Lane/Montys Lane
- Height Lane and Star Road

2023 peak hour traffic volumes analyzed within that study were projected to 2024 utilizing a 3% growth rate to estimate existing (2024) traffic volumes. It should be noted that this methodology was approved as part of the MOU.

3. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the *ITE Trip Generation Manual*, 11th Edition. **Table E-1** provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Attached (215)	108 units	772	13	37	36	25
<i>Internal Capture* (AM: 0% Entering, 2% Exiting; PM: 8% Entering, 7% Exiting)</i>			-0	-1	-3	-2
Total External Trips			13	36	33	23

*Due to interconnectivity with the proposed Star Road Development, internal capture was calculated for the residential development utilizing methodology contained in the NCHRP Report 684.

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2027 projected weekday AM and PM peak hour traffic volumes

The following adjacent developments were identified to be included as an approved adjacent development in this study:

- Evolve Wake Forest
- Hawthorne at the Forest, Phase 2
- Star Road Development

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for existing (2024), no-build (2027), and build (2027) conditions. Refer to **Section 7** of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, no specific geometric improvements have been identified to accommodate future traffic conditions with the residential development. See a more detailed description of the recommended improvements below for the Star Road Development. Refer to **Figure E-1** for an illustration of the recommended lane configurations.

Recommended Improvements by the Star Road Development:

As mentioned previously, the Star Road Development updated traffic memo is currently under review with the Town. However, the development has been through the Town's rezoning process based on the original TIA and the recommended improvements are expected to be the same.

US 1 [NB/SB] and Star Road Connector [WB]

- Install a traffic signal along the eastern side of the intersection (US 1 and Star Road Connector).

Star Road [NB/SB] and Star Road Connector [EB]

- Construct a northbound left-turn lane along Star Road with at least 300 feet of storage and appropriate deceleration and taper length, per NCDOT final approval comments. **Based on the approved rezoning conditions, the two-way left-turn lane will be extended from the development entrance to Star Road Connector.**

- Reconfigure the existing traffic control to provide stop-control for the northbound and southbound approach [Star Road] and free-flow for the eastbound approach [Star Road Connector].

Recommended Improvements by Developer: None

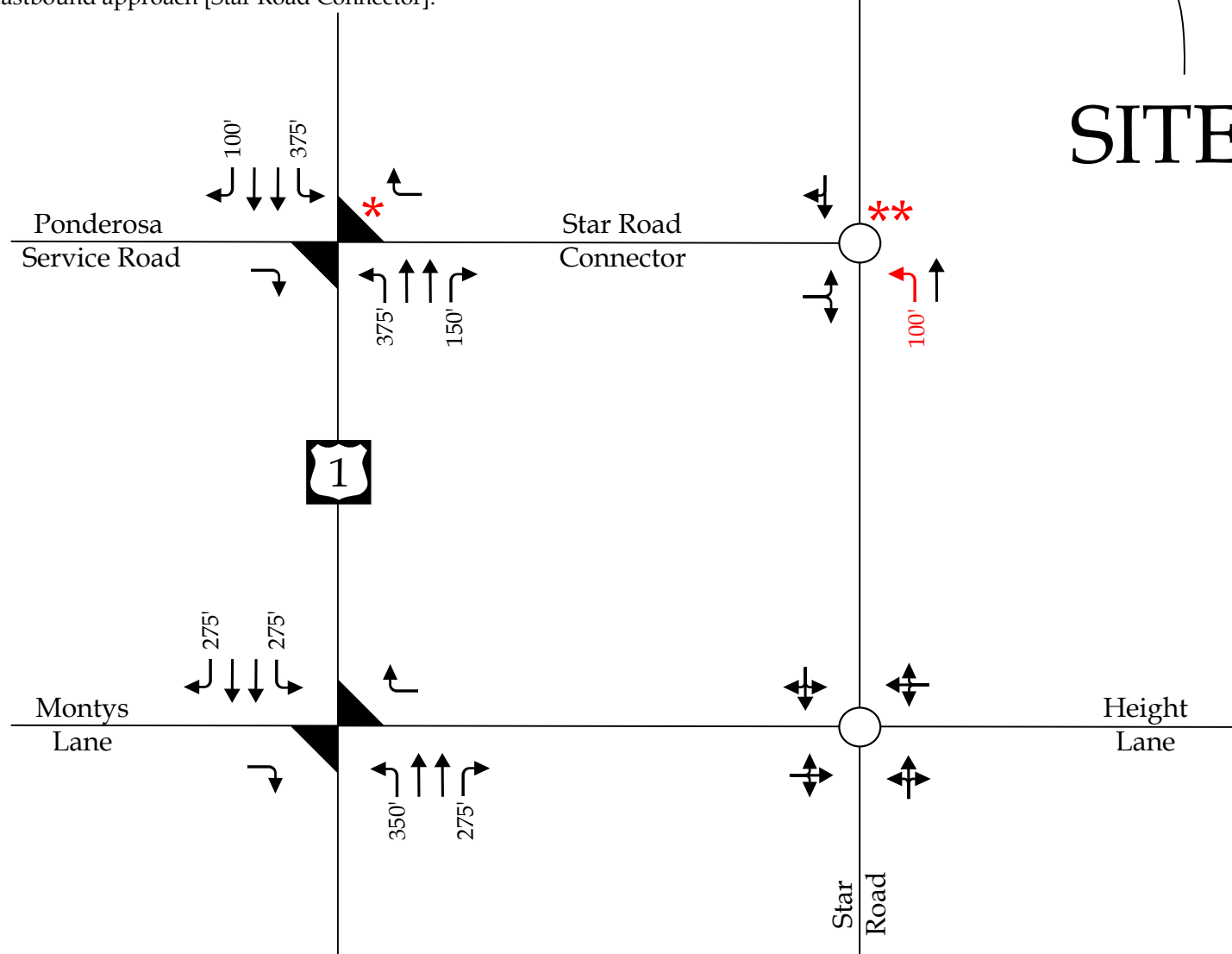


LEGEND

- Unsignalized Intersection
- Left-Over Intersection
- Right-In/Right-Out Intersection
- Existing Lane
- Storage (In Feet)
- Improvements by Star Road Development

*Install a traffic signal at the left-over intersection of US 1 and Star Road Connector.

**Reconfigure the existing traffic control at the intersection to provide stop-control on the northbound and southbound approaches [Star Road] and free-flow of traffic for the eastbound approach [Star Road Connector].



**BOLTON
& MENK**

Real People. Real Solutions.

Star Road Residential
Wake Forest, NC

Recommended Lane
Configurations

Scale: Not to Scale

Figure E-1



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

February 26, 2025

Star Road Development
Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2021-080R3
Division: 5
County: Wake



Clarence B. Bunting, P.E. Regional Engineer
Trevor S. Darnell, Project Design Engineer

Star Road Development

SC-2021-080R3

Wake Forest

Wake County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	01/29/25	Date of Site Plan	11/25/24
Date of Complete Information	01/29/25	Date of Sealed TIA	01/28/25

Proposed Development

The TIA assumes the development is completed by 2027 and consists of the following:

Land Use	Land Use Code	Size
General Light Industrial	110	48,000 sq.ft.
Day Care Center	565	125 Students
General Office Building	710	62,270 sq.ft.
Medical-Dental Office Building - Stand Alone	720	15,900 sq.ft.
Strip Retail Plaza (<40k)	822	30,160 sq.ft.
Single-Family Attached Housing	215	108 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	274	138	412
PM Peak Hour	221	336	557
Daily Trips			4,500

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Star Road

Star Road is located in close proximity to US-1. If operational issues develop, restricted or alternative access may need to be considered.

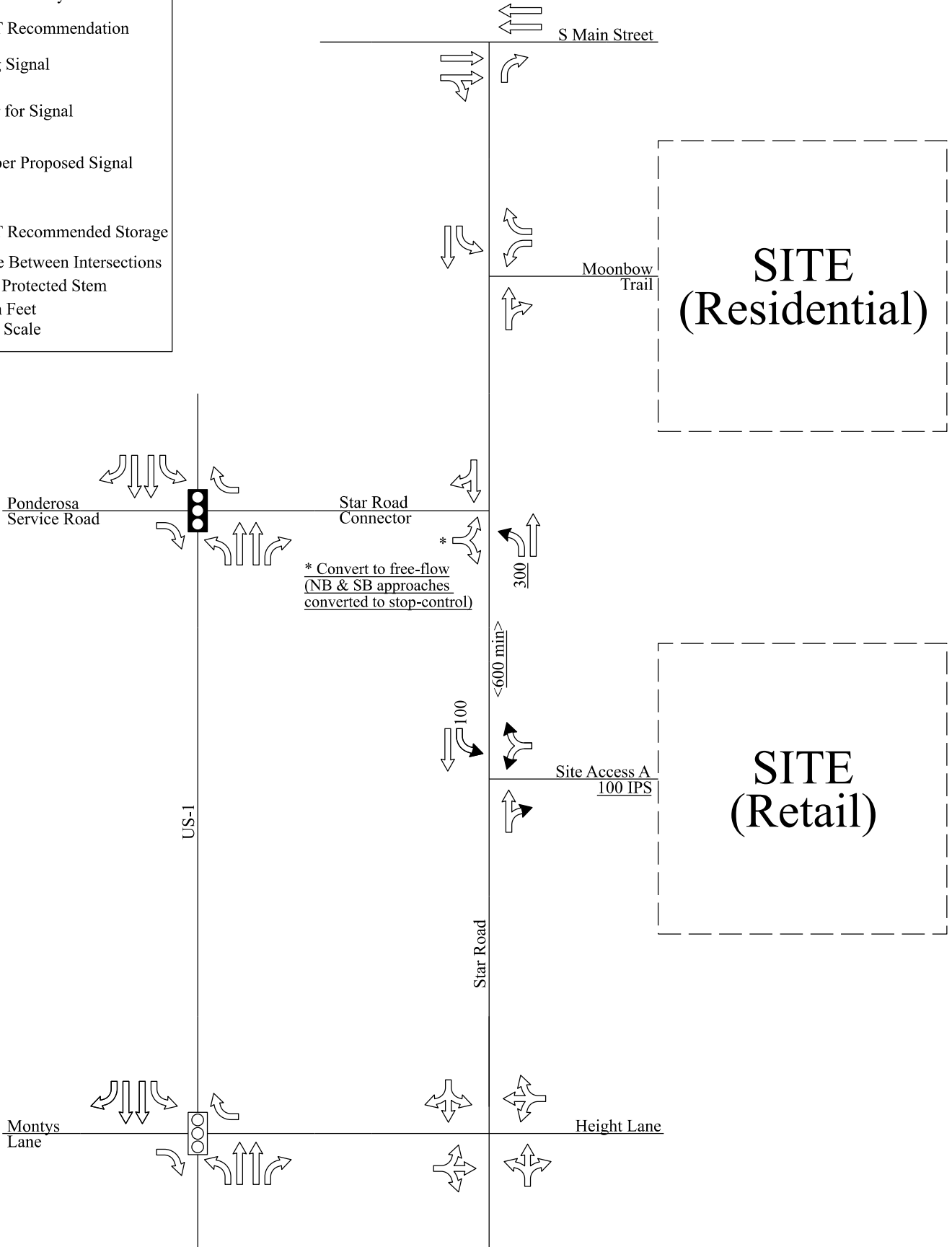
Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.

Star Road Development SC-2021-080R3

-  Existing Laneage
-  Recommended Laneage
-  Laneage Built By Others
-  NCDOT Recommendation
-  Existing Signal
-  Monitor for Signal
-  Developer Proposed Signal

XXX Storage
 XXX NCDOT Recommended Storage
 <XXX> Distance Between Intersections
 IPS Internal Protected Stem
 All Distances in Feet
 Drawing Not to Scale





1. THE SITE MASTER PLAN (SD-24-06) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS OF THE MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION TO BE MINOR AND IN KEEPING WITH THE SPIRIT AND INTENT OF THE APPROVED SITE MASTER PLAN.
2. THE MINIMUM PRINCIPAL FRONT SETBACK SHALL BE 10' DUE TO THE REAR-LOADED NATURE OF THE BUILDINGS AND DUE TO TOPOGRAPHIC AND ENVIRONMENTAL CONSTRAINTS ASSOCIATED WITH THE SITE.
3. THE STREET SIDE/SECONDARY FRONT SETBACK SHALL BE 10' DUE TO THE REAR-LOADED NATURE OF THE BUILDINGS AND DUE TO TOPOGRAPHIC AND ENVIRONMENTAL CONSTRAINTS ASSOCIATED WITH THE SITE.
4. THE MAXIMUM PRINCIPAL BUILDING HEIGHT SHALL BE FOUR (4) STORIES. DUE TO THE EXISTING AND PROPOSED SITE GRADES, THE BUILDING FINISHED FLOOR ELEVATIONS WILL BE LOWER THAN THE ADJACENT PROPERTY (PIN 1739-77-6074) AS SHOWN IN THE SITE CROSS-SECTION EXHIBIT.
5. THE MAXIMUM ALLEY LENGTH SHALL BE UP TO 700'.
6. ACTIVE RECREATION USES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, TWO (2) GAMING TABLES, A PICKLEBALL COURT, AND A PLAYGROUND. OTHER SIMILAR ACTIVE RECREATION ALTERNATIVES COULD BE PROVIDED AS APPROVED BY THE ADMINISTRATOR. THE ACTIVE RECREATION USES SHALL BE INSTALLED BY THE ISSUANCE OF THE 54TH BUILDING PERMIT.
7. ALL RECREATION SPACES SHALL HAVE A MINIMUM OF 20' OF FRONTAGE ON AT LEAST ONE PRIVATE STREET OR INTERNAL SIDE DRIVE.
8. A COMMITMENT TO PROVIDE A MINIMUM OF THREE THOUSAND FIVE HUNDRED DOLLARS (\$3,500) OF PUBLIC ART, INCORPORATED INTO THE RETAINING WALL ALONG THE NORTHERN BOUNDARY, COORDINATED AND INSTALLED BY THE DEVELOPER, PRIOR TO THE ISSUANCE OF THE 54TH BUILDING PERMIT. THE WALL ART MAY INCLUDE, BUT WILL NOT BE LIMITED TO, A MURAL, VARIATIONS IN BLOCK COLOR, AND/OR STRUCTURAL ELEMENTS ON THE WALL.

0 STAR ROAD
WAKE FOREST, NORTH CAROLINA
PIN: 1739-65-9784

STAR LANDING 2, LLC
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244

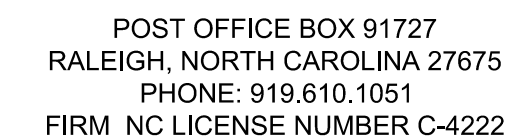
ST. JOHN PROPERTIES
CONTACT: DUSTIN ATKIELSKI
8601 SIX FORKS RD, STE 400
RALEIGH, NC 27615
919.827.0600
DATKIELSKI@SJPI.COM

FLM ENGINEERING, INC
CONTACT: JON FRAZIER, PE
PO BOX 91727
RALEIGH, NC 27675
919.610.1051
JFRAZIER@FLMENGINEERING.COM

SHEET	TITLE
C-1	COVER
C-2	CALCULATIONS
C-3	EXISTING CONDITIONS & DEMOLITION PLAN
C-4	SITE PLAN
C-5	UTILITY PLAN
C-6	GRADING & DRAINAGE PLAN
C-7	LANDSCAPING & LIGHTING PLAN
C-8	LANDSCAPING & LIGHTING NOTES
C-9	OPEN SPACE PLAN
C-10	SITE CROSS-SECTION EXHIBIT

APPROVAL BY THE
WAKE FOREST BOARD OF
COMMISSIONERS

DATE _____



ORIGINAL PLAN SIZE: 24" X 36'

DO NOT USE FOR CONSTRUCTION

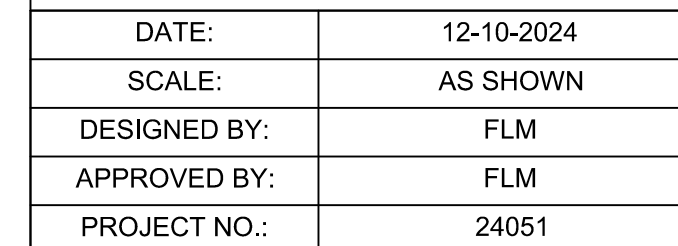
SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"

IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

STAR ROAD CONDOS
WAKE FOREST, NC



SHEET 1 OF 10

PIPE TABLE																		
STRUCTURE NUMBER			Cc	I	A	A	Tc	Q	Q									
FROM	TO	NO. OF BOXES	RUNOFF COEFFICIENT	10-YEAR INTENSITY (in/hr)	DRAINAGE AREA (sf)	DRAINAGE AREA (ac)	TIME OF CONCENTRATION (min)	FLOW (cfs)	TOTAL FLOW (cfs)	SLOPE (ft/ft)	Dtheo (In)	SIZE (in)	Vfull (ft/sec)	PIPE LENGTH (ft)*	UPPER INVERT (ft)	LOWER INVERT (ft)	TOP ELEVATION (ft)	PIPE MATERIAL***
CB-1	CB-3	1	0.90	7.19	2300	0.05	5.0	0.34	0.34	0.0069	5.3	15	4.7	29.00	273.60	273.40	277.35	RCP
YI-2	CB-3	1	0.40	7.19	1800	0.04	5.0	0.12	0.12	0.0118	3.2	15	6.2	17.00	273.60	273.40	278.00	RCP
CB-3	CB-4	1	0.90	7.19	3400	0.08	5.0	0.51	0.97	0.0070	7.9	15	4.8	43.00	273.20	272.90	277.35	RCP
CB-4	CB-6	1	0.90	7.19	2200	0.05	5.0	0.33	1.29	0.0054	9.2	15	4.2	92.00	272.70	272.20	278.00	RCP
CB-5	CB-6	1	0.90	7.19	1700	0.04	5.0	0.25	0.25	0.0125	4.3	15	6.4	24.00	272.50	272.20	277.60	RCP
CB-6	CB-8	1	0.90	7.19	3200	0.07	5.0	0.48	2.02	0.0133	9.2	15	6.6	158.00	272.00	269.90	277.60	RCP
CB-7	CB-8	1	0.90	7.19	5000	0.11	5.0	0.74	0.74	0.0125	6.4	15	6.4	24.00	270.20	269.90	274.80	RCP
CB-8	CB-9	1	0.90	7.19	10800	0.25	5.0	1.60	4.37	0.0067	14.0	18	5.3	45.00	269.70	269.40	274.80	RCP
CB-9	CB-10	1	0.65	7.19	2300	0.05	5.0	0.25	4.61	0.0083	13.7	18	5.9	24.00	269.20	269.00	274.50	RCP
CB-10	CB-12	1	0.65	7.19	2100	0.05	5.0	0.23	4.84	0.0364	10.6	18	12.3	44.00	268.80	267.20	274.50	RCP
CB-11	CB-12	1	0.90	7.19	2800	0.06	5.0	0.42	0.42	0.0125	5.1	15	6.4	24.00	267.50	267.20	272.40	RCP
CB-12	CB-14	1	0.75	7.19	5700	0.13	5.0	0.71	5.96	0.0407	11.2	18	13.0	151.00	267.00	260.85	272.40	RCP
CB-13	CB-14	1	0.90	7.19	4800	0.11	5.0	0.71	0.71	0.0062	7.2	15	4.5	24.00	261.00	260.85	264.00	RCP
CB-14	JB-15	1	0.90	7.19	10000	0.23	5.0	1.49	8.16	0.0051	18.6	24	5.6	49.00	260.65	260.40	264.00	RCP
JB-15	FES-16	1	0.00	7.19	0	0.00	5.0	0.00	8.16	0.0045	19.0	24	5.3	44.00	260.20	260.00	264.00	RCP
CB-17	CB-18	1	0.65	7.19	4300	0.10	5.0	0.46	0.46	0.0119	5.4	15	6.2	151.00	277.00	275.20	283.00	HDPE
CB-18	CB-19	1	0.90	7.19	15700	0.36	5.0	2.33	2.79	0.0114	10.7	15	6.1	158.00	275.00	273.20	281.00	HDPE
CB-19	CB-20	1	0.90	7.19	16000	0.37	5.0	2.38	5.17	0.0063	15.1	18	5.1	16.00	273.00	272.90	278.00	HDPE
CB-20	CB-21	1	0.75	7.19	1800	0.04	5.0	0.22	5.39	0.0083	14.5	18	5.9	24.00	272.70	272.50	276.50	HDPE
CB-21	CB-24	1	0.75	7.19	1600	0.04	5.0	0.20	5.59	0.0063	15.5	18	5.1	16.00	272.30	272.20	276.50	HDPE
CB-22	CB-23	1	0.75	7.19	5600	0.13	5.0	0.69	0.69	0.0125	6.2	15	6.4	24.00	273.00	272.70	277.50	HDPE
CB-23	CB-24	1	0.75	7.19	2600	0.06	5.0	0.32	1.02	0.0097	7.5	15	5.6	31.00	272.50	272.20	277.50	HDPE
CB-24	CB-25	1	0.90	7.19	1400	0.03	5.0	0.21	6.81	0.0276	12.6	18	10.7	174.00	272.00	267.20	278.00	HDPE
CB-25	CB-43	1	0.90	7.19	18300	0.42	5.0	2.72	9.53	0.0172	15.7	24	10.2	58.00	267.00	266.00	273.00	HDPE
YI-26	CB-27	1	0.40	7.19	10300	0.24	5.0	0.68	0.68	0.0173	5.8	15	7.5	162.00	281.00	278.20	286.00	HDPE
CB-27	CB-29	1	0.65	7.19	19500	0.45	5.0	2.09	2.77	0.0085	11.2	15	5.3	94.00	278.00	277.20	283.25	HDPE
CB-28	CB-29	1	0.90	7.19	6200	0.14	5.0	0.92	0.92	0.0097	7.3	15	5.6	31.00	277.50	277.20	282.50	HDPE
CB-29	CB-31	1	0.90	7.19	6400	0.15	5.0	0.95	4.64	0.0082	13.8	18	5.8	98.00	277.00	276.20	282.75	HDPE
CB-30	CB-31	1	0.90	7.19	6700	0.15	5.0	1.00	1.00	0.0097	7.5	15	5.6	31.00	276.50	276.20	281.50	HDPE
CB-31	CB-33	1	0.90	7.19	6000	0.14	5.0	0.89	6.53	0.0141	14.1	18	7.6	92.00	276.00	274.70	281.75	HDPE
CB-32	CB-33	1	0.90	7.19	6000	0.14	5.0	0.89	0.89	0.0097	7.2	15	5.6	31.00	275.00	274.70	280.50	HDPE
CB-33	CB-35	1	0.90	7.19	900	0.02	5.0	0.13	7.56	0.0066	17.2	24	6.3	121.00	274.50	273.70	280.75	HDPE
CB-34	CB-35	1	0.90	7.19	7400	0.17	5.0	1.10	1.10	0.0097	7.8	15	5.6	31.00	274.00	273.70	279.25	HDPE
CB-35	CB-43	1	0.90	7.19	7500	0.17	5.0	1.11	9.77	0.0284	14.4	24	13.1	88.00	273.50	271.00	279.50	HDPE
CB-36	CB-37	1	0.50	7.19	21600	0.50	5.0	1.78	1.78	0.0056	10.3	15	4.3	71.00	280.60	280.20	285.50	HDPE
CB-37	CB-38	1	0.50	7.19	9500	0.22	5.0	0.78	2.57	0.0054	11.9	15	4.2	74.00	280.00	279.60	285.00	HDPE
CB-38	CB-39	1	0.50	7.19	11200	0.26	5.0	0.92	3.49	0.0051	13.5	15	4.1	78.00	279.40	279.00	284.50	HDPE
CB-39	CB-40	1	0.50	7.19	10900	0.25	5.0	0.90	4.39	0.0063	14.1	18	5.1	79.00	278.50	278.00	284.00	HDPE
CB-40	CB-41	1	0.65	7.19	8800	0.20	5.0	0.94	5.33	0.0067	15.0	18	5.3	90.00	277.80	277.20	283.50	HDPE
CB-41	CB-42	1	0.65	7.19	7500	0.17	5.0	0.80	6.14	0.0392	11.4	18	12.7	97.00	277.00	273.20	282.50	HDPE
CB-42	CB-43	1	0.40	7.19	38100	0.87	5.0	2.52	8.65	0.0211	14.5	24	11.3	95.00	273.00	271.00	279.00	HDPE
CB-43	FES-44	1	0.65	7.19	15000	0.34	5.0	1.61	29.57	0.0690	18.5	36	26.8	29.00	264.00	262.00	277.75	HDPE
CB-45	CB-46	1	0.65	7.19	19600	0.45	5.0	2.10	2.10	0.0125	9.4	15	6.4	24.00	252.00	251.70	257.00	RCP
CB-46**	FES-47	1	0.90	7.19	11100	0.25	5.0	1.65	6.81	0.0132	14.5	18	7.4	38.00	251.50	251.00	257.00	RCP

*LENGTHS ARE OF THE PIPE ONLY, CENTER OF STRUCTURE TO CENTER OF STRUCTURE, AND DO NOT INCLUDE FLARED END SECTIONS OR OTHER END TREATMENT

**CB-46 TOTAL FLOW INCLUDES FLOW FROM CB-408 OF WAKE FOREST EXCHANGE PROJECT

***HDPE PIPE SHALL HAVE WATERTIGHT JOINTS



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWF & CORPUD COMMENTS	1/23/2025	FLM
2	TOWF COMMENTS	4/16/2025	FLM
3	TOWF COMMENTS	5/20/2025	FLM
4	TOWF COMMENTS	6/12/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

MASTER SITE PLANS
RZ-24-07
SD-24-06

STAR ROAD CONDOS
WAKE FOREST, NC



DATE:	12-10-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	24051

CALCULATIONS

C-2

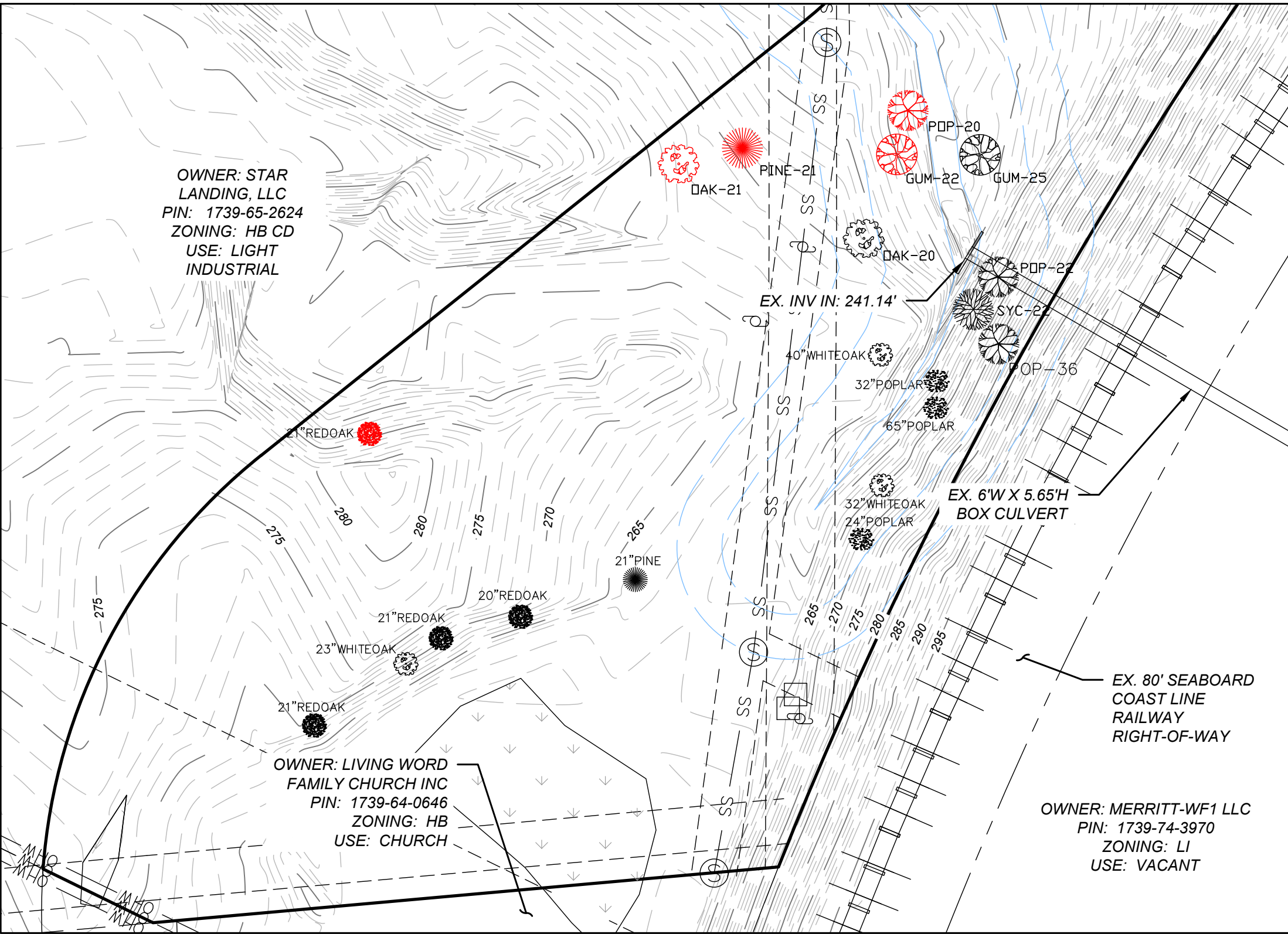
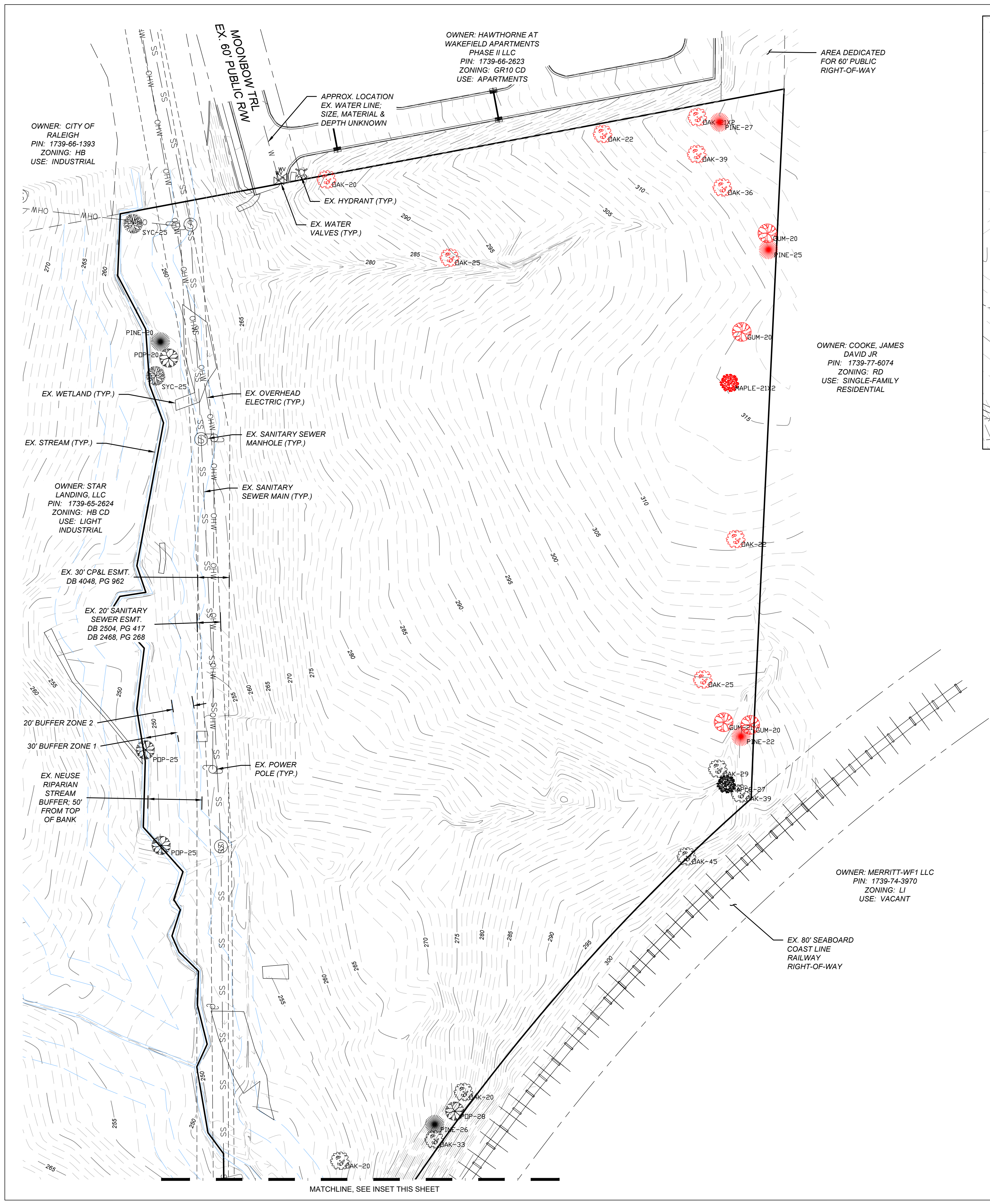
SHEET 2 OF 10

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE_____

APPROVAL BY THE
WAKE FOREST BOARD OF
COMMISSIONERS

DATE_____



SPECIMEN TREE NOTES

- SPECIMEN TREES SURVEYED BY CAWTHORNE, MOSS & PANCIERA, PC.
- SPECIMEN TREE PRESERVATION/REPLACEMENT (PER APPROVED WAKE FOREST EXCHANGE SITE CONSTRUCTION PLANS, SP-24-18, BY FLM ENGINEERING, INC.) :
 - 51 TOTAL SPECIMEN TREES
 - 30 SPECIMEN TREES TO REMAIN
 - 21 SPECIMEN TREES ARE PROPOSED TO BE REMOVED FOR A REPLACEMENT VALUE OF \$4 TREES. (VALUE IS \$1,000 OR 4 REPLACEMENT TREES PER SPECIMEN TREE REMOVED.)

NOTES

- BOUNDARY TOPOGRAPHIC SURVEY DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC.
- STREAM AND WETLAND DELINEATION PERFORMED BY SAGE ECOLOGICAL SERVICES, INC.
- THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL NO. 3720173900K, EFFECTIVE JULY 19, 2022.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL FIELD VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT. UNDERGROUND UTILITY LOCATIONS, IF SHOWN ON THE PLANS, ARE BASED UPON THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED ONLY AS APPROXIMATE. WHERE CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THIS PLAN IS NOT INTENDED AS A SUBSTITUTE FOR THE PERSONAL INVESTIGATION, INDEPENDENT INTERPRETATION, AND JUDGEMENT OF THE CONTRACTOR.
- OWNER AND OWNER'S CONTRACTOR SHALL COORDINATE WITH ALL FRANCHISE UTILITIES REGARDING THE RELOCATION OF EXISTING AND PROPOSED UTILITIES AS REQUIRED.

LEGEND

- | | |
|-----|---------------------------------|
| --- | EX. PROPERTY LINE |
| --- | EX. RIGHT-OF-WAY |
| --- | EX. ADJACENT OWNERS |
| --- | EX. EASEMENT |
| --- | EX. CHANNEL/STREAM |
| --- | EX. STREAM BUFFER |
| --- | EX. OVERHEAD ELECTRIC LINE |
| --- | EX. STORM SEWER |
| --- | EX. WATER LINE |
| --- | EX. SANITARY SEWER |
| --- | EX. MAJOR CONTOUR (5') |
| --- | EX. MINOR CONTOUR (1') |
| --- | EX. SPECIMEN TREE |
| --- | EX. SPECIMEN TREE TO BE REMOVED |

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE _____

APPROVAL BY THE
WAKE FOREST BOARD OF
COMMISSIONERS

DATE _____



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ORIGINAL PLAN SIZE: 24" X 36"

**PRELIMINARY
PLANS**
DO NOT USE FOR CONSTRUCTION

50 25 0 50
SCALE: 1" = 50 FEET



SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING
0 1"
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ACCORDINGLY

MASTER SITE PLANS
RZ-24-07
SD-24-06

STAR ROAD CONDOS
WAKE FOREST, NC



DATE:	12-10-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	24051

**EXISTING CONDITIONS &
DEMOLITION PLAN**

C-3

SHEET 3 OF 10



1. PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
2. PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. ACCESSIBLE PARKING SPACES ARE THOSE DENOTED BY ADA PARKING SIGNS AND ACCESSIBLE AISLES ARE REPRESENTED BY CROSS HATCHING.
4. DIMENSIONS SHOWN ARE TO FACE OF CURB.
5. RADII ARE 5' UNLESS OTHERWISE NOTED.
6. ALL ALLEYS TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS.
7. ALL UNITS SHALL HAVE SINGLE-CAR GARAGE AND SINGLE-CAR DRIVEWAY WITH ALLY ACCESS.
8. ALL UNITS SHALL HAVE CITY OF RALEIGH WATER AND SEWER SERVICES.

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. CHANNEL/STREAM
	EX. STREAM BUFFER
	30' BUFFER ZONE 1
	20' BUFFER ZONE 2
	10' NRB SETBACK
	PROP. RIGHT-OF-WAY
	PROP. ROADWAY CENTER LINE
	PROP. SETBACK LINE
	PROP. EASEMENT/BUFFER
	PROP. CONCRETE
	PROP. GUARDRAIL



DEVELOPMENT NAME: STAR ROAD CONDOS

SITE ADDRESS: STAR ROAD, WAKE FOREST, NC

PIN NUMBER(S): 1739-65-9784

TOTAL AREA: 14.12 AC

EXISTING USE: VACANT

PROPOSED USE: MULTI-FAMILY CONDOMINIUMS

JURISDICTION: TOWN OF WAKE FOREST

CURRENT ZONING DISTRICT: HB

PROPOSED ZONING DISTRICT: GR10 CD

2022 COMMUNITY PLAN DESIGNATION: CORRIDOR COMMERCIAL

PROPOSED UNITS: 108

GR10 MAX. DENSITY: 10 UNITS/ACRE

PROPOSED DENSITY: 7.6 UNITS/ACRE

GR10 MAX. BUILDING HEIGHT: 3 STORIES

PROP. BUILDING HEIGHT: 4B*, 4 STORIES

GR10 BUILDING SETBACKS:

FRONT: 20'

SIDE STREET: 20'

SIDE: 8'

REAR: 25'

PROPOSED BUILDING SETBACKS:

FRONT: 10'

SIDE STREET: 10'

SIDE: 8'

REAR: 25'

AUTO PARKING CALCULATIONS:

REQUIRED PARKING:

MULTI-FAMILY: 1.8 PER UNIT = 1.8 X 108 UNITS = 194 SPACES

PROPOSED PARKING: 216 SPACES (2 PER UNIT) + 48 OFF-STREET SPACES = 264 SPACES

BICYCLE PARKING CALCULATIONS:

REQUIRED PARKING: 2 PER 40 AUTO SPACES = 264 / 40 X 2 = 13 SPACES

PROPOSED PARKING: 24 SPACES (12 INVERTED 'U' RACKS)

GR10 REQUIRED OPEN SPACE: 10% (1.4 AC)

PROPOSED OPEN SPACE: 47.4% (6.7 AC)

GR10 REQUIRED PARK SPACE: 2.5% (0.35 AC)

PROPOSED PARK SPACE: 2.8% (0.40 AC); 0.20 AC (50%) SHALL BE ACTIVE RECREATION

EXISTING IMPERVIOUS COVERAGE: 0 SF / 0 AC (0%)

PROPOSED IMPERVIOUS COVERAGE: 235,700 SF / 5.41 AC (38.3%)

DATE _____

DATE _____

[illegible]

ORIGINAL PLAN SIZE: 34" X 36"

