

Amy Harvey

From: Roger Stancil
Sent: Wednesday, June 20, 2018 12:43 PM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Ross Tompkins
Cc: Loryn Clark; Ben Hitchings; Lance Norris; Kumar Neppalli; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Lindsey Bineau; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Sabrina Oliver; Roger Stancil; Sabrina Oliver
Subject: Additional Council Questions: Item 13: Light Industrial Zoning

Council Question: Would the access and cross access for vehicles include bike facilities like lanes and signs?

Staff Response: *Millhouse Road currently has bike lanes on both sides, which are to remain in place. The multi-use path connecting to the adjacent properties would be 10-feet wide and is intended for both pedestrian and bicycle use. Appropriate signage for these facilities will be required at time of Final Plans application submittal.*

Council Question: What are the projected costs of the Town's extension of services to this area once developed, including the area to be annexed?

Staff Response: *If the project is approved, the applicant would submit a voluntary annexation request prior to submittal of the first Zoning Compliance Permit for the project. Planning staff would coordinate with the Business Management Department to calculate these costs and provide them at the time that the Council considers this annexation request.*

Council Question: Is retail also envisioned as a potential part or use of this property, or is it just office, research lab and light manufacturing?

Staff Response: *No, retail is not envisioned as part of the project. The only uses being requested are Research, Light Manufacturing, and Office.*

From: Roger Stancil

Sent: Tuesday, June 19, 2018 6:51 PM

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Subject: Council Questions: Item 13: Light Industrial Zoning

Council Question: Does the TIA for this project take into account the potential traffic from the other project/zoning change on Millhouse we've made?

Staff Response: *Yes, both the Carolina Flex Park (Millhouse Rd) and Carraway Village (Eubanks Rd) developments are included as specific background traffