



TOWN *of* WAKE FOREST

Planning Board Meeting Agenda February 13, 2024 at 6:00 PM

Notice

In accordance with the requirements of Title II of the Americans with Disability 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 the Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Deputy Town Clerk [Ella Dowtin](#) at 919-435-9436 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 6:00 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

[Planning Board](#) meeting agendas are typically available to be viewed and downloaded by noon on the Friday prior to the second Tuesday of each month. Citizens may also receive a copy of each month's agenda via email by enrolling in the Town's free [E-Notifier](#) subscription service.

Public Comment

Those wishing to speak must first register to speak no later than 3:00 p.m. the day of the meeting. The forms to register to speak and provide written comments are available at <https://www.wakeforestnc.gov/ph>.

At the appropriate time, the Planning Board Chair will acknowledge those persons who have registered to speak. They will be called upon in the order registered. Speakers will address the Board as a whole, from the podium at the front of the room, and begin their remarks by stating their name and address. At the end of public comment, the Chair may summarize the discussion from the public comment. While not required, the Chair may ask staff or the applicant to respond. Speakers

needing additional information or questions answered will be contacted by the Deputy Town Clerk and provided contact information for the appropriate staff person.

Unless otherwise indicated by the Chair, individual comments shall be limited to three minutes. Groups are encouraged to designate a lead speaker on their behalf, and when addressing the Board, the speaker must first identify the group they are representing and will be given no more than ten minutes to give comments. Once comments have been made, speakers cannot speak again, unless specifically called upon by the Chair. The Chair may, at his/her discretion, interrupt public comment and elect to continue it to another meeting due to, among other reasons, the lateness of the hour or to allow consideration of other items on the agenda.

When public comment sessions are continued from previous meetings, previous individuals that have spoken, either representing themselves or a group, cannot speak at a continued public comment session, unless specifically called upon by the Chair. Additionally, speakers cannot both represent themselves individually and speak on behalf of a group throughout public comment periods, even if held over multiple sessions.

1.Call to Order

2.Adoption of Agenda

3.Approval of Minutes

- 3.A. Approval of Minutes
[12-12-2023 Planning Board Minutes DRAFT.pdf](#)

4.Presentations

- 4.A. Unified Development Ordinance Comprehensive Update Work Session #5
[UDO Comprehensive Update Work Session #5 Agenda Summary](#)

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

- 7.A. Consideration of LEGISLATIVE CASE RZ-23-06, Star Road Tech Center, a rezoning filed by St. John Properties to rezone 30.35 acres located at 0 Star Road, being Wake County Tax PINs 1739-65-3709, 1739-55-8441, and 1739-65-4232 from Highway Business (HB) and Special Highway Overlay (SH1-O) to Highway Business Conditional District (HB-CD) and Special Highway Overlay (SH1-O).

[RZ-23-06 Staff Report v1 - Feb PB.pdf](#)

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

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

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

[Attachment E - TIA Executive Summary and NCDOT Review Report and U-5307 email.pdf](#)

[Attachment F - RZ-21-09 Ordinance and Staff Report.pdf](#)

[Exhibit 1 - Proposed Conditional District Plan.pdf](#)

8.New Business

9.Staff Comments

10.Planning Board Comments

11.Adjournment



Planning Board Agenda Item Report

Agenda Item No.: 2024-35-
Submitted by: Ella Dowtin
Submitting Department: Planning
Meeting Date: February 13, 2024

SUBJECT

Approval of Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [12-12-2023 Planning Board Minutes DRAFT.pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, December 12, 2023**, 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 Siderio, Michael Almquist, Michael Hickey, Sheila Bishop, Adam Redler, and Anna Shope

Planning Board Members absent: N/A

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Senior Planner Patrick Reidy, Senior Planner Tim Richards, and Deputy Town Clerk Ella Downtin

1. Call to Order

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

2. Adoption of Agenda

ACTION:

Mover: Michael Hickey moved to adopt the agenda as presented.

Seconder: Adam Redler.

Vote: Motion carried 7-0.

3. Approval of Minutes

3.A. Approval of Minutes

ACTION:

Mover: Michael Hickey moved to approve October 10, 2023 and November 14, 2023 minutes.

Seconded: Shelia Bishop.
Vote: Motion carried 7-0.

4. Presentations

4.A. Outgoing Planning Board Member Presentation of Certificates

Planning Director Courtney Tanner presented Michael Hickey and Michael Siderio with Certificates of Appreciation.

5. Old Business with Public Comment

No Old Business with Public Comment Presented.

6. Old Business

No Old Business Presented.

7. New Business with Public Comment

7.A. Consideration of LEGISLATIVE CASE RZ-23-08, Farm Road Townhomes, a conditional rezoning filed by Kevin Neshat on behalf of Lofts at South Main, LLC, to rezone 3.06 acres located at 1701 Farm Ridge Road, 1702 Farm Ridge Road, 1709 Farm Ridge Road, 1710 Farm Ridge Road, 1715 Farm Ridge Road, and 128 Farm Road, being Wake County Tax PIN(s) 1840029915, 1840037051, 1840028856, 1840027902, 1840026891, and 1840120841, from General Residential 3 (GR3) to General Residential 10 Conditional District (GR10-CD) and Neighborhood Business Conditional District (NB-CD).

Senior Planner Tim Richards provided the staff report for case RZ-23-08, Farm Road Townhomes, a conditional rezoning.

Mr. Siderio asked if the parking on the west side of the site was the proposed area for Neighborhood Business Conditional District rezoning. Mr. Richards responded yes. Mr.

Siderio asked if the medical office would have a problem with people driving through the parking lot. Mr. Richards responded that a cross-access agreement would be recorded.

Mr. Hickey asked if there would be any speed mitigation in the alley and are there any plans to have a right turn only out of that office building or off Farm Road for the traffic turning left. Mr. Richards responded that a TIA has not been completed he can't speak on the traffic patterns changing.

Mr. Siderio asked if the Town has any requirements for street lights for Farm Road and the alleys or if that is a request to make to the developer. Mr. Richards responded that he doesn't know the answer to the question but will find out.

Ms. Bishop asked will there be a designated left turn lane from Farm Road onto South Main Street towards Capital Blvd.; and what kind of road changes would be provided. Mr. Richards responded the only improvement to the roadway is the sidewalk and frontage on Farm Road. No additional lane improvements on Farm Road are proposed. Ms. Bishop asked if that was something the developer would want to propose. Mr. Richards responded that, without a TIA, he is not sure if that would be an issue. Ms. Tanner responded that the South Main Street study includes access management so there is a chance that some intersections will not provide full access and it may be right in and right out with regards to exiting Farm Road. .

Ms. Shope asked what the walkability looks like in relation to the activity center. Mr. Richards responded currently there is a lack of sidewalk connectivity. There are intervening parcels that do not have sidewalks along Farm Rd. and S. Main St.

Mr. Almquist asked if you follow the sidewalk will it be along Farm Road. Mr. Richards responded that is correct.

Mr. Hickey asked what the town's direction is for creating a road under the powerlines. Mr. Richards responded a road is currently not shown in the current CTP. Ms. Tanner responded that generally roads can be built under powerlines.

Jon Frazier, of FLM Engineering on behalf of the property owner and applicant Kevin Neshat, provided a presentation for Farm Road Townhomes.

Mr. Hickey asked if there would be a problem with the older houses' water and sewer. Mr. Frazier responded that no, and they have not heard anything from the City of Raleigh stating that it will be a problem.

Mr. Almquist asked will the sidewalk be extended. Mr. Frazier responded that they can look at the sidewalk continuing.

Ms. Shope asked what notice would be given to the current residents occupying the homes. Mr. Frazier responded that they are all currently rental properties. Mr. Nashat responded that the renters are aware of the possible development and that they are on a month-to-month leases.

Public Hearing Opened.

Public Comments

Jimmy Broadway 1605 S. Main St. – Wake Forest NC 27587; opposed to zoning.
Loretta Townsley 101 Pine Ridge Court – Wake Forest NC 27587; opposed to zoning.

Public Hearing Closed.

Discussion

The board had an open discussion about the conditional rezoning of Farm Road Townhomes before making a motion to approve or deny Case RZ-23-08.

Mover: Michael Almquist moved to approve RZ-23-08 Farm Road Townhomes as it is generally consistent with the Comprehensive Plan and request the applicant to provide updated signed conditions in attachment D to include the following:

- Provide a Type B buffer landscaping between the NB-CD parking area, open space, and lot 8 as verbally agreed in this meeting.

For the applicant to consider adding the following conditions:

- Extending Farm Road sidewalk to South Main
- Notifying current rental residents a minimum of six months in advance to vacate
- Allowing off-peak shared parking for the Townhomes in the new parking area
- Providing affordable housing in the Townhouse development
- Installing lighting along all public roadways and any new parking lot

Seconder: Michael Hickey.

Vote: Motion carried 7-0.

7.B. Consideration of LEGISLATIVE CASE RZ-23-07, 200 Stephen Taylor Road, a rezoning filed by Marion Jordan to rezone 1.008 acres located at 200 Stephen Taylor Dr, being Franklin County Tax PIN 1842826404 from Franklin County's Residential 30 (R-30) to Wake Forest's General Residential 3 (GR3).

Senior Planner Patrick Reidy provided the staff report for case RZ-23-07, 200 Stephen Taylor Road rezoning.

Discussion

Mr. Hickey asked what the plans for the Stephen Taylor Road extension are. Mr. Reidy responded that it cuts through the property, and it is a North Carolina Department of Transportation (NC DOT.) road; it is a dead end to the mix of homes that are currently there; there are no plans for the road. Mr. Hickey asked if the road currently extends through the property. Mr. Reidy responded yes; it currently extends through the property.

Mr. Hickey asked if the Town had agreed to consider property in this area; Mr. Reidy responded that it is a part of the annexation agreement area.

Mr. Siderio asked if it was one lot or two. Mr. Reidy responded that it is all considered as one lot for now, but once they come in with a subdivision plan, and if approved, it would be split into two lots.

Mr. Siderio asked if the pre-application conference had been held. Mr. Reidy responded that there was one.

Ms. Bishop asked if there would be two different addresses. Mr. Reidy responded yes, there will be two different addresses.

Public Hearing Opened.

Marion Jordan presented on behalf of the applicant.

Public Hearing Closed.

Mover: Michael Hickey moved to approve RZ-23-07.

Second: Shelia Bishop.

Vote: Motion carried 7-0.

8. New Business

8.A. Appoint Chair and Vice-Chair for the 2024 Calendar Year

Mover: Michael Hickey moved to reappoint Karin Kuropas as Chairperson and Michael Almquist as Vice-Chairperson.

Seconder: Michael Siderio.

Vote: Motion carried 7-0.

9. Staff Comments

Planning Director Courtney Tanner wished everyone Happy Holidays and safe travels.

10. Planning Board Comments

No Planning Board Comments Presented.

11. Adjournment

ACTION: Mover: Michael Siderio moved to adjourn the meeting at 7:42 pm.

Seconder: Michael Hickey.

Vote: Motion carried 7-0.

Duly approved in open session this 13th day of February 2024.

Ella Dowtin
Deputy Town Clerk

Karin Kuropas
Planning Board Chair



Planning Board Agenda Item Report

Agenda Item No.: 2024-28-
Submitted by: Kari Grace
Submitting Department: Planning
Meeting Date: February 13, 2024

SUBJECT

Unified Development Ordinance Comprehensive Update Work Session #5

Recommendation:

Item Summary:

ATTACHMENTS

- [UDO Comprehensive Update Work Session #5 Agenda Summary](#)

Agenda Item: Unified Development Ordinance (UDO) Comprehensive Update - Work Session #5

Summary: The Town hired Houseal Lavigne Associates as consultants for the comprehensive update of the UDO. The project kickoff, initial public engagement, and UDO analysis and preliminary recommendations phases have been completed. UDO and MSSD sections are now in development. In the spring of 2023, Houseal Lavigne staff presented proposed zoning district and use regulation standards, and a public open house and online survey were conducted to collect community feedback.

In the fall of 2023, Houseal Lavigne staff presented proposed development standards related to general standards, building design, access and mobility, tree protection, landscaping, buffers, and lighting. The presentation highlighted proposed standards with emphasis on new and revised regulations stemming from comprehensive plan recommendations and community feedback.

At this work session, Town staff will present proposed standards pertaining to Planned Unit Developments (PUDs), subdivision and lot standards, and open and community space standards.

The purpose of the work session is to gather feedback from the Planning Board; no voting items are part of the work session. As the project continues, there will be additional work sessions on specific topic areas as well as ongoing public engagement opportunities. All work session presentations are published on the project webpage.

Attachments: None



Planning Board Agenda Item Report

Agenda Item No.: 2023-360-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: February 13, 2024

SUBJECT

Consideration of LEGISLATIVE CASE RZ-23-06, Star Road Tech Center, a rezoning filed by St. John Properties to rezone 30.35 acres located at 0 Star Road, being Wake County Tax PINs 1739-65-3709, 1739-55-8441, and 1739-65-4232 from Highway Business (HB) and Special Highway Overlay (SH1-O) to Highway Business Conditional District (HB-CD) and Special Highway Overlay (SH1-O).

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-23-06 Staff Report v1 - Feb PB.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Plan Consistency Analysis.pdf](#)
- [Attachment E - TIA Executive Summary and NCDOT Review Report and U-5307 email.pdf](#)
- [Attachment F - RZ-21-09 Ordinance and Staff Report.pdf](#)
- [Exhibit 1 - Proposed Conditional District Plan.pdf](#)



Staff Report

Case RZ-23-06: Star Road Tech Center Conditional District

Meeting Date	February 13, 2024
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 0 Star Road: 1. Act on Plan Consistency Statement 2. Rezone 30.35 acres on the Town of Wake Forest Zoning Map from Highway Business (HB) and Special Highway Overlay (SH1-O) to Highway Business Conditional District (HB-CD) and Special Highway Overlay (SH1-O).
Case Manager	Patrick Reidy, Senior Planner – Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
September 18, 2023 (See Attachment A)	February 13, 2024	March 19, 2024

CASE INFORMATION

Applicant	St. John Properties C/O Dustin Atkielski 8601 Six Forks Road, Suite 400 Raleigh, NC 27615
Developer	St. John Properties C/O Dustin Atkielski 8601 Six Forks Road, Suite 400 Raleigh, NC 27615
Property Owners	Star Landing LLC C/O Dustin Atkielski 2560 Lord Baltimore Drive Baltimore, MD 21244 Puryear Investments, LLC C/O Anthony Puryear 5844 Lease Lane Raleigh, NC 27617
Location	Frontage along Star Road, south of the intersection of Star Road and US-1

Addresses	0 Star Road
Wake County Tax PIN(s)	1739653709, 1739558441, and 1739654232
Acreage	30.35 acres
Zoning	Existing: Highway Business (HB) and Special Highway Overlay (SH1-O) Proposed: Highway Business Conditional District (HB-CD) and Special Highway Overlay (SH1-O)
Land Use	Existing: Vacant Proposed: Commercial, Office, and Light Industrial
Community Plan Designation	Corridor Commercial; Commercial & Industrial Areas Plan (Area #1 – Capital Boulevard)
Corporate Limits	This application is outside the Town’s corporate limits and within the Town’s extraterritorial planning jurisdiction (ETJ). An annexation petition has not been filed at this time.

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 and [page 54](#) for a description of Capital Boulevard Commercial & Industrial Areas Plan map.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Professional Services (City of Raleigh Water Lab under construction) and Light Industrial (City of Raleigh North Operations Center)	Highway Business
South	Vacant; Religious Institution (Living Word Family Church)	Highway Business
East	Vacant; Railroad Right-of-Way	Highway Business
West	US-1 Right-of-Way	Highway Business
The proposed land use is generally incompatible with surrounding land uses. The proposed zoning is generally compatible with surrounding zoning. See Attachment C for associated maps.		

ZONING HISTORY

The applicant has requested a Conditional Rezoning to request significant modifications to the UDO to develop the property with Light Industrial uses. The requested modifications are detrimental to orderly Town growth and development patterns. Examples of the UDO deviations requested include 1) allowing driveway access to light industrial directly on a road that is not classified as a thoroughfare and therefore not suitable for non-intermittent tractor trailer traffic, 2) not building a road shown on the Comprehensive Transportation Plan (CTP) and required to be built by the UDO, and 3) reducing SHOD building setbacks in order to accommodate existing site topography and increase visibility to buildings fronting Star Road. These deviations are not in keeping with the spirit and intent of the UDO. Thoroughfare roads are designed to support more traffic volume and Star Road is a narrow road that does not support heavy tractor trailer traffic. New streets being constructed according to the CTP and UDO are for the public benefit of creating a complete road network. By not constructing the road, the burden to construct the road would require taxpayer funds. The intent of the SHOD is to protect major access corridors for future widening and enhance buffering to create a vegetative buffer along the roadways. The building setback of 100' is intended to minimize the need to acquire buildings for future road projects. The U-5307 project will widen Star Road and allowing a building to be setback 50' instead of the required 100' could put NCDOT in a position to have to acquire the front buildings of this development.

While not associated with this rezoning request, the Board of Commissioners approved a rezoning for property north of this project (RZ-21-09 Hawthorne Phase 2) that was inconsistent with the Community Plan. It is important to note that while those apartments were inconsistent with the Community Plan, other aspects of the rezoning request were in accordance with the UDO and Comprehensive Transportation Plan. See Attachment F for approved Ordinance and Staff Report.

MASTER PLAN ANALYSIS

Parking	Required: Per UDO Chapter 9.4, the parking requirement for Commercial uses has a range of requirements. The most conservative parking requirement is 1 space per 200 square feet or 102 parking spaces. The parking requirement for Office is 1 space per 300 square feet or 86 parking spaces. The parking requirement for Light Industrial has a range of requirements. The most conservative parking requirement is 1 per 200 square feet of Indoor Sales Area or 487 spaces. A total of 675 parking spaces are required. The bike parking requirement for Commercial is 2 per 50 auto spaces or 6 bike spaces. The bike parking requirement for Office is 2 per 50 auto spaces or 4 bike spaces. The bike parking requirement for Light Industrial is 2 per 50 auto spaces or 20 bike spaces. A total of 30 bike spaces are required. Proposed: The applicant proposes a zoning condition requiring a parking ratio of 1 parking space per 500 square feet for the Light Industrial uses, regardless of the proposed layout of each space and keeping the remaining commercial and office parking ratios as required. The Master Plan shows 170 spaces provided for commercial, 102 spaces for office, and 267 spaces for light industrial. The applicant proposes to provide 60 bicycle parking spaces. Summary: The proposed Master Plan does not comply with the minimum parking requirements in the UDO.
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Public Utilities	Required:	The UDO requires that public water and sewer mains are extended to serve the site.
	Proposed:	This property is served by a 12" water line located along Star Road. It is also served by a 12" sewer line located along the eastern property boundary and adjacent to the streams within the project that will be extended through the project.
	Summary:	The proposed Master Plan complies with the public utility requirements in the UDO.
Roads	Required:	The Comprehensive Transportation Plan requires a US-1 Service Road South of S. Main Street cross section for Star Road. The 50' cross section includes 2.5' curb and gutter on the west side, 2-12' travel lanes, and 2.5' curb and gutter, a 4' verge, and a 5' sidewalk on the east side of Star Road. The CTP also requires a 2A cross section for a backage road that is shown along the eastern side of this project. The 55' cross section requires curb and gutter, 6' sidewalks, curb and gutter, and two 12' travel lanes. Based on the square footage proposed, the UDO required a Transportation Impact Analysis (TIA).
	Proposed:	The proposed Master Plan (Exhibit 1, Sheet C-3) complies with the US-1 service road cross section for Star Road for the required improvements, but the master plan shows issues with alignment of the improvements that are not consistent with the U-5307 public hearing maps. The required backage road is showing right-of-way dedication with only a required turnaround for Road 1. Staff has advised the applicant that the road improvements must be provided and a fee-in-lieu for half of the stream crossing must be provided to comply with the UDO requirements. The applicant has refused to construct the roadway and provide a fee-lieu for the roadway and stream crossing. The US 1 Council of Planning determined that the proposed Master Plan was generally in compliance with the US 1 Corridor Study at its October 31, 2023 meeting. The US 1 Council of Planning commented that the U-5307 project team needed to determine if the frontage improvements were properly aligned and that the backage road needed to be provided. An e-mail dated 12/1/23 (Attachment E) from the U-5307 project manager, Terry Farr indicates that the plans do not resolve their concerns about potential risk impacts to the proposed commercial buildings. Staff informed the application that the alignment needed to be resolved prior to taking the item to the Planning Board for a recommendation and the Board of Commissioners for action. The applicant was unwilling to resolve it and has stated that the proposed drive-thru lanes will be coordinated with NCDOT as part of the construction plans. By not resolving this the issue now, the resolution could have significant impacts on the overall site design or U-5307 and require a major modification to the rezoning application should it be approved.

	A TIA was provided for the project (Attachment E). The improvements required to mitigate the impact of the development are: <u>US-1 and Star Road Connector</u> • Install signal at the western side of the existing reduced conflict intersection (Capital Boulevard and Star Road Connector). Coordinate with NCDOT to develop a coordination and timing plan for all signals along Capital Boulevard. • Convert to free-flow (north bound and south bound Star Road approaches converted to stop-control) <u>Capital Boulevard and Height Lane/Montys Lane</u> • Modify signal timings to allow more green time for minor street approach. <u>Star Road and Star Road Connector</u> • Provide a two-way left-turn lane (TWLTL) for northbound approach, extending to southbound approach of Site Access A. (~600 feet) <u>Star Road and Site Access A</u> • Construct the westbound approach as a full movement intersection with one ingress lane and one egress lane. • Provide southbound TWLTL that extends to Star Road and Star Road Connector intersection. (~600 feet) • Provide stop-control for westbound approach. • Provide an internal protected stem (IPS) of at least 100 feet for westbound approach. Summary: The proposed Master Plan does not comply with the minimum roadway infrastructure requirements in the UDO.
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PROPOSED MODIFICATIONS OF BASE HIGHWAY BUSINESS ZONING DISTRICT STANDARDS

Article 2.2.5.C.1 Principal Front Setback (min)	
Required:	30 feet
Proposed:	20 feet for Office Building A, Light Industrial Building B and C
Article 2.4.3.D.1 Special Highway Overlay Dimensional Requirements	
Required:	Building Setback: 100 feet from property line abutting major access corridor.
Proposed:	Building Setback: 50 feet from property line abutting major access corridor. This reduction could potentially eliminate the landscaping and buildings adjacent to Star Road as part of the U-5307 project. A 100-foot buffer would preserve the structures and most likely some of the vegetation.
Article 3.9.1.C Supplemental Use Standards – Industry/Wholesale/Storage Vehicular Access	

Required:	Vehicular Access to the site shall be provided on a thoroughfare of suitable industrial capacity as determined by the Administrator and/or any Required Transportation Impact Analysis.
Proposed:	Light Industrial uses shall be permitted on the site with vehicular access via Star Road.
Article 6.5.1.H.2.a Stub Street Location and Arrangement	
Required:	New development shall connect to any existing street stub from an adjacent property.
Proposed:	The applicant is proposing to provide a parking lot stub and a fee-in-lieu to stop the stub short of connecting to Via Fortunata instead of existing the street to Road A. This would require the Town to subsidize funding or construct the future road connection required to be constructed by the developer.
Article 6.6.1 New Streets Designated in Transportation Plan	
Required:	Where a proposed subdivision or development includes any part of a thoroughfare which has been designated as such on the officially adopted Town of Wake Forest Transportation Plan, as provided for by NCGS, such part of such thoroughfare shall be reserved, platted, dedicated, and constructed in the location shown on the plan and at the width specified in the Transportation Plan.
Proposed:	The CTP shows a backage road along the eastern property line, but the applicant has refused to construct the roadway and provide a fee-lieu for the roadway and stream crossing. Only right-of-way dedication is being shown. As a result, the Town would have to subsidize funding or construct the future road connection required to be constructed by the developer.
Article 9.4.B Parking Requirements – Schedule B	
Required:	Light Industrial Uses are listed as the type of use occurring within the space, ranging from 1 parking space required per 200 square feet for indoor sales area to 1 per 2,000 square feet for motor vehicle outdoor sales area, 50,000 square feet and greater indoor storage/warehouse/vehicle storage/manufacturing area.
Proposed:	1 parking space required per 500 square feet
<i>See Attachment B for proposed zoning conditions.</i>	

COMPREHENSIVE PLAN CONSISTENCY

Community Plan	The proposed zoning map amendment request is generally inconsistent with the adopted Community Plan. The five main areas of inconsistency are: Land Use Plan (pages 42 and 47): The Land Use Plan calls for Corridor Commercial for these properties. 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
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	region and play a role in strengthening the Town's tax base. This development provides small scale retail, office, and light industrial uses. Only the office use is consistent with the Land Use Plan. Larger scale commercial is more appropriate than the small scale retail and light industrial is not appropriate in corridor commercial. - 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. The uses are not appropriate along Capital Boulevard and the Star Road service road has not been coordinated enough with NCDOT and the backage road in the CTP is not being built. - Commercial Development (page 66): Promote multi-story structures within Corridor Commercial; encourage pedestrian- oriented shopping environments; buildings facing each other to create a sense of enclosure; provide outdoor seating; and promote cross-access and pedestrian pathways between parking lots and buildings. No multi-story buildings are proposed, pedestrian connectivity is only provided along the sidewalks leading to Road A and not connections between the buildings, and building are situated so that each is isolated from the other. There are opportunities to connect parking areas and buildings with additional sidewalks/stairs. The developer provided a rezoning condition that says they will commit to pursue additional outdoor seating or gathering spaces, but it does not provide any enforceable information to ensure these will be provided. - Community Character (page 70): Encourage public art and enhanced landscaping. The developer provided a rezoning condition that says they will commit to pursue public art, but it does not provide any enforceable information to ensure these will be provided. Only required landscaping has been provided. - 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. The applicant is unwilling to continue to have conversations so that U-5307 conformance can be determined and implemented.
Comprehensive Transportation Plan (2019)	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. Only right-of-way dedication is being provided.
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
<i>See Attachment D for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan.</i>	

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: TIA Executive Summary, NCDOT Review Report, and U-5307 e-mail
Attachment F: RZ-21-09 Ordinance and Staff Report

EXHIBITS

Exhibit 1: Proposed Conditional District Plan

Star Road Tech Center Neighborhood Meeting Summary

On Monday, September 18, 2023, a neighborhood meeting was held to inform neighboring property owners of the proposed Star Road Conditional District Rezoning (Project) 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 notified. The neighboring property owners that attended the meeting are shown on the attached attendees list. The attendees that represented the development team included Jon Fraizer, FLM Engineering and Dustin Atkielski, St John Properties, Inc.

Following a brief introduction, the neighboring property owners in attendance were invited to ask questions and share concerns. Below is a list of the questions, comments, and concerns raised along with the answers provided by the development team. The feedback and questions are in no particular order and summarized for brevity.

Keith Wallace

In Feedback:

support of Project.

Questions:

Q1: What is the anticipated vertical construction timing of the Project if approved?

A1: If the Project is approved, the timing to get to vertical construction is approximately Q3 of 2024.

Q2: Who is the general contractor for the development?

A2: We are working with various local contractors, but none have been selected at this time.

Q3: What type of uses do you anticipate?

A3: The project anticipates a mix of uses that are currently allowed under the existing HB zoning code, ranging from retail to research and development.

<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	



9/18/2023



September 6th, 2023

**RE: Star Road Technology Center-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-23-06) for St John Properties, Inc.

The subject parcels are located off the east side of Star Road just north of Via Fortunata Plaza and have the following Parcel Identification Numbers (PIN):

1739558441
1739653709
1739654232

We've also included a vicinity map with this letter, highlighting the subject parcels in yellow.

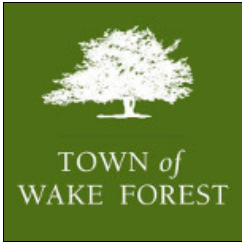
The neighborhood meeting will be held on Monday, September 18th, 2023, at 6:00 PM in the Richland Creek Community Church, which is located at 3229 Burlington Mills Rd, Wake Forest, NC 27587. Please use the parking lot to the east of the property and the east entrance to the Church.

If you have any questions about this rezoning, please contact St John Properties, Inc. 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 blue ink, appearing to read "Dustin Atkielski".

Dustin Atkielski
St John Properties, Inc.
(919) -827-0100



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

#984005

Project Title: Star Road Tech Center Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning

County: Wake

Submittal Requirements

A submittal checklist is available to view additional documents which are required to be submitted with this application. After answering the application questions, you will be asked to upload the required documents.

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.

Please confirm you have reviewed the associated submitted checklist for this permit and confirm 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: 03/07/2023

Staff Member Met With: Patrick Reidy

Pre-application Conference Project Number:

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:

- 1739653709 (Unverified)

Tax PIN:

- 1739558441 (Unverified)
- 1739654232 (Unverified)

Acreage: 30.35

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):

Vacant parcel, HB zoning

*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): N/A

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 Atkeilski

8601 Six Forks Rd, Ste 400

Raleigh, NC 27615

P:9198270600

datkielski@sjpi.com

Project Contact - Developer

Dustin Atkeilski

8601 Six Forks Rd, Ste 400

Raleigh, NC 27615

P:9198270600

Project Contact - Property Owner

Dustin Atkeilski

Star Landing LLC

2560 Lord Baltimore Dr

Baltimore, MD 21244-2677

P:919-827-0600

Project Contact - Engineer

Jon Frazier

FLM Engineering, Inc

PO Box 91727

Raleigh, NC 27675

P:9196101051

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?: No

Project Number:

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.

Proposed Conditional Zoning District: HB-CD, Highway Business

Proposed Land Use:
See submitted zoning conditions

Proposed Number of Lots: 2

Number of Buildings: 4

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 0

Number of Stories: 1

Square Footage of All Buildings (non-residential): 126960

Plan Information - Conditional Rezoning

Description of Request:

Development of 126,960 SF of flex space in four buildings with associated infrastructure

Initial Proposed Conditions Offered by Applicant:

See submitted conditions

Justification of Consistency with Comprehensive Plan:

Comprehensive plan calls for corridor commercial and the request is for Highway Business Conditional District, which is consistent with the plan



December 15, 2023

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

Reference: Wake Forest Exchange (RZ-23-06)
Proposed Zoning Conditions

Dear Mr. Reidy:

The proposed zoning conditions for the Wake Forest Exchange, Town of Wake Forest Case No. RZ-23-06, are listed below:

1. The site master plan is a condition of the rezoning request. Amendments to 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 following uses shall be permitted:

A. Residential

None

B. Lodging

None

C. Office/Service

ATM

Bank, Credit Union, Financial Services

Business Support Services

Dry Cleaning & Laundry Services

Medical Clinic

Personal Services

Personal Services, Restricted

Post Office

Professional Services

Small Equipment Repair/Rental

Veterinary Services

D. Commercial/Entertainment

Alcoholic Beverage Sales Store

Amusement, Indoor
 Bar/Tavern
 General Commercial
 Night Club
 Open Air Retail
 Outdoor Seating
 Outside or Display Sales
 Restaurant
 Shooting Range, Indoor
 Theater, Indoor Movie or Live
 Performance

E. Civic

Civic Meeting Facility
 Community or Cultural Facility
 Conference/Convention Center
 Public Safety Station
 Recreation Facility, Indoor
 Religious Institution

F. Educational/Institutional

Child/Adult Day Care Center (More than 8
 persons)
 Community Support Facility

Studio – Art, dance, martial arts, music

G. Automotive

Drive-In Facility
 Vehicle Services – Minor
 Maintenance/Repair
 Vehicle Services – Major Repair/Body
 Work

H. Industry/Wholesale/Storage

Industry, Light
 Light Manufacturing Workshop

I. Agriculture

Kennel
 Produce Stand

J. Infrastructure

Wireless Telecommunications Facility
 (Non-Tower)
 Wireless Telecommunications Facility
 (Tower)

Utilities – Class 1

Utilities – Class 2

K. Other

Temporary Uses

3. Section 3.9.1.C. shall not apply to the site. Industry, Light uses shall be permitted on the site with vehicular access via Star Road.
4. Section 2.4.3.D.1. (SH1-0 Special Highway Overlay Building Setback) shall be reduced from 100' to 50' to accommodate existing site topography and increase visibility to buildings fronting Star Road.
5. Section 2.2.5.C.1. (Principal Front Building Setback) shall be reduced from 30' to 20' for Office Building A, Light Industrial building B, and Light Industrial building C to accommodate topography, environmental constraints, and existing easements.
6. If an impact is approved by NCDEQ (the "Approval") to the Neuse Buffer, the location and shape of Light Industrial building A's parking lot and building may be adjusted if the

building size does not exceed a net change greater than 5 %. Written confirmation of the Approval including proof of payment for mitigation costs shall be provided during construction document approval.

7. Overnight parking or storage of client vehicles for Vehicle Services Minor or Major uses shall only be allowed in the truck court areas or building interiors for all Light Industrial ("LI") buildings. The truck court areas include all pavement behind LI building A and LI building B, including the area in front of LI building C.
8. Child/Adult Day Care Centers located within the Light Industrial buildings will only be placed on the ends of the building, next to a complementary use, or substitute location deemed appropriate by the administrator, which approval shall not unreasonably be conditioned, withheld, or delayed.
9. A minimum of four electric vehicle charging locations will be added to the development.
10. Light Industrial buildings will have a parking rate of 1 spot per 500 SF.
11. A commitment to pursue the addition of public art to the development.
12. A commitment to pursue additional outdoor seating or gathering space to the development.
13. Associated road improvements shall be constructed in accordance with the approved TIA (including all NCDOT requirements from the TIA review) and UDO.

Sincerely,



Dustin Atkielski
Regional Partner
919-827-0600
datkielski@sjpi.com

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: 1739-65-4232

Landowner's name*: Puryear Investments, LLC

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

Person authorized to submit
application(s) as landowner's
agent (must be the same
person listed as the applicant
on the application form): Dustin Atkielski, Regional Partner, St John Properties, Inc

Landowner's Signature: _____

Date: 12/19/23

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

Name: Anthony Puryear

Address: 5844 Lease Ln, Raleigh, NC 27617

Telephone number: 919-781-1896

Email address: mangy6472@yahoo.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):

Manager, Puryear Investments, 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).

Agent Authorization Form



TOWN of
WAKE FOREST

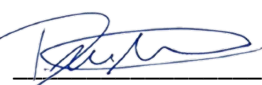
The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see [Sec. 15.2.5.C](#)). This agent authorization 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: 1739-65-3709 & 1739-55-8441

Landowner's name*: Star Landing, LLC

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

Person authorized to submit
application(s) as landowner's
agent (must be the same
person listed as the applicant
on the application form): Dustin Atkielski, Regional Partner, St John Properties, Inc

Landowner's Signature: 

Date: 12/19/2023

*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

**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

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: 1739-65-4232

Landowner's name*: Puryear Investments, LLC

Application(s) for which
authorization is granted (e.g.,
Rezoning, Special Use Permit): Conditional Zoning, Planned Unit Development Rezoning, Site Master Plan, Construction Drawings

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, PE/ Principia, FLM Engineering, Inc.

Landowner's Signature: _____

Date: 08/11/2023

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

Name: Anthony Puryear

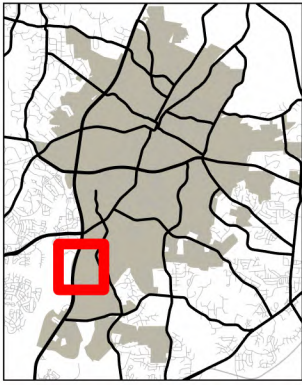
Address: 5844 Lease Lane, Raleigh, NC 27617

Telephone number: 919-781-1896

Email address: mangy6472@yahoo.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):

*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).



Aerial



TOWN of
WAKE FOREST

RZ-23-06

Star Road Tech Center Conditional District Rezoning

PINS: 1739653709, 1739558441 & 739654232

10/9/2023

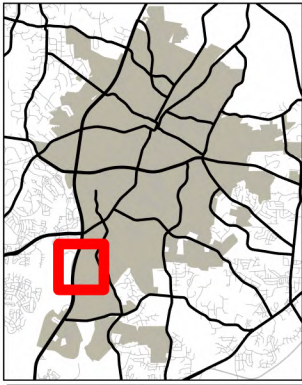


Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 2,000 2,500
Feet



38



Zoning

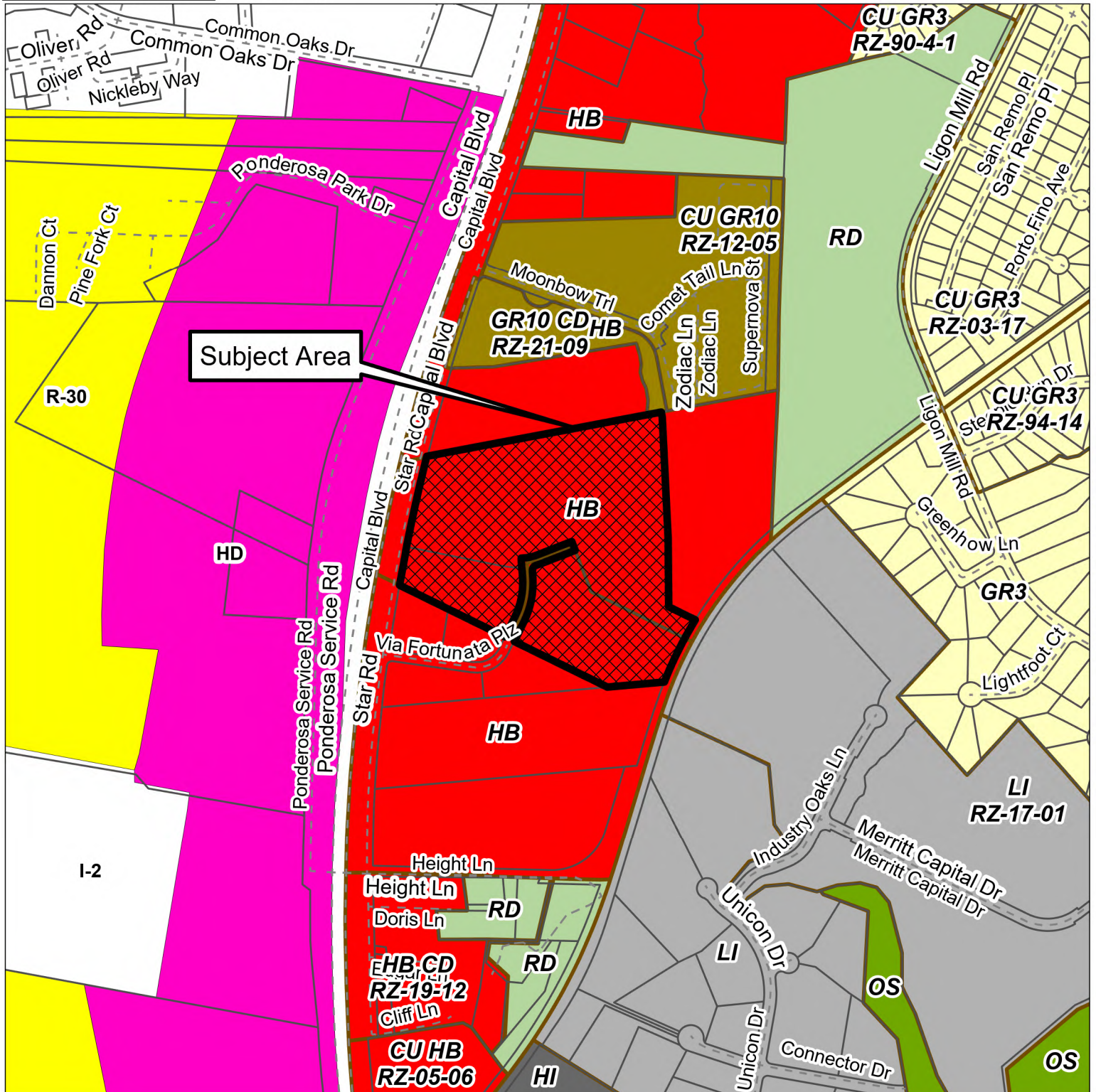


TOWN of
WAKE FOREST

RZ-23-06

Star Road Tech Center Conditional District Rezoning PINS: 1739653709, 1739558441 & 739654232

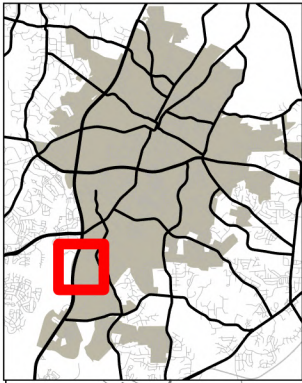
10/9/2023



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0 500 1,000 1,500 2,000 Feet





Land Use Plan

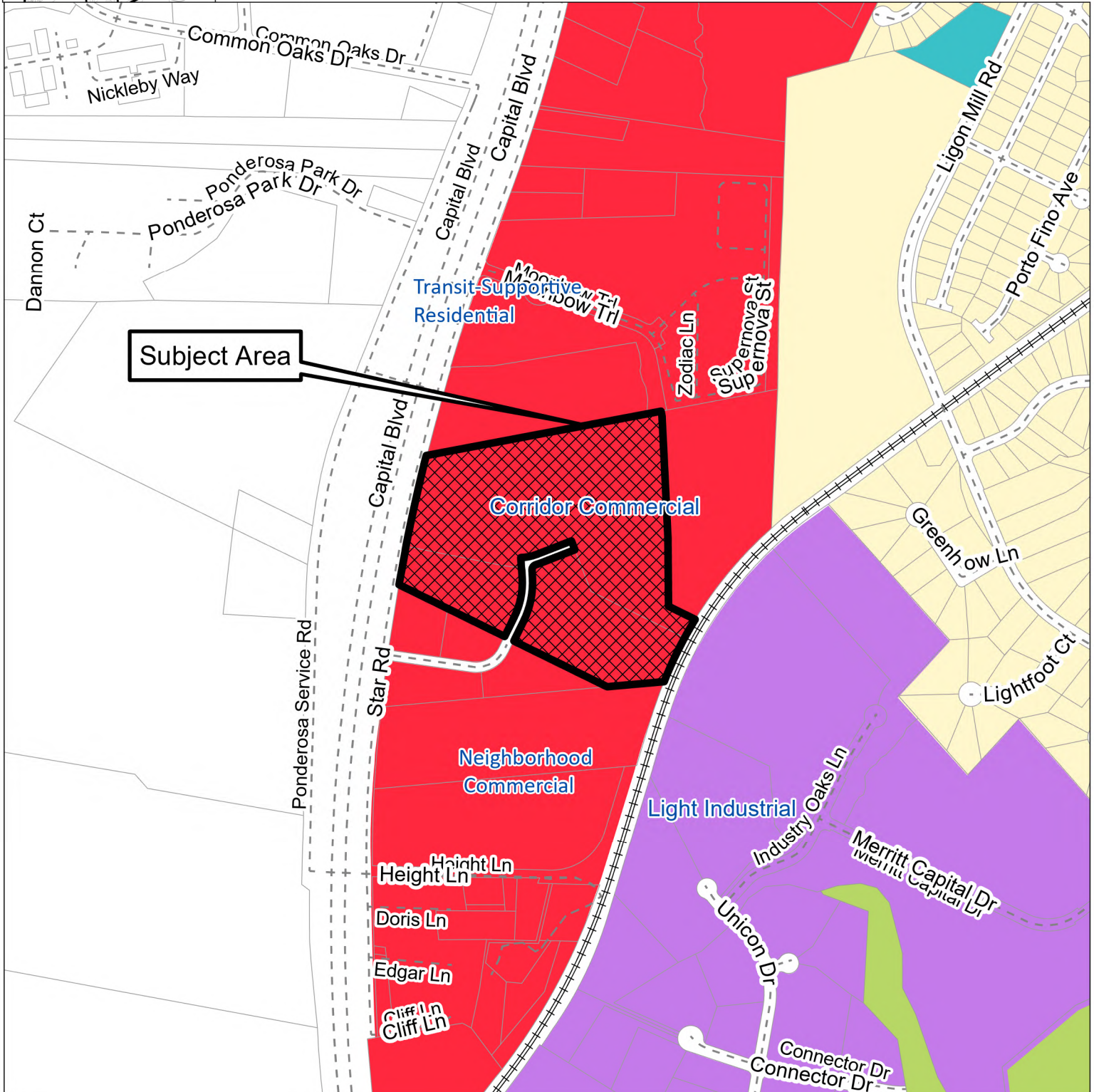


TOWN of
WAKE FOREST

RZ-23-06

Star Road Tech Center Conditional District Rezoning PINS: 1739653709, 1739558441 & 739654232

10/9/2023



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 1,500 2,000 US Feet



Community Plan Consistency Grid: RZ 23-02					
	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 23-02					
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				
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				

Community Plan Consistency Grid: RZ 23-02					
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 23-02					
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 23-02					
	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 23-02					
	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 23-02					
	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 23-02					
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				
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				

Community Plan Consistency Grid: RZ 23-02					
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				
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				



Star Road Development
Traffic Impact Analysis - Update
Wake Forest, North Carolina

TRAFFIC IMPACT ANALYSIS

FOR

STAR ROAD DEVELOPMENT - UPDATE

LOCATED

IN

WAKE FOREST, NC

Prepared For:
St. John Properties
8601 Six Forks Road, Suite 400
Raleigh, NC 27615

Prepared By:
Infrastructure Consulting Services, Inc.
dba
Ramey Kemp Associates
5808 Faringdon Place
Raleigh, NC 27609
License #F-1489

SEPTEMBER 2023



9/12/23

RKA Project No. 23025

Prepared By: CDS, VT

Reviewed By: DC

**TRAFFIC IMPACT ANALYSIS
STAR ROAD DEVELOPMENT
WAKE FOREST, NORTH CAROLINA**

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Star Road development in accordance with the Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located east of Star Road and north of Via Fortunata Plaza in Wake Forest, North Carolina. The proposed development, anticipated to be completed in 2027, is assumed to consist of the following uses:

- 119,100 square feet (s.f.) General Light Industrial
- 93 student Daycare Center
- 25,600 s.f. General Office
- 20,150 s.f. Strip Retail Plaza

Site access is proposed via one full-movement driveway along Star Road.

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- S Main Street and Star Road
- Capital Boulevard and Star Road Connector / Ponderosa Service Road
- Star Road and Star Road Connector
- Capital Boulevard and Height Lane / Montys Lane
- Height Lane and Star Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed below, in April of 2023 during weekday AM (7:00 AM – 9:00 AM) and PM (2:00 PM – 6:00 PM) peak periods:

- S Main Street and Star Road
- Capital Boulevard and Star Road Connector / Ponderosa Service Road
- Star Road and Star Road Connector
- Capital Boulevard and Height Lane / Montys Lane
- Height Lane and Star Road

Traffic volumes were balanced between intersections where appropriate.

3. Site Trip Generation

The proposed development is assumed to consist of the land uses found below:

- 119,100 square feet (s.f.) General Light Industrial
- 93 student Daycare Center
- 25,600 s.f. General Office
- 20,150 s.f. Strip Retail Plaza

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, on the following page, 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
Light Industrial (110)	119,100 s.f.	500	75	10	6	40
Daycare Center (565)	93 Students	378	37	33	32	37
General Office (710)	25,600 s.f.	356	46	6	9	45
Strip Retail Plaza (822)	20,150 s.f.	1,100	29	19	66	67
Total Trips		2,334	187	68	113	189
<i>Internal Capture (3% AM & 1% PM)*</i>			-7	-1	-0	-3
Total External Trips			180	67	113	186
<i>Pass-By Trips: Daycare Center (44% PM)</i>			--	--	-15	-15
<i>Pass-By Trips: Strip Retail Plaza (29% PM)</i>			--	--	-19	-19
Total Primary Trips			180	67	79	152

*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 Hawthorne Development was identified as an adjacent development to be considered under future conditions.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2023 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions
- 2027 Build Traffic Conditions with Improvements

5. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Improvements by others

Capital Boulevard and Height Lane / Montys Lane

- Extend the existing southbound left-turn lane to 500 feet of full width storage.

Recommended Improvements by the Star Road Development

Capital Boulevard and Star Road Connector

- Install signal at the western side of the existing reduced conflict intersection (Capital Boulevard and Star Road Connector). Coordinate with NCDOT to develop a coordination and timing plan for all signals along Capital Boulevard.

Capital Boulevard and Height Lane / Montys Lane

- Modify signal timings to allow more green time for minor street approach.

Star Road and Star Road Connector

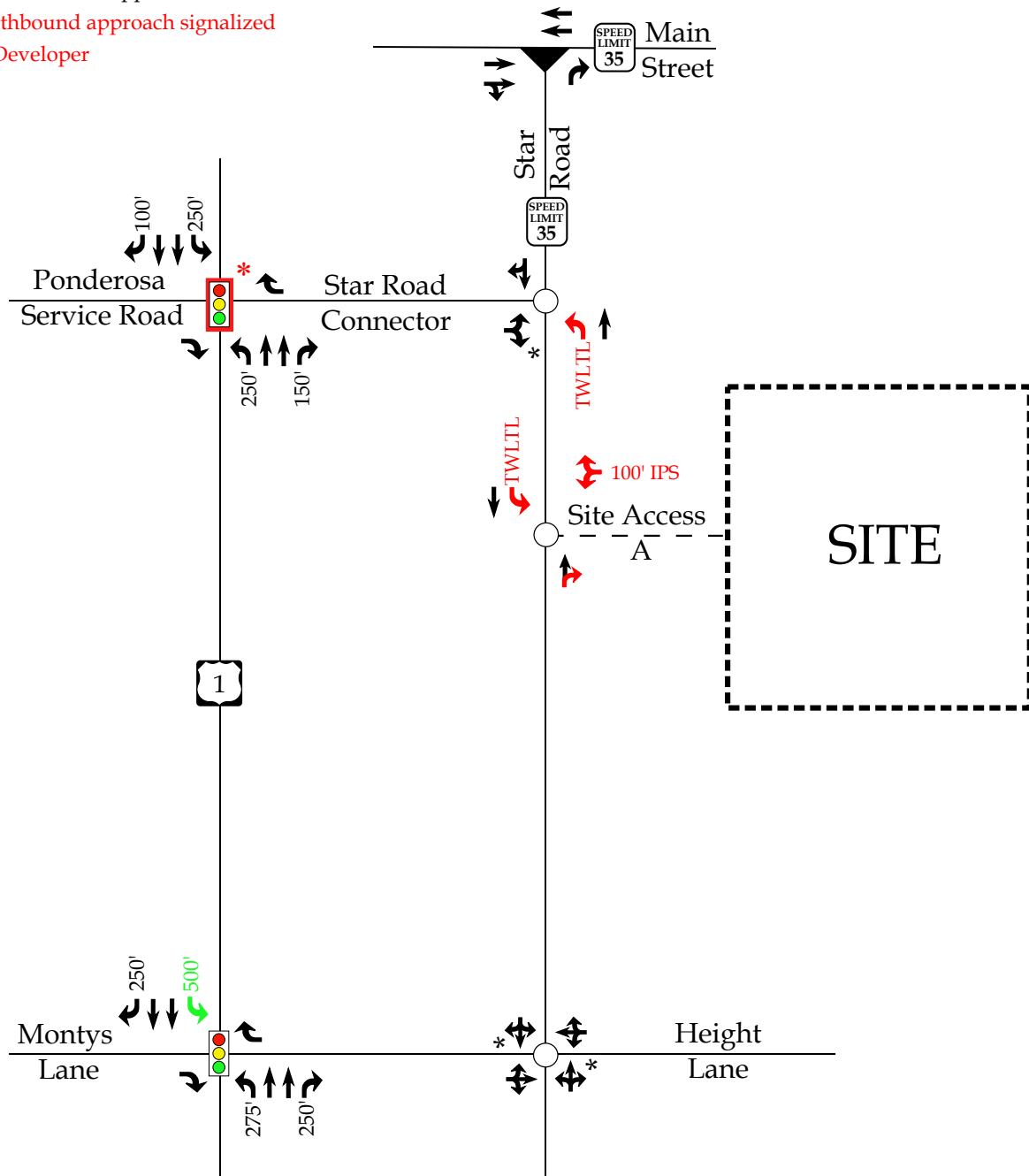
- Provide a two-way left-turn lane (TWLTL) for northbound approach, extending to southbound approach of Site Access A. (~600 feet)

Star Road and Site Access A

- Construct the westbound approach as a full movement intersection with one ingress lane and one egress lane.
- Provide southbound TWLTL that extends to Star Road and Star Road Connector intersection. (~600 feet)
- Provide stop-control for westbound approach.
- Provide an internal protected stem (IPS) of at least 100 feet for westbound approach.

* Stop-controlled approach

* Northbound approach signalized by Developer



- Unsignalized Intersection
- ◫ Signalized Intersection
- Existing Lane

LEGEND

x' Storage (In Feet)

→ Improvement by Developer

▲ Right-In / Right-Out Intersection

▲ Left-Over Intersection

→ Adjacent Improvement



RAMEY KEMP ASSOCIATES

Star Road Development
Wake Forest, NC

Recommended Lane
Configurations

Scale: Not to Scale

Figure E-1



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

Roy Cooper
Governor

J. Eric Boyette
Secretary

September 27, 2023

Star Road Development

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2021-080R2
Division: 5
County: Wake



Nicholas C. Lineberger, P.E. Regional Engineer
Madonna Saleh, Design Engineer

Star Road Development

SC-2021-080R2

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	09/13/23	Date of Site Plan	08/21/23
Date of Complete Information	09/13/23	Date of Sealed TIA	09/12/23

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	119,100 sq.ft.
Day Care Center	565	93 Students
General Office Building	710	25,600 sq.ft.
Strip Retail Plaza (<40k)	822	20,150 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	187	68	255
PM Peak Hour	113	189	302
Daily Trips			2,334

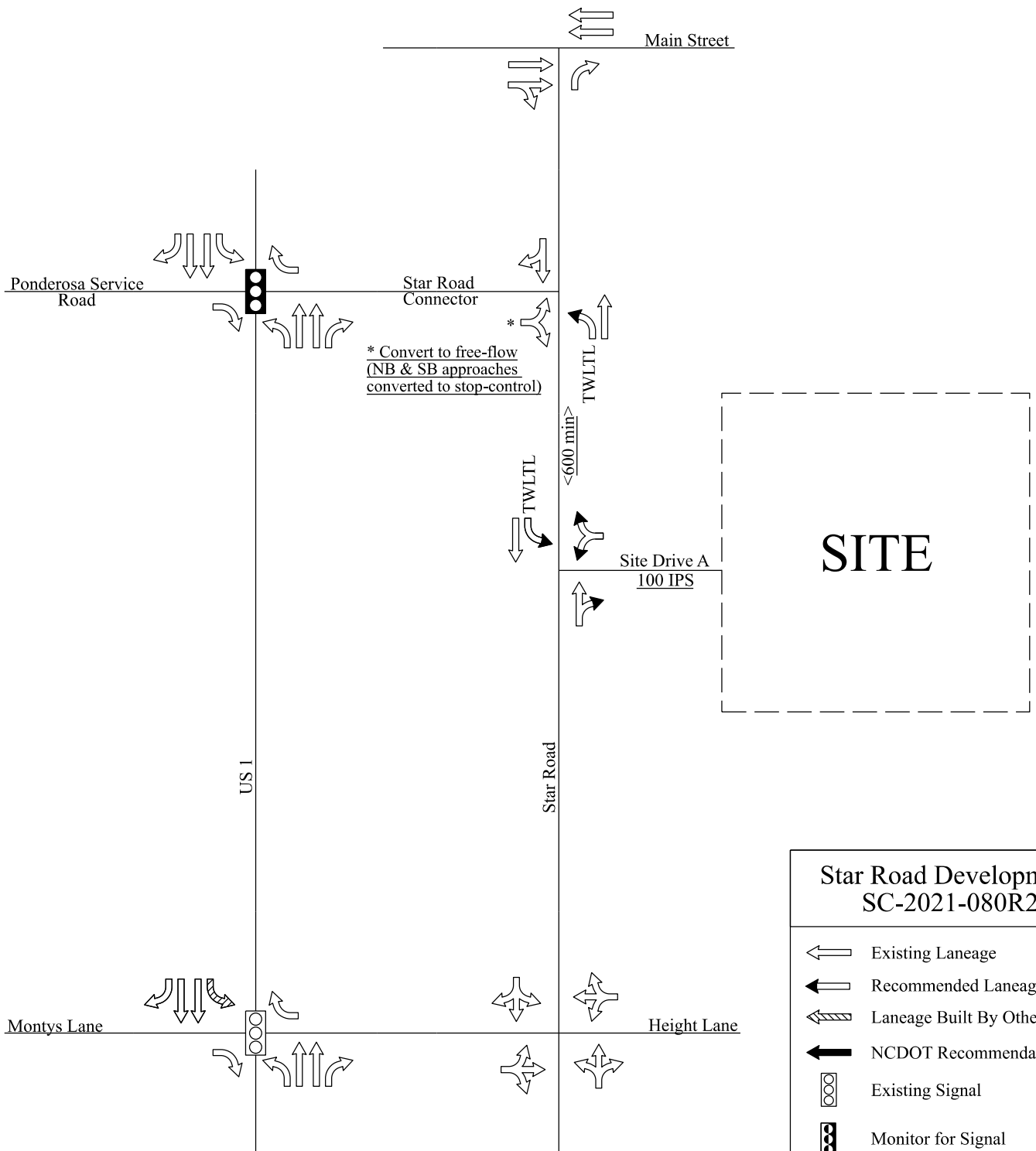
General Reference

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.

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-2021-080R2

-  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



From: [Reidy, Patrick](#)
To: [Farr, Terry E](#); [Nicholson, Jacob P](#); [Palermo, Elisabeth](#)
Cc: [Glass, Chris](#); [Nolfo, Matthew J](#); [Currin, Jennifer](#)
Subject: RE: [External] Star Rd. Technology Center
Date: Monday, December 4, 2023 8:49:36 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[townlogoemail_5539183b-0da4-4043-9c73-07de5dbbb2f8.png](#)
[facebook_b2dd47ff-b525-412c-bfe8-a5aad35c6135.png](#)
[twitter_80c973cd-4947-4b97-bfe6-25403b679296.png](#)
[instagram_2d31c576-710b-4ab9-97eb-ae8ac7d2d21.png](#)
[linkedin_1c34b13b-4980-47a2-b625-4e056d4f8a38.png](#)

Terry,

Thank you for that confirmation.



Patrick Reidy, AICP, CZO

Senior Planner - Development Services
PLANNING

Office: 919-435-9510 | Direct: 919-435-9515 | Mobile: 919-761-3105
301 S. Brooks Street | Wake Forest, NC 27587
wakeforestnc.gov



Where Innovation Meets Opportunity

Correspondence to and from this E-mail address may be subject to the North Carolina Public Records Law (NCGS Chapter 132) and may be disclosed to third parties.

From: Farr, Terry E <tefarr@ncdot.gov>
Sent: Friday, December 1, 2023 4:30 PM
To: Reidy, Patrick <preidy@wakeforestnc.gov>; Nicholson, Jacob P <jpnicholson@ncdot.gov>; Palermo, Elisabeth <epalermo@wakeforestnc.gov>
Cc: Glass, Chris <cglass@wakeforestnc.gov>; Nolfo, Matthew J <mjnolfo@ncdot.gov>
Subject: RE: [External] Star Rd. Technology Center

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the **Phish Alert Button** to submit any suspicious emails for review.

We have been in contact with the developer and have provided them responses that mirror your concern. We are shifting Star Rd to the East a bit in that location and our service road conflicts with their development. They will either need to use our design and redesign something that would work with the U-5307 project or risk impact to the buildings once we get into design. No guarantee for design minimization can be given. All their pdf shows is our design overlaid on their development, solidifying that there is a conflict.

Thanks,

Terry E. Farr, PE
Senior Project Manager, Project Management Unit
North Carolina Department of Transportation

919 707 6017 Office
tefarr@ncdot.gov

1000 Birch Ridge Drive (Delivery)
Raleigh, NC 27610

1582 Mail Service Center (Mail)
Raleigh, NC 27699-1582



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From: Nicholson, Jacob P <jpnicholson@ncdot.gov>
Sent: Friday, December 1, 2023 3:29 PM
To: Palermo, Elisabeth <epalermo@wakeforestnc.gov>
Cc: Glass, Chris <cglass@wakeforestnc.gov>; Nolfo, Matthew J <minolfo@ncdot.gov>; Farr, Terry E <tefarr@ncdot.gov>
Subject: RE: [External] Star Rd. Technology Center

Liz,

I will defer to Terry Farr (cc'd) on this one as I have had limited involvement on this development and U-5307.

Terry,

Please take a look at Liz's email below and provide feedback. I've attached the exhibit referenced below.

Thanks,

Jacob Nicholson
Assistant District Engineer
Wake County District Office (Division 5 District 1)
North Carolina Department of Transportation

jpnicholson@ncdot.gov

Office Number: (919) 814 – 6115

Physical Address

4009 District Drive
Raleigh, NC 27607

Mailing Address

1575 Mail Service Center
Raleigh, NC 27699-1575



Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

From: Palermo, Elisabeth <epalermo@wakeforestnc.gov>
Sent: Friday, December 1, 2023 9:01 AM
To: Nicholson, Jacob P <jpnicholson@ncdot.gov>
Cc: Glass, Chris <cglass@wakeforestnc.gov>

Subject: [External] Star Rd. Technology Center

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Mr. Nicholson,

I asked the [Star Rd Developer](#) to submit an exhibit showing an overlay of the U-5307 project so we could see how it will impact the project. You approved as noted last time so the review would not have gone to you. The exhibit is not very clear, but it appears to me that the drive through will be in the construction/utility easement and the building appears to be very near the edge of the easement. I had to use an electric scale on printed drawings (scale 1"=200ft) so I might be wrong. The easement line is not on the submitted exhibit. I used a printed copy of the NCDOT recommended U-5307 drawings to determine the depth of the easement compared to the property line. The link should take you to the IDT project page. The exhibit is under submittal 5 and has U-5307 overlay in the title. Would you mind taking a look at it and letting me know if you have any comments or concerns or even if there is anything else you would like to see labelled in the exhibit?

Thank you for your help,

Liz Palermo



Elisabeth Palermo

Engineering Technician Assistant
ENGINEERING

Office: 919-435-9510 | Direct: 919-435-9441
301 S. Brooks Street | Wake Forest, NC 27587

wakeforestnc.gov



Where Innovation Meets Opportunity

Correspondence to and from this E-mail address may be subject to the North Carolina Public Records Law (NCGS Chapter 132) and may be disclosed to third parties.

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

ORDINANCE 2022-24

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 6.47 ACRES LOCATED AT 0 STAR ROAD, BEING WAKE COUNTY TAX PIN 1739662623, FROM USE HIGHWAY BUSINESS (HB) TO GENERAL RESIDENTIAL 10 CONDITIONAL DISTRICT (GR10-CD)

RZ-21-09, HAWTHORNE WAKE FOREST PHASE 2

WHEREAS, the application submitted by Kimley-Horn for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board held a public comment session on June 14, 2022 and the Board of Commissioners held a public hearing on August 16, 2022; and

WHEREAS, mailed notices, property sign postings, and a newspaper notice publication were carried out for the public comment session and public hearing pursuant to G.S. § 160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Exhibit 1 – Legal Description, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Number 1739662623 and adjacent right-of-way to centerlines, and described in Exhibit 1, are located within the Town’s Corporate Limits.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Highway Business (HB) to General Residential 10 Conditional District (GR10-CD) as shown on Exhibit 1, subject to the conditions stated herein.

Section 4: The “Rezoned Lands” are subject to all of the standards and conditions in Exhibit 3 Hawthorne Wake Forest Phase 2 Site Master Plan, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners

find the zoning map amendment request reasonable and consistent with the Community Plan and the Comprehensive Transportation Plan and adopted a written consistency statement, which is on file with the Wake Forest Planning Department and attached as Exhibit 2.

Section 7: The “Rezoned Lands” are subject to the following conditions which are imposed as part of this rezoning:

1. Phase 2 open space requirements shall be satisfied by excess open space and active open space in Phase 1 of Hawthorne at Wake Forest. Phase 2 requires 0.6 acres of open space and 0.15 acres of active open space for a total of 0.75 acres. Phase 1 provided an additional 2.1 acres of open space and an additional 1.06 acres of active open space for a total of 3.16 acres. Residents of Phase 2 shall have full rights to use the active open space found within Phase 1.

Section 8: The “Rezoned Lands” shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance.

Section 9: This ordinance shall be in full force and effect from and after its adoption.

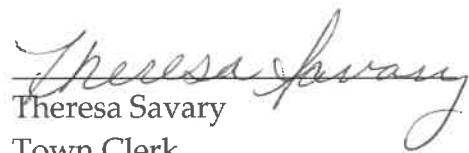
Adopted and effective this the 6th day of September 2022.



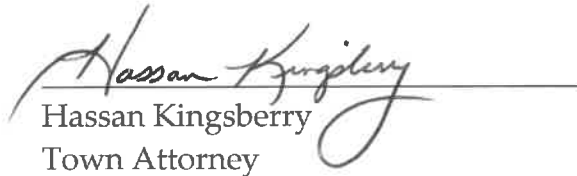
Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:



Theresa Savary
Town Clerk



Hassan Kingsberry
Town Attorney





Staff Report

Case RZ-21-09: Hawthorne Wake Forest Phase 2 Conditional District

Meeting Date	September 6, 2022
Requested Actions	Consideration of the following items related to the Conditional Zoning request for O Star Road: 1. Act on Plan Consistency Statement 2. Rezone 6.47 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, Senior Planner
Planning Board Recommendation	The Planning Board voted 5-1 to find the request inconsistent with the Comprehensive Plan and recommended denial of the zoning map amendment request. <i>See Attachment D for Planning Board recommendation.</i>

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
December 16, 2021 (See Attachment A)	June 14, 2022	September 6, 2022

CASE INFORMATION

Applicant	Evolve Companies C/O Matt Rogers 2012 Eastwood Road Wilmington, NC 28403
Property Owner	Forest Greenery Group LLC 500 Avenue P Newark, NJ 07105
Location	Near the intersection of Star Road and Capital Boulevard
Address	O Star Road
Wake County Tax PIN(s)	1739-66-2623
Acreage	6.47 acres (includes right-of-way)

Zoning	Existing: Highway Business (HB) and US 1 Special Highway Overlay (SH1-O) Proposed: General Residential 10 Conditional District (GR10-CD) and US 1 Special Highway Overlay (SH1-O)
Land Use	Existing: Vacant Proposed: Dwelling - Multifamily (56 units)
Future Land Use Map	Existing: Corridor Commercial Proposed: Transit-Supportive Residential
Corporate Limits	This application is in the Town's corporate limits.
See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 39, 42, and 54 for descriptions of Corridor Commercial, Transit-Supportive Residential, and Commercial & Industrial Area: Capital Boulevard in the Community Plan .	

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling - Multi-family (Hawthorne at Wake Forest Phase 1) (Under Construction)	Conditional Use General Residential 10
South	Industry, Light (City of Raleigh Northern Operations Center)	Highway Business
East	Dwelling - Multi-family (Hawthorne at Wake Forest Phase 1) (Under Construction)	Conditional Use General Residential 10
West	Star Road/Capital Boulevard ROW	Highway Business
The proposed land use is generally incompatible with surrounding land uses. The proposed zoning is generally incompatible with surrounding zoning. See Attachment C for associated maps.		

MASTER PLAN ANALYSIS

Size	6.47 ± Acres	
<i>Open Space</i>	<i>Required:</i>	<i>10% or 0.6 acres</i>
	<i>Proposed:</i>	<i>0% or 0.0 acres</i>
	<i>Summary:</i>	<i>The applicant has proposed a rezoning condition to allow excess open space in Phase 1 to count towards the requirements of Phase</i>

		2. The proposed Master Plan does not comply with the minimum open space percentage requirement in the UDO.
Park Space	Required: 2.5% or 0.15 acres Proposed: 0% or 0.0 acres Summary: The applicant has proposed a rezoning condition to allow excess open space in Phase 1 to count towards the requirements of Phase 2. The proposed Master Plan does not comply with the minimum open space percentage requirement in the UDO.	
Roads	Required: The Comprehensive Transportation Plan requires the US 1 Service Road cross-section for Star Road. Based on trip generation, a TIA is not required for this project. See Attachment E for details. Proposed: The proposed Master Plan (Exhibit 1, Sheet C-100) proposed to provide the US-1 Service Road cross section for Star Road. Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.	
Parking	Required: Per UDO Chapter 9.4, the parking requirement for dwelling-multifamily is 1.8 spaces per unit or 101 parking spaces. The bike parking requirement is 2 spaces per 40 automobile spaces or 6 bike spaces. Proposed: The applicant is proposing to provide 103 parking spaces through off-street parking spaces and 8 bike 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 along Moonbow Trail that is currently under construction. It is also served by an 8" sewer line located along Moonbow Trail that is currently under construction. Summary: The proposed Master Plan complies with the public utility requirements in the UDO.	

PROPOSED MODIFICATIONS OF BASE GENERAL RESIDENTIAL 10 ZONING DISTRICT STANDARDS

No modifications of the General Residential 10 district standards are proposed.

See Exhibit 1, Sheet C-000 for proposed zoning condition.

COMPREHENSIVE PLAN CONSISTENCY

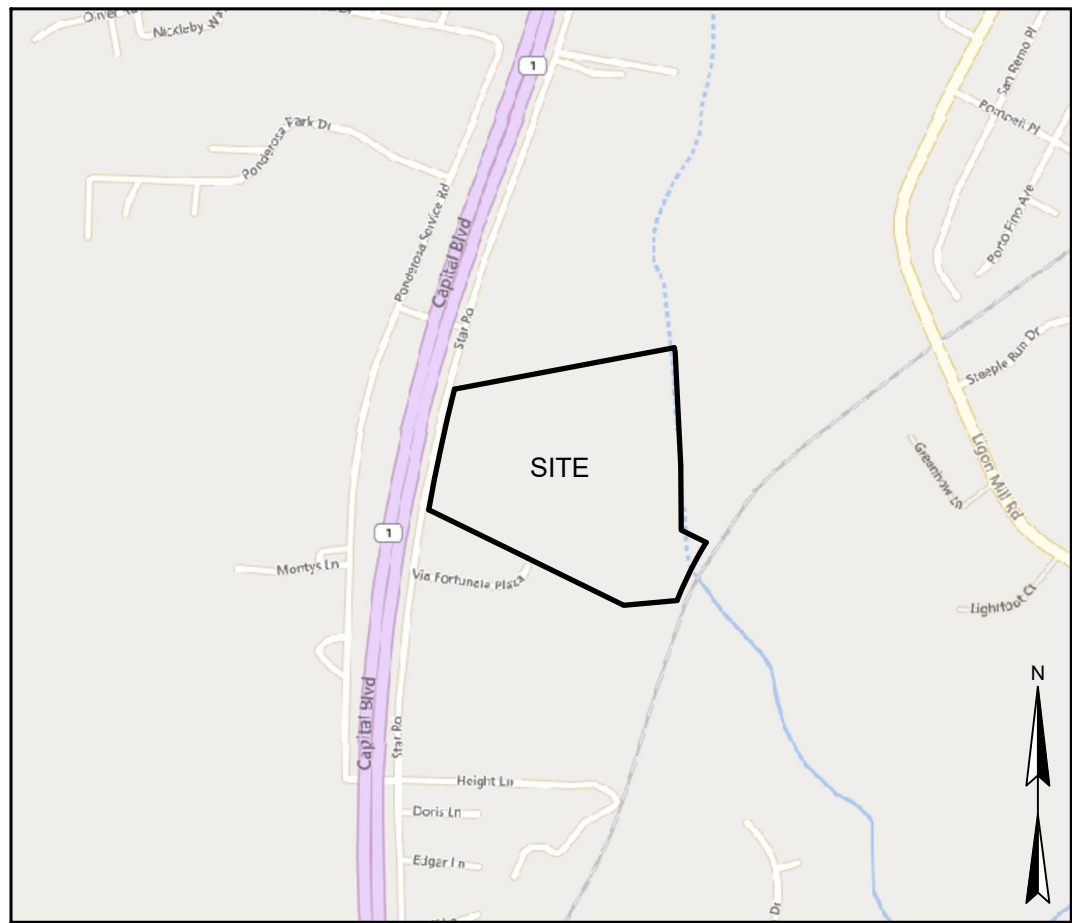
Community Plan (2022)	The proposed zoning map amendment request is generally inconsistent with the adopted Community Plan. (Note: Applicant has requested that the application be reviewed against the recently adopted Community Plan, which is permitted by law)
Comprehensive Transportation Plan (2019)	The Comprehensive Transportation Plan is not applicable to the zoning map amendment request.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
<i>See Attachment D for detailed Plan Consistency Analysis.</i>	

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: Planning Board Recommendation and Plan Consistency Analysis
- Attachment E: Trip Generation Letter
- Attachment F: Request for Public Hearing Delay
- Attachment G: Proposed Conditional District Master Plan
- Attachment H: Resolution
- Exhibit 1: Consistency Statement



VICINITY MAP
1" = 1,000'

PROPOSED ZONING CONDITIONS

- 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.
- THE FOLLOWING USES SHALL BE PERMITTED:

A. RESIDENTIAL NONE B. LODGING NONE C. OFFICE/SERVICE ATM BANK, CREDIT UNION, FINANCIAL SERVICES BUSINESS SUPPORT SERVICES DRY CLEANING & LAUNDRY SERVICES MEDICAL CLINIC PERSONAL SERVICES PERSONAL SERVICES, RESTRICTED POST OFFICE PROFESSIONAL SERVICES SMALL EQUIPMENT REPAIR/RENTAL VETERINARY SERVICES D. COMMERCIAL/ENTERTAINMENT ALCOHOLIC BEVERAGE SALES STORE AMUSEMENT, INDOOR BAR/TAVERN GENERAL COMMERCIAL NIGHT CLUB OPEN AIR RETAIL OUTDOOR SEATING OUTSIDE OR DISPLAY SALES RESTAURANT SHOOTING RANGE, INDOOR THEATER, INDOOR MOVIE OR LIVE PERFORMANCE E. CIVIC CIVIC MEETING FACILITY COMMUNITY OR CULTURAL FACILITY CONFERENCE/CONVENTION CENTER PUBLIC SAFETY STATION RECREATION FACILITY, INDOOR RELIGIOUS INSTITUTION	F. EDUCATIONAL/INSTITUTIONAL CHILD/ADULT DAY CARE CENTER (MORE THAN 8 PERSONS) COMMUNITY SUPPORT FACILITY STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC G. AUTOMOTIVE DRIVE-IN FACILITY VEHICLE SERVICES - MINOR MAINTENANCE/REPAIR VEHICLE SERVICES - MAJOR REPAIR/BODY WORK H. INDUSTRY/WHOLESALE/STORAGE INDUSTRY, LIGHT LIGHT MANUFACTURING WORKSHOP I. AGRICULTURE KENNEL PRODUCE STAND J. INFRASTRUCTURE WIRELESS TELECOMMUNICATIONS FACILITY (NON-TOWER) WIRELESS TELECOMMUNICATIONS FACILITY (TOWER) UTILITIES - CLASS 1 UTILITIES - CLASS 2 K. OTHER TEMPORARY USES
---	--
- SECTION 3.9.1.C. SHALL NOT APPLY TO THE SITE. INDUSTRY, LIGHT USES SHALL BE PERMITTED ON THE SITE WITH VEHICULAR ACCESS VIA STAR ROAD.
- SECTION 2.4.3.D.1. (SH1-0 SPECIAL HIGHWAY OVERLAY BUILDING SETBACK) SHALL BE REDUCED FROM 100' TO 50' TO ACCOMMODATE EXISTING SITE TOPOGRAPHY AND INCREASE VISIBILITY TO BUILDINGS FRONTING STAR ROAD.
- SECTION 2.2.5.C.1. (PRINCIPAL FRONT BUILDING SETBACK) SHALL BE REDUCED FROM 30' TO 20' FOR OFFICE BUILDING A, LIGHT INDUSTRIAL BUILDING B, AND LIGHT INDUSTRIAL BUILDING C TO ACCOMMODATE TOPOGRAPHY, ENVIRONMENTAL CONSTRAINTS, AND EXISTING EASEMENTS.
- IF AN IMPACT IS APPROVED BY NCDEQ (THE "APPROVAL") TO THE NEUSE BUFFER, THE LOCATION AND SHAPE OF LIGHT INDUSTRIAL BUILDING A'S PARKING LOT AND BUILDING MAY BE ADJUSTED IF THE BUILDING SIZE DOES NOT EXCEED A NET CHANGE GREATER THAN 5 %. WRITTEN CONFIRMATION OF THE APPROVAL INCLUDING PROOF OF PAYMENT FOR MITIGATION COSTS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENT APPROVAL.
- OVERNIGHT PARKING OR STORAGE OF CLIENT VEHICLES FOR VEHICLE SERVICES MINOR OR MAJOR USES SHALL ONLY BE ALLOWED IN THE TRUCK COURT AREAS OR BUILDING INTERIORS FOR ALL LIGHT INDUSTRIAL ("LI") BUILDINGS. THE TRUCK COURT AREAS INCLUDE ALL PAVEMENT BEHIND LI BUILDING A AND LI BUILDING B, INCLUDING THE AREA IN FRONT OF LI BUILDING C.
- CHILD/ADULT DAY CARE CENTERS LOCATED WITHIN THE LIGHT INDUSTRIAL BUILDINGS WILL ONLY BE PLACED ON THE ENDS OF THE BUILDING, NEXT TO A COMPLEMENTARY USE, OR SUBSTITUTE LOCATION DEEMED APPROPRIATE BY THE ADMINISTRATOR, WHICH APPROVAL SHALL NOT UNREASONABLY BE CONDITIONED, WITHHELD, OR DELAYED.
- A MINIMUM OF FOUR ELECTRIC VEHICLE CHARGING LOCATIONS WILL BE ADDED TO THE DEVELOPMENT.
- LIGHT INDUSTRIAL BUILDINGS WILL HAVE A PARKING RATE OF 1 SPOT PER 500 SF.
- A COMMITMENT TO PURSUE THE ADDITION OF PUBLIC ART TO THE DEVELOPMENT.
- A COMMITMENT TO PURSUE ADDITIONAL OUTDOOR SEATING OR GATHERING SPACE TO THE DEVELOPMENT.
- ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED TIA (INCLUDING ALL NCDOT REQUIREMENTS FROM THE TIA REVIEW) AND UDO.

WAKE FOREST EXCHANGE

MASTER SITE PLANS

RZ-23-06

STAR ROAD
WAKE FOREST, NORTH CAROLINA
PINS: 1739-65-3709, 1739-55-8441 & 1739-65-4232

OWNERS:

STAR LANDING, LLC (1739-65-3709 AND 1739-55-8441)
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244

PURYEAR INVESTMENTS, LLC (1739-65-4232)
5844 LEASE LN
RALEIGH, NC 27617

DEVELOPER:

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

ENGINEER OF RECORD:

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

SUMMARY INFORMATION
DEVELOPMENT NAME: WAKE FOREST EXCHANGE
SITE ADDRESS: STAR ROAD, WAKE FOREST, NC
PIN NUMBER(S): 1739-65-3709, 1739-55-8441 & 1739-65-4232
TOTAL AREA: 30.35 AC
EXISTING USE: VACANT PROPOSED USE: COMMERCIAL/RESTAURANT (CR), OFFICE & LIGHT INDUSTRIAL (LI)
JURISDICTION: TOWN OF WAKE FOREST (ETJ ANNEXATION REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL)
CURRENT ZONING DISTRICT: HB PROPOSED ZONING DISTRICT: HB CD
OVERLAY DISTRICT: SPECIAL HIGHWAY OVERLAY (SH1-0)
2022 COMMUNITY PLAN DESIGNATION: CORRIDOR COMMERCIAL
PROP BUILDING AREA: CR BLDG. A AREA: 10,824 SF CR BLDG. B AREA: 9,504 SF OFFICE BLDG. A AREA: 25,600 SF LI BLDG. A AREA: 59,640 SF LI BLDG. B AREA: 35,280 SF LI BLDG. C AREA: 24,000 SF TOTAL BUILDING AREA: 164,848 SF
HB MAX. BUILDING HEIGHT: 3 STORIES PROP. BUILDING HEIGHT: 1 STORY
BUILDING SETBACKS: FRONT: 30' SIDE STREET: 20' SIDE: 10' REAR: 30'
AUTO PARKING CALCULATIONS: REQUIRED PARKING: CR BLDG. A PARKING: 54 SPACES (1 PER 200 SF) CR BLDG. B PARKING: 48 SPACES (1 PER 200 SF) OFFICE A PARKING: 86 SPACES (1 PER 300 SF) LI BLDG. A PARKING: 120 SPACES (1 PER 500 SF) LI BLDG. B PARKING: 71 SPACES (1 PER 500 SF) LI BLDG. C PARKING: 48 SPACES (1 PER 500 SF) TOTAL REQUIRED PARKING: 427 SPACES
PROPOSED PARKING: CR BLDG. A PARKING: 92 SPACES (4 ADA) CR BLDG. B PARKING: 78 SPACES (4 ADA) OFFICE A PARKING: 102 SPACES (4 ADA) LI BLDG. A PARKING: 132 SPACES (6 ADA) LI BLDG. B PARKING: 84 SPACES (4 ADA) LI BLDG. C PARKING: 51 SPACES (4 ADA) TOTAL PROPOSED PARKING: 539 SPACES (26 ADA)
BICYCLE PARKING CALCULATIONS: REQUIRED PARKING: 2 PER 40 AUTO SPACES = 539 / 40 X 2 = 27 SPACES PROPOSED PARKING: 60 SPACES (30 INVERTED 'U' RACKS)
EXISTING IMPERVIOUS COVERAGE: 2,523 SF / 0.06 AC (0.3%) PROPOSED IMPERVIOUS COVERAGE: 552,000 SF / 12.67 AC (41.7%)

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	LANDSCAPING PLAN
C-7	LIGHTING PLAN



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 COMMENTS	9/14/2023	FLM
2	TOWF COMMENTS	10/6/2023	FLM
3	TOWF COMMENTS	11/13/2023	FLM
4	TOWF COMMENTS	12/15/2023	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

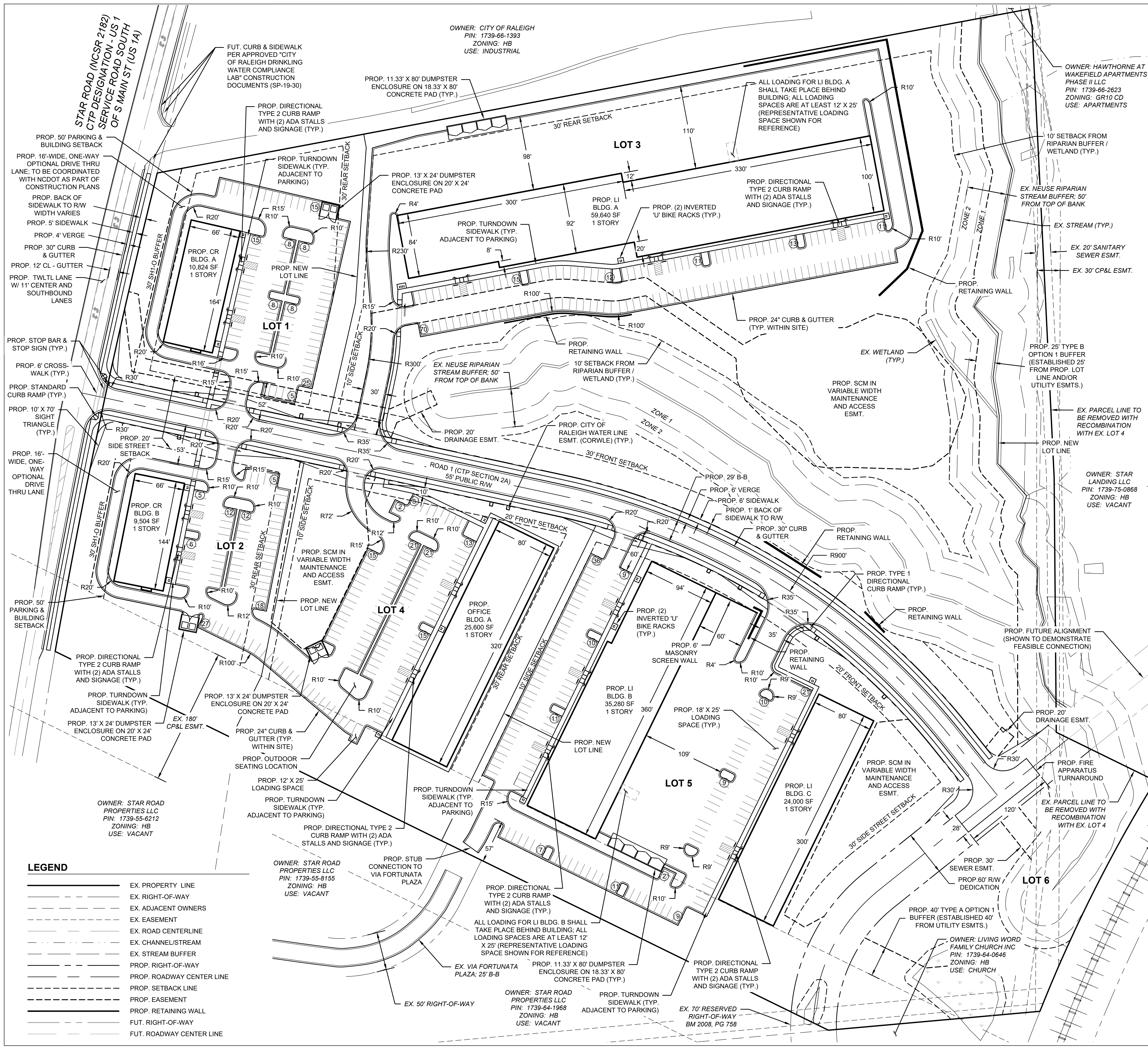
WAKE FOREST EXCHANGE
WAKE FOREST, NC



DATE:	06-09-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23003

COVER

C-1
SHEET 1 OF 7



SUMMARY INFORMATION

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SITE ADDRESS: STAR ROAD, WAKE FOREST, NC

PIN NUMBER(S): 1739-65-3709, 1739-55-8441 & 1739-65-4232

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PROPOSED USE: COMMERCIAL/RESTAURANT (CR), OFFICE & LIGHT INDUSTRIAL (LI)

JURISDICTION: TOWN OF WAKE FOREST (ETJ ANNEXATION REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL)

CURRENT ZONING DISTRICT: HB

PROPOSED ZONING DISTRICT: HB CD

OVERLAY DISTRICT: SPECIAL HIGHWAY OVERLAY (SH1-O)

2022 COMMUNITY PLAN DESIGNATION: CORRIDOR COMMERCIAL

PROPOSED BUILDING AREA:
CR BLDG. A AREA: 10,824 SF
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OFFICE BLDG. A AREA: 25,600 SF
LI BLDG. A AREA: 59,640 SF
LI BLDG. B AREA: 35,280 SF
LI BLDG. C AREA: 24,000 SF
TOTAL BUILDING AREA: 164,848 SF

HB MAX. BUILDING HEIGHT: 3 STORIES

PROPOSED BUILDING HEIGHT: 1 STORY

BUILDING SETBACKS:
FRONT: 30'
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AUTO PARKING CALCULATIONS:
REQUIRED PARKING:
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EXISTING IMPERVIOUS COVERAGE: 2,523 SF / 0.06 AC (0.3%)

PROPOSED IMPERVIOUS COVERAGE: 552,000 SF / 12.67 AC (41.7%)

- NOTES
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. ALL DRIVE AISLES ARE 24'-WIDE UNLESS OTHERWISE NOTED.

5. ALL PARKING STALLS ARE 9' X 18'.

6. ALL PARKING STALLS ARE AT LEAST 10' FROM BUILDINGS. NO PARKING MAY BE WITHIN 10' OF THE BUILDINGS.

7. DIMENSIONS SHOWN ARE TO FACE OF CURB.

8. RADII ARE 3' UNLESS OTHERWISE NOTED.

9. FINAL DESIGN OF OFFSITE ROAD IMPROVEMENTS TO BE COORDINATED WITH NCDOT DURING PERMITTING.

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE

APPROVAL BY THE
WAKE FOREST BOARD OF
COMMISSIONERS

DATE

FLM
ENGINEERING

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

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
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ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS

DO NOT USE FOR CONSTRUCTION

60 30 0 60
SCALE: 1 INCH = 60 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
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MASTER SITE PLANS

WAKE FOREST EXCHANGE
WAKE FOREST, NC

ST. JOHN
PROPERTIES

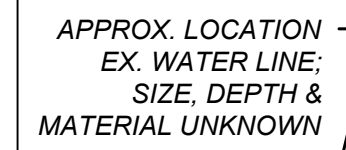
DATE: 06-09-2023
SCALE: AS SHOWN
DESIGNED BY: FLM
APPROVED BY: FLM
PROJECT NO.: 23003

SITE PLAN

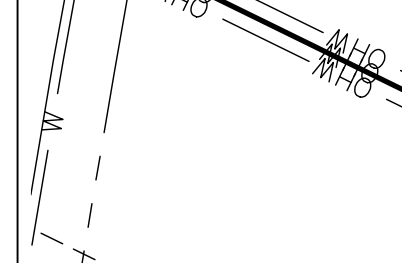
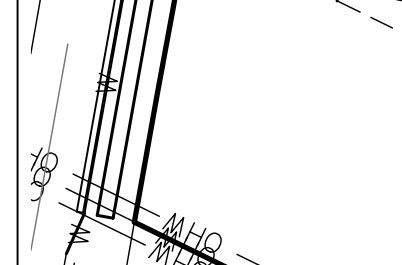
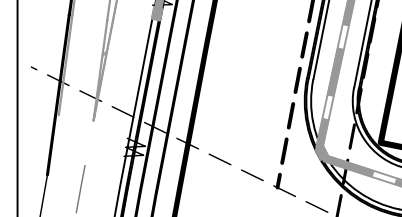
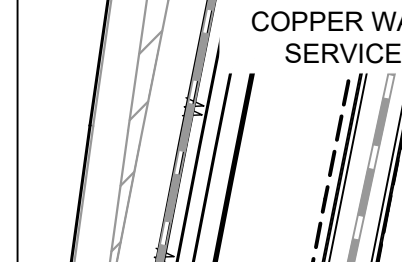
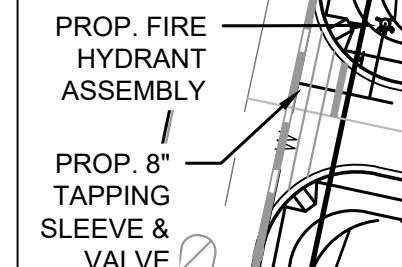
C-3
SHEET 3 OF 7

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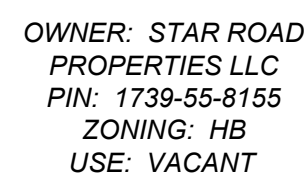
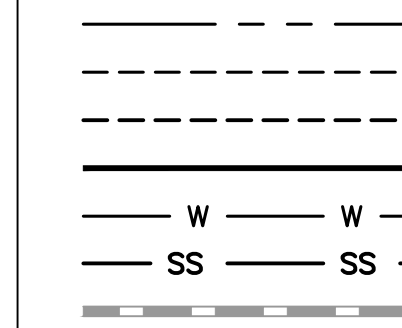
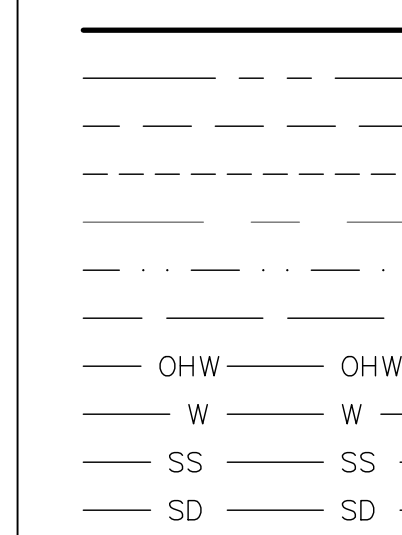
- OWNER: CITY OF RALEIGH
PIN: 1739-66-1393
ZONING: HB
USE: INDUSTRIAL



STAR ROAD (NCSR 2182)
CTP DESIGNATION - US 1
SERVICE ROAD



LEGEND



OWNER: HAWTHORNE AT
WAKEFIELD APARTMENTS
PHASE II LLC
PIN: 1739-66-8930
ZONING: GR10 CD
USE: APARTMENTS

OWNER: HAWTHORNE AT
WAKEFIELD APARTMENTS
PHASE II LLC
PIN: 1739-66-2623
ZONING: GR10 CD
USE: APARTMENTS

OWNER: STAR
LANDING LLC
PIN: 1739-75-0868
ZONING: HB
USE: VACANT

OWNER: MERRITT-WF1 LLC
PIN: 1739-74-3970
ZONING: LI
USE: VACANT

EX. 80' SEABOARD
COAST LINE
RAILWAY
RIGHT-OF-WAY

**CITY OF RALEIGH STANDARD
UTILITY NOTES
(AS APPLICABLE)**

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN ANY SANITARY SEWER & RCP STORM OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERRULOUS SANITARY SEWER PIPE SHALL BE PROPOSED & 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 A SANITARY SEWER MAIN, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE CENTER OF 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 OF MAIN TO OUTSIDE OF MAIN
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL EASEMENT EXTENDED 10' ON EACH SIDE OF THE SEWER 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 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 5" MIN. CLEARANCE, PER CORPUD DETAILS W-41 & S-40
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. 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
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO THE CITY OF RALEIGH PRIOR TO BEGINNING AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY
5. 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 WRITTEN NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS; 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
7. 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 & PROVIDING NOTICE TO THE CITY OF RALEIGH PER CORPUD HANDBOOK PROCEDURE
8. INSTALL 72" COPPER" WATER SERVICES WITH METERS LOCATED AT ROW OR WITH A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SITE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
9. INSTALL 4" PVC" SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES EXCEEDING BUILDING DRAINS LOWER THAN 1'0" ABOVE THE NEXT UPSTREAM MANHOLE
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE REQUIRED BY THE CITY OF RALEIGH PRIOR TO BEGINNING 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 FROM 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 & THE CITY OF RALEIGH'S PROTECTIVE 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) 968-2334 OR STEPHEN CALVERLEY AT RALEIGHNC.GOV FOR MORE INFORMATION
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS WELL AS IN APPENDIX C OF THE CITY OF RALEIGH'S 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 FROM 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 & THE CITY OF RALEIGH'S PROTECTIVE 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) 968-2334 OR STEPHEN CALVERLEY AT RALEIGHNC.GOV FOR MORE INFORMATION

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE _____

APPROVAL BY THE
WAKE FOREST BOARD OF
COMMISSIONERS

DATE _____



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

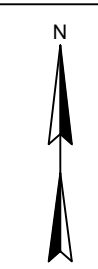
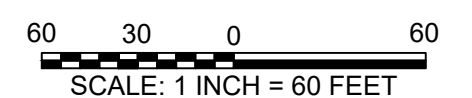
REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWF COMMENTS	9/14/2023	FLM
2	TOWF COMMENTS	10/6/2023	FLM
3	TOWF COMMENTS	11/13/2023	FLM
4	TOWF COMMENTS	12/15/2023	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



MASTER SITE PLANS

WAKE FOREST EXCHANGE
WAKE FOREST, NC



DATE:	06-09-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23003

UTILITY PLAN

C-4

SHEET 4 OF 7

[illegible]

DO NOT USE FOR CONSTRUCTION



THIS BAR IS 1 INCH IN LENGTH

A horizontal line segment with vertical tick marks at each end. The left tick mark is labeled '0' and the right tick mark is labeled '1'. A third tick mark is located exactly halfway between 0 and 1.

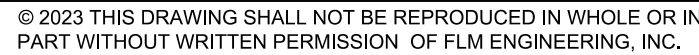
F IT IS NOT 1 INCH ON THIS

HEET, ADJUST YOUR SCALE
ACCORDINGLY

SHEET 5 OF 7

DATE _____

DATE _____

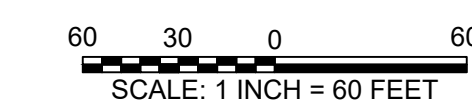


[illegible]

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

WAKE FOREST EXCHANGE
WAKE FOREST, NC



DATE:	06-09-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23003

LIGHTING PLAN

C-7

SHEET 7 OF 10