DO NOT USE FOR CONSTRUCTION



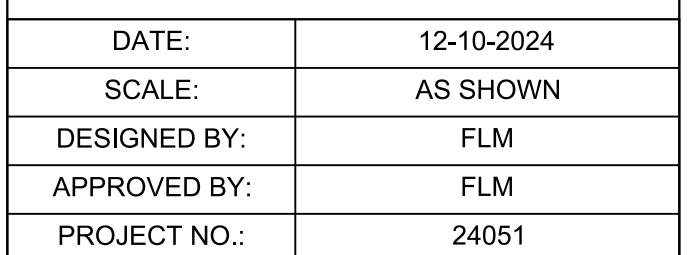
SCALE ADJUSTMENT

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ON ORIGINAL DRAWING

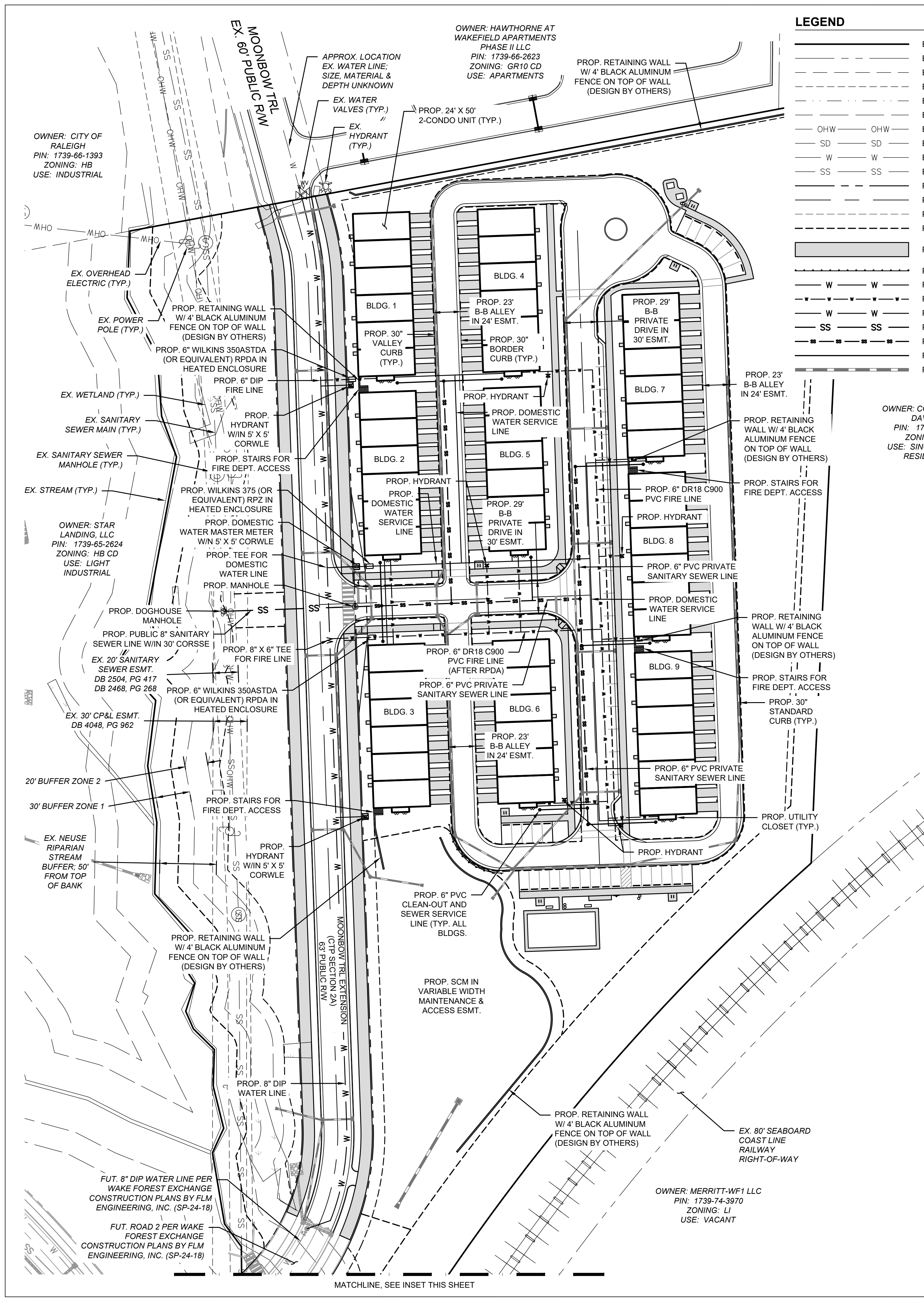
0 1"

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STAR ROAD CONDOS WAKE FOREST, NC



SHEET 4 OF 10



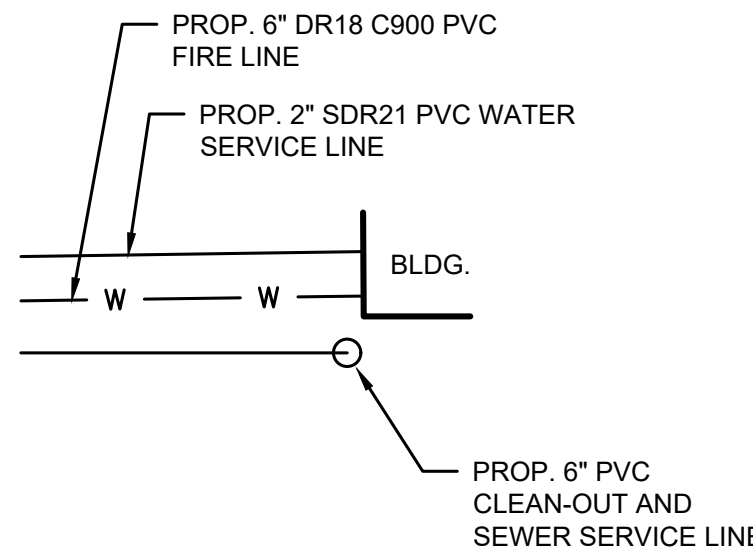
LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. EASEMENT
- EX. CHANNEL/STREAM
- EX. STREAM BUFFER
- EX. OVERHEAD ELECTRIC LINE
- EX. STORM SEWER
- EX. WATER LINE
- EX. SANITARY SEWER
- PROP. RIGHT-OF-WAY
- PROP. ROADWAY CENTER LINE
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- PROP. CONCRETE
- PROP. GUARDRAIL
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE FIRE LINE
- PROP. DOMESTIC WATER SERVICE LINE
- PROP. PUBLIC SANITARY SEWER
- PROP. PRIVATE SANITARY SEWER
- PROP. SANITARY SEWER SERVICE LINE
- PROP. STORM SEWER

OWNER: COOKE, JAMES
DAVID JR.
PIN: 1739-77-6074
ZONING: RD
USE: SINGLE-FAMILY
RESIDENTIAL

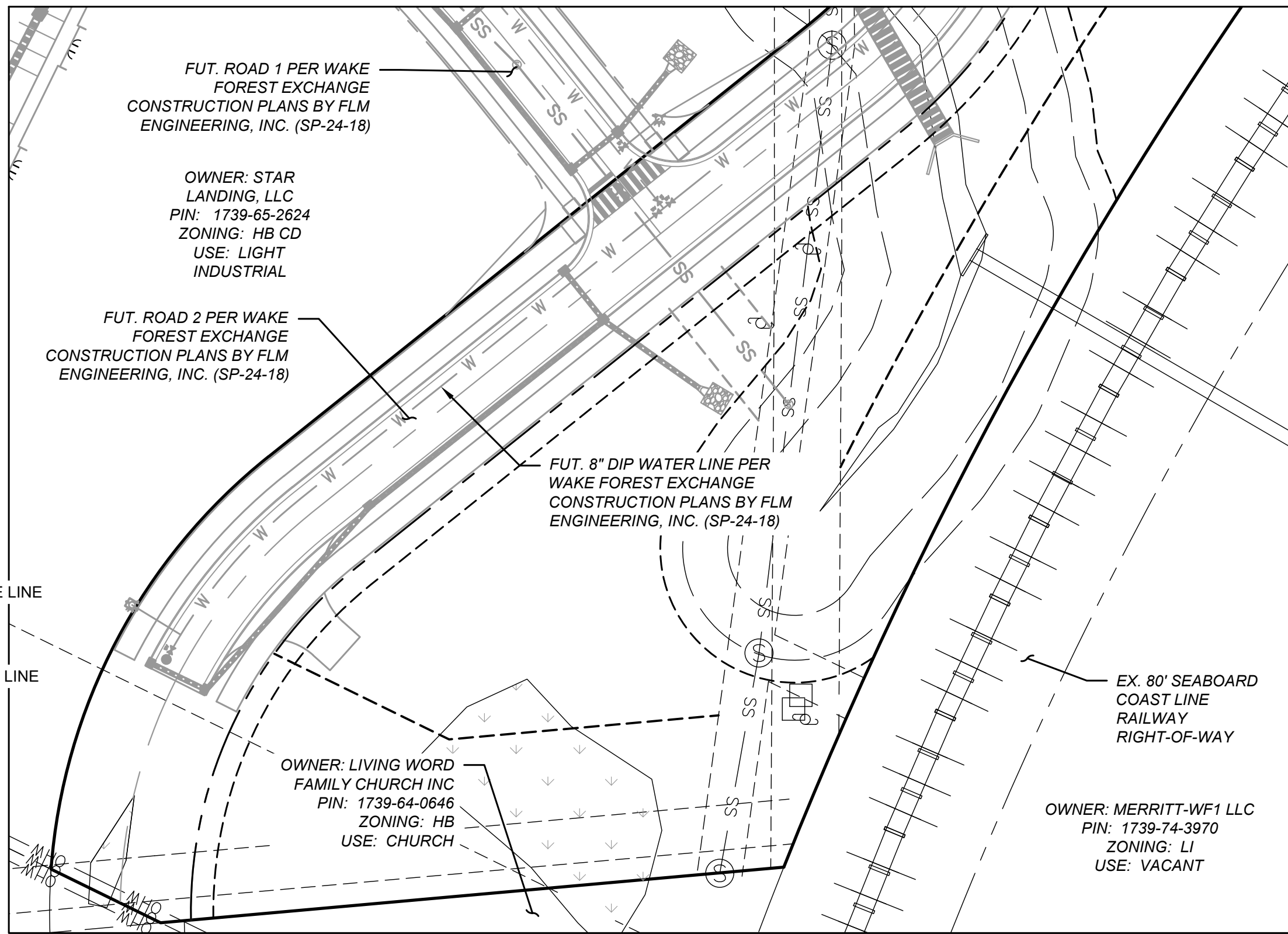
CITY OF RALEIGH STANDARD UTILITY NOTES
(AS APPLICABLE)

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



TYPICAL DOMESTIC WATER, FIRE, AND SANITARY SEWER
LINES INTO BUILDING DETAIL

NO SCALE



INSET
SCALE: 1" = 50'

NOTES

- ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE ON UTILITY CLOSETS. ALL UTILITY CLOSETS ARE WITHIN 40' OF FIRE APPARATUS ACCESS AND WITHIN 150' OF FIRE HYDRANTS.
- ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION APPROVAL THROUGH THE CITY OF RALEIGH IS REQUIRED FOR WATER AND SANITARY SEWER MAIN EXTENSIONS.
- ON-SITE SANITARY SEWER EASEMENTS SHALL BE DEDICATED AS NECESSARY SO THAT THE COMBINATION OF RIGHT-OF-WAY AND EASEMENT EQUALS 15' ON EACH SIDE OF THE SANITARY SEWER MAIN.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE

APPROVAL BY THE
WAKE FOREST BOARD OF
COMMISSIONERS

DATE



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PRELIMINARY
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MASTER SITE PLANS
RZ-24-07
SD-24-06

STAR ROAD CONDOS
WAKE FOREST, NC

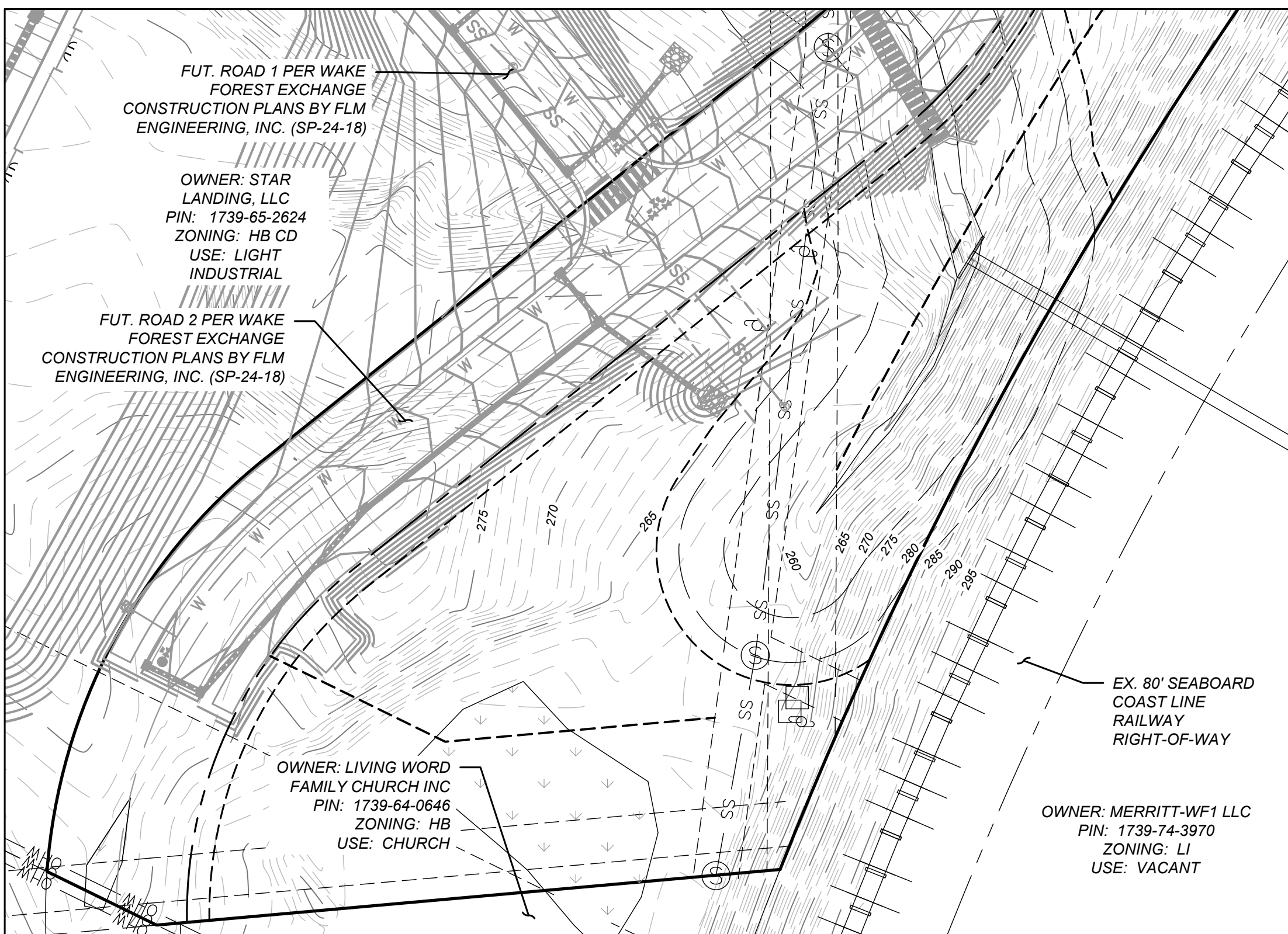


DATE:	12-10-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	24051

UTILITY PLAN

C-5

SHEET 5 OF 10

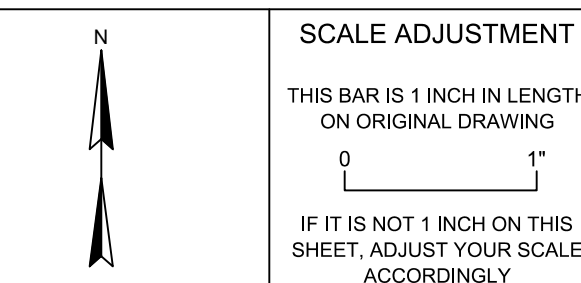


DATE _____

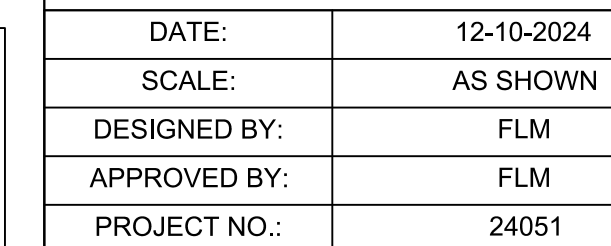
SHEET 6 OF 10

ORIGINAL PLAN SIZE: 24" X 36"

DO NOT USE FOR CONSTRUCTION



STAR ROAD CONDOS
WAKE FOREST, NC



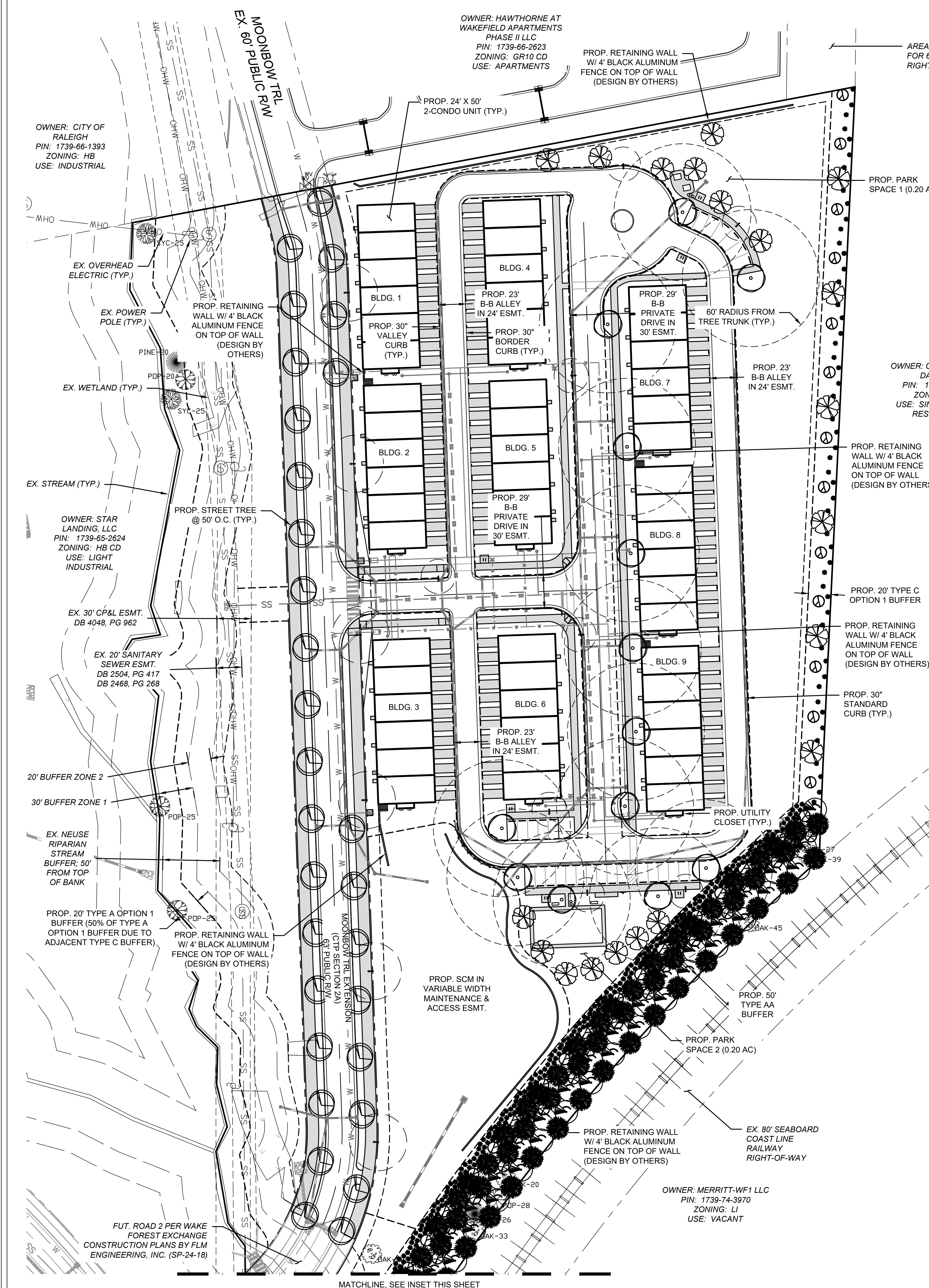
SHEET 7 OF 10



PLANT LIST								
KEY	SCIENTIFIC NAME	COMMON NAME	LOCATION	QUAN.	CAL.	HT.	MATURITY HT.	MATURITY SPREAD
CANOPY TREES								
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	TYPE C BUFFER AND PARK SPACE	20	1.5"	8'	70' - 80'	
UP	ULMUS PARVIFOLIA	CHINESE ELM	VEHICULAR USE AREAS	13	1.5"	8'	45' - 50'	
BN	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	TYPE AA BUFFER	37	1.5"	8'	40' - 70'	
QA	QUERCUS ALBA	WHITE OAK	STREET TREE	30	1.5"	8'	60' - 100'	
EVERGREEN TREES								
PT	PINUS TAEDA	LOBLOLLY PINE	TYPE AA BUFFER	62	1.5"	8'	60' - 90'	
UNDERSTORY TREES								
CC	CERCIS CANADENSIS	EASTERN REDBUD	TYPE AA AND TYPE C BUFFERS	50	1.5"	8'	20' - 30'	
SHRUBS								
IC	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	TYPE AA AND TYPE C BUFFERS	345		18"	3' - 4'	3' - 6'

DATE _____

DATE _____



LANDSCAPING REQUIREMENTS

STREET TREES:

STREET TREES SHALL BE PLACED AT 50' O.C.

CANOPY TREES PROVIDED: 30 (16 ADDITIONAL CANOPY TREES PROVIDED ALONG ROAD 2 PER WAKE FOREST EXCHANGE CONSTRUCTION PLANS BY FLM ENGINEERING, INC. (SP-24-18))

TYPE C, OPTION 1 BUFFER (623 LF ALONG PIN 1739-77-6074)

1 CANOPY TREES PER 100 LF
2 UNDERSTORY TREES PER 100 LF
8 SHRUBS PER 100 LF (50% OF REQUIRED SHRUBS MUST BE EVERGREEN SPECIES)

CANOPY TREES REQUIRED: 6
CANOPY TREES PROVIDED: 6

UNDERSTORY TREES REQUIRED: 13
UNDERSTORY TREES PROVIDED: 13

SHRUBS REQUIRED: 50
SHRUBS PROVIDED: 51 (100% EVERGREEN)

50% TYPE A, OPTION 1 BUFFER (20'-WIDE AND 971 LF ALONG PIN 1739-65-2624)

3 EVERGREEN TREES PER 100 LF
2 CANOPY TREES PER 100 LF
2 UNDERSTORY TREES PER 100 LF
24 SHRUBS PER 100 LF

EVERGREEN TREES REQUIRED: 29

CANOPY TREES REQUIRED: 20

UNDERSTORY TREES REQUIRED: 20

SHRUBS REQUIRED: 234

NOTES: ONLY 50% OF THE BUFFER IS REQUIRED BECAUSE OF THE TYPE C BUFFER PROVIDED BY THE WAKE FOREST EXCHANGE PROJECT (SP-24-18). BUFFER IS NOT PROPOSED TO BE DISTURBED AND SHALL UTILIZE EXISTING VEGETATION, WHICH SHALL BE SUPPLEMENTED AS NECESSARY TO MEET THE BUFFER STANDARD

TYPE A, OPTION 1 BUFFER (40'-WIDE AND 207 LF ALONG PIN 1739-64-0646)

6 EVERGREEN TREES PER 100 LF
4 CANOPY TREES PER 100 LF
4 UNDERSTORY TREES PER 100 LF
48 SHRUBS PER 100 LF

EVERGREEN TREES REQUIRED: 13

CANOPY TREES REQUIRED: 9

UNDERSTORY TREES REQUIRED: 9

SHRUBS REQUIRED: 100

NOTE: BUFFER IS NOT PROPOSED TO BE DISTURBED AND SHALL UTILIZE EXISTING VEGETATION, WHICH SHALL BE SUPPLEMENTED AS NECESSARY TO MEET THE BUFFER STANDARD

TYPE AA, OPTION 1 BUFFER (612 LF FROM STREAM BUFFER TO SOUTHEAST CORNER)

10 EVERGREEN TREES PER 100 LF
6 CANOPY TREES PER 100 LF
6 UNDERSTORY TREES PER 100 LF
48 SHRUBS PER 100 LF

EVERGREEN TREES REQUIRED: 61
EVERGREEN TREES PROVIDED: 62

CANOPY TREES REQUIRED: 37
CANOPY TREES PROVIDED: 37

UNDERSTORY TREES REQUIRED: 37
UNDERSTORY TREES PROVIDED: 37

SHRUBS REQUIRED: 294
SHRUBS PROVIDED: 294

VEHICULAR USE AREAS:

OFF-STREET PARKING VISIBLE FROM THE RIGHT-OF-WAY OR ADJACENT PROPERTIES SHALL BE SCREENED WITH EVERGREEN SHRUBBERY AT 5 FEET ON CENTER, AND ALL PARKING SPACES SHALL BE WITHIN 60 FEET OF A PLANTED CANOPY TREE TRUNK.

CANOPY TREES PROVIDED: 13
SHRUBS PROVIDED: APPLICABLE PARKING AREAS SCREENED BY CHANGES IN TOPOGRAPHY AND/OR PROVIDED BUFFER VEGETATION

PARK SPACE SUPPLEMENTAL TREE PLANTING:

MINIMUM 1 TREE PER 2,500 SF OF PARK SPACE (17,500 SF / 2,500 SF = 7 TREES)

CANOPY TREES REQUIRED: 7
CANOPY TREES PROVIDED: 20

MINIMUM CANOPY COVERAGE:

2 CANOPY TREES PER 5,000 SF OF PARCEL AREA (615,026 SF / 5,000 SF X 2 = 245)

CANOPY TREES REQUIRED: 245

CANOPY TREES PROVIDED: SEE "TOTAL TREES REQUIRED AND PROVIDED" BELOW

SPECIMEN TREE CALCUATIONS:

21 SPECIMEN TREES ARE PROPOSED TO BE REMOVED FOR A REPLACEMENT VALUE OF 84 TREES. (VALUE IS \$1,000 OR 4 REPLACEMENT TREES PER SPECIMEN TREE REMOVED.)

30 SPECIMEN TREES ARE PROPOSED TO BE PRESERVED FOR 101 TOTAL CREDITS AS SHOWN IN THE TABLE ON SHEET C-7

TOTAL TREES REQUIRED AND PROVIDED:

TOTAL TREES REQUIRED: 245 MINIMUM CANOPY COVERAGE + 84 SPECIMEN TREE RELACEMENT = 329 TREES

TOTAL TREES PROVIDED: 212 PROPOSED TREES + 101 SPECIMEN TREE PRESERVATION CREDITS + 16 CANOPY TREES PROVIDED ALONG ROAD 2 PER WAKE FOREST EXCHANGE CONSTRUCTION PLANS = 329

329 REQUIRED TREES = 329 PROPOSED TREES, THUS NO ADDITIONAL TREES OR PAYMENT REQUIRED

LIGHTING NOTES

1. LIGHTING DESIGN SHALL BE IN ACCORDANCE WITH SECTION 10 OF THE WAKE FOREST UDO.

LUMINAIRE SCHEDULE				
SYMBOL	DESCRIPTION*	LAMP	HEIGHT (FT)**	QUANTITY
	DUKE ENERGY ROADWAY LED	(1) LED	25	14

*APPROVED EQUALS ACCEPTED
**HEIGHT IS FROM BOTTOM OF BASE TO TOP OF FIXTURE



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PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWF & CORPUD COMMENTS	1/23/2025	FLM
2	TOWF COMMENTS	4/16/2025	FLM
3	TOWF COMMENTS	5/20/2025	FLM
4	TOWF COMMENTS	6/12/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

MASTER SITE PLANS
RZ-24-07
SD-24-06

STAR ROAD CONDOS
WAKE FOREST, NC



DATE:	12-10-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	24051

LANDSCAPING & LIGHTING
NOTES

C-8

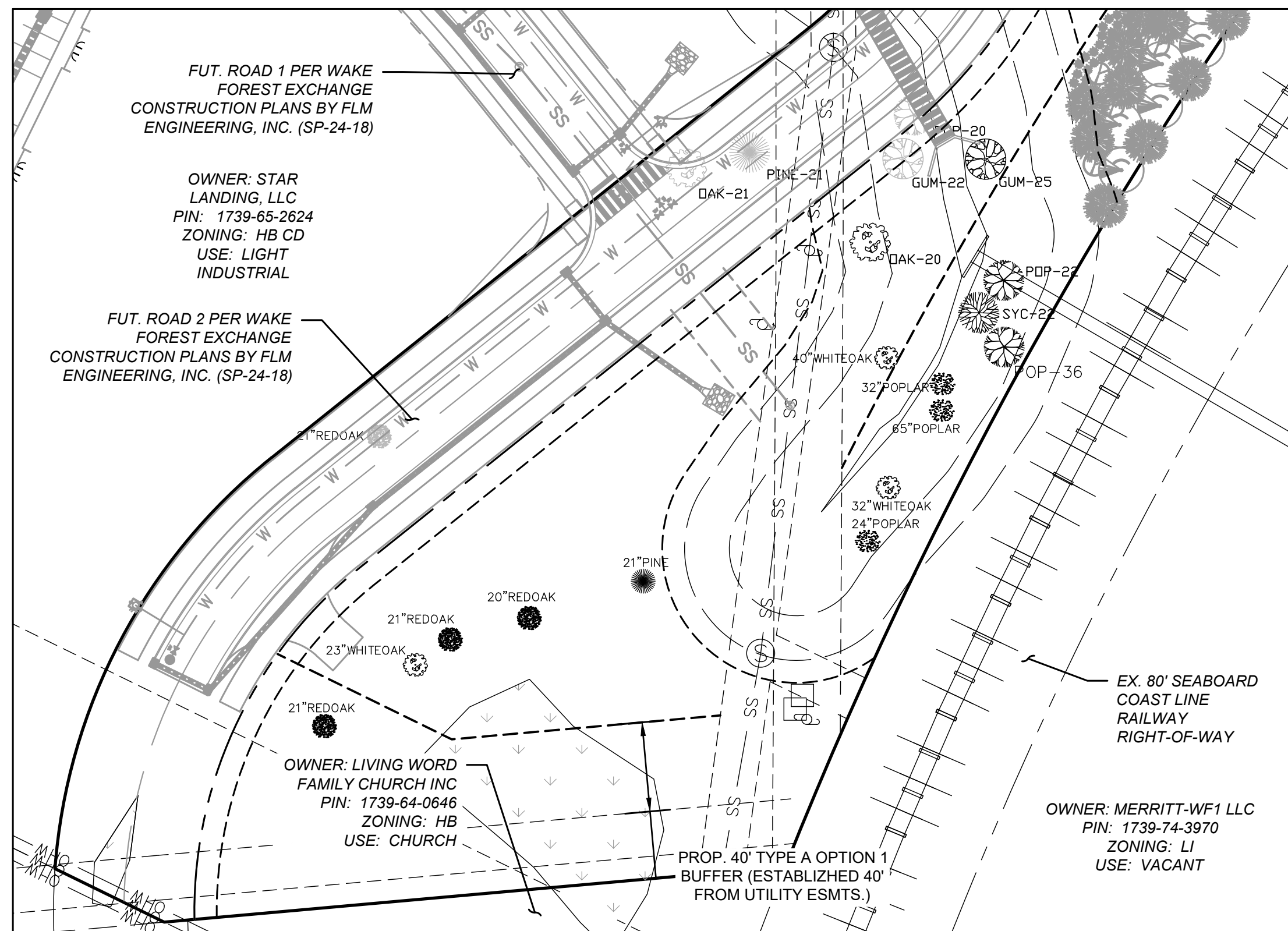
SHEET 8 OF 10

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE_____

APPROVAL BY THE
WAKE FOREST BOARD OF
COMMISSIONERS

DATE_____



	EX. PROPERTY LINE		PROP. CANOPY TREE (ZS)
	EX. RIGHT-OF-WAY		PROP. CANOPY TREE (UP)
	EX. ADJACENT OWNERS		PROP. CANOPY TREE (BN)
	EX. EASEMENT		PROP. CANOPY TREE (QA)
	EX. CHANNEL/STREAM		PROP. EVERGREEN TREE (PT)
	EX. STREAM BUFFER		PROP. UNDERSTORY TREE (CC)
	EX. OVERHEAD ELECTRIC LINE		PROP. SHRUB (IC)
	EX. STORM SEWER		PROP. LIGHT POLE WITH RADIUS FROM TREE
	EX. WATER LINE		PROP. PARK SPACE
	EX. SANITARY SEWER		
	EX. SPECIMEN TREE TO REMAIN		
	PROP. RIGHT-OF-WAY		
	PROP. ROADWAY CENTER LINE		
	PROP. SETBACK LINE		
	PROP. EASEMENT/BUFFER		
	PROP. CONCRETE		
	PROP. GUARDRAIL		
	PROP. WATER LINE		
	PROP. SANITARY SEWER		
	PROP. STORM SEWER		

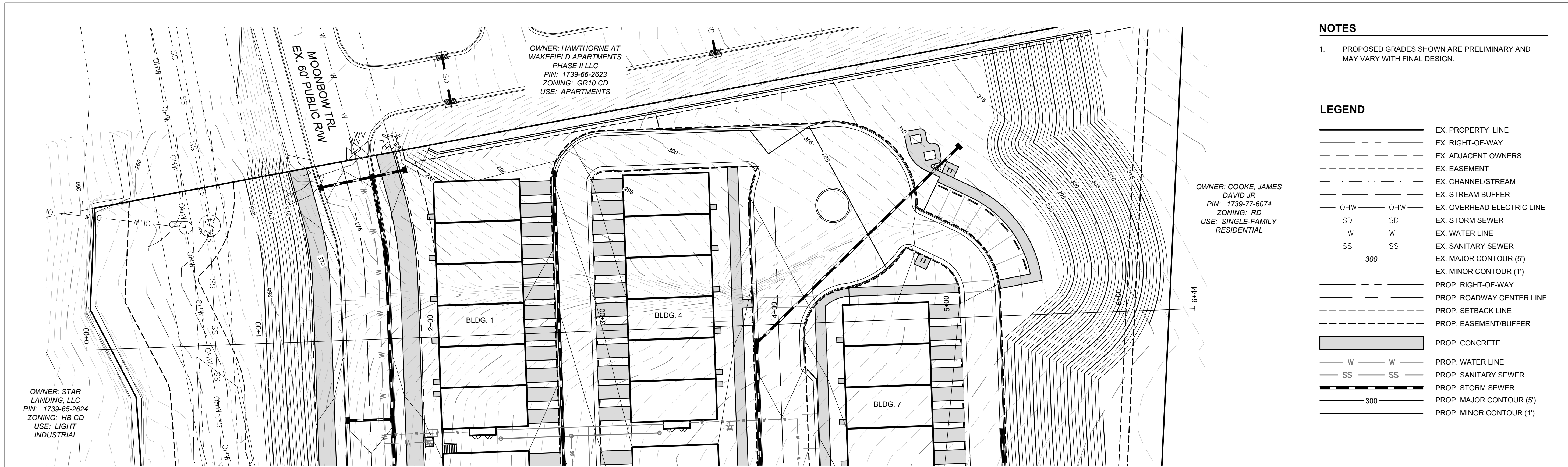
1. OPEN AND PARK SPACE AREAS:
GR10 REQUIRED DEDICATED OPEN AND PARK SPACE: 1.75 AC (12.5%)
PROPOSED DEDICATED OPEN AND PARK SPACE: 7.10 AC (50.3%)

GR10 REQUIRED PARK SPACE: 0.35 AC (2.5%)
PROPOSED PARK SPACE: 0.40 AC (2.8%); 0.20 AC (50%) SHALL BE ACTIVE RECREATION

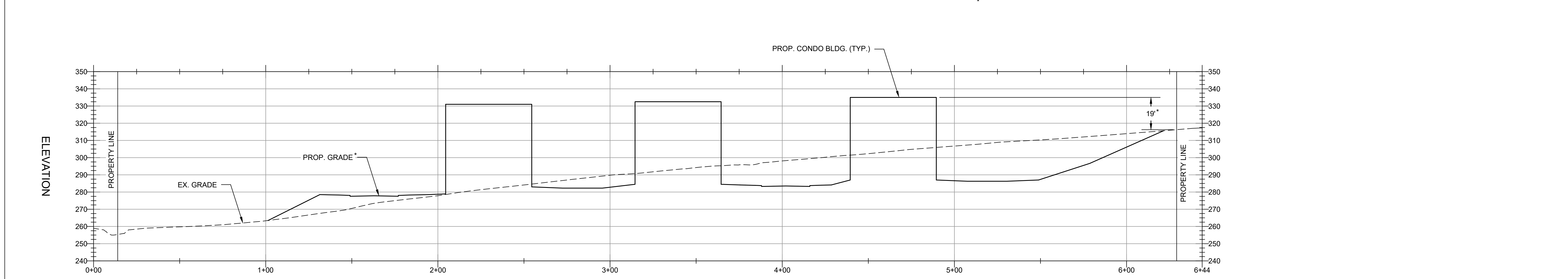
GR10 REQUIRED OPEN SPACE: 1.40 AC (10%)
PROPOSED OPEN SPACE: 6.70 AC (47.4%)
2. PARK SPACE SHALL BE PARK, GREEN, OR PLAYGROUND PER SECTION 7.5.1 OF THE UDO.
3. A SEPARATE PARK SPACE SITE PLAN SHALL BE PROVIDED FOR TOWN OF WAKE FOREST APPROVAL PRIOR TO FINAL PLAT APPROVAL.
4. PUBLIC SEATING SHALL BE PROVIDED PER SECTION 7.5.5.A.2 OF THE UDO.
5. 10 SUPPLEMENTAL TREE PLANTINGS ARE PROPOSED WITHIN THE PARK SPACE PER SECTION 7.5.5.A.3 OF THE UDO (ONE (1) TREE PER EVERY 2,500 SQUARE FEET OF REQUIRED PARK SPACE). SEE LANDSCAPING & LIGHTING PLAN AND NOTES, SHEETS C-6 AND C-7.
6. GARBAGE AND RECYCLE RECEPTACLES SHALL BE PROVIDED PER SECTION 7.5.5.A.4 OF THE UDO.
7. 8 CLASS III BICYCLE PARKING SPACES SHALL BE PROVIDED PER SECTION 7.5.5.A.5 OF THE UDO (FOUR (4) SPACES PER EVERY ONE-QUARTER ACRE OF PARK SPACE = 0.35 AC / 0.25 AC X 4 BICYCLE SPACES = 6 SPACES REQUIRED).

DATE _____

SHEET 9 OF 10



PLAN VIEW



CROSS-SECTION VIEW

NOTES

1. PROPOSED GRADES SHOWN ARE PRELIMINARY AND MAY VARY WITH FINAL DESIGN.

LEGEND

EX. PROPERTY LINE

EX. RIGHT-OF-WAY

EX. ADJACENT OWNERS

EX. EASEMENT

EX. CHANNEL/STREAM

EX. STREAM BUFFER

EX. OVERHEAD ELECTRIC LINE

EX. STORM SEWER

EX. WATER LINE

EX. SANITARY SEWER

EX. MAJOR CONTOUR (5')

EX. MINOR CONTOUR (1')

PROP. RIGHT-OF-WAY

PROP. ROADWAY CENTER LINE

PROP. SETBACK LINE

PROP. EASEMENT/BUFFER

PROP. CONCRETE

PROP. WATER LINE

PROP. SANITARY SEWER

PROP. STORM SEWER

PROP. MAJOR CONTOUR (5')

PROP. MINOR CONTOUR (1')

OHW

SD

W

SS

300

W

SS

300

FLMENGINEERING

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ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

30 15 0 30

SCALE: 1 INCH = 30 FEET

N

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

0 1"

IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

MASTER SITE PLANS

RZ-24-07

SD-24-06

STAR ROAD CONDOS

WAKE FOREST, NC

ST. JOHN PROPERTIES

DATE:	12-10-2024
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DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	24051

SITE CROSS-SECTION EXHIBIT

C-10

SHEET 10 OF 10

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PLANNING BOARD AGENDA ITEM REPORT

Agenda Item No.: 2025-546-

Submitted by: Jennifer Currin, Planning

Submitting Department: Planning

Meeting Date: August 12, 2025

Subject

Appoint Chair for the 2025 Calendar Year.

Recommendation:

item Summary:

ATTACHMENTS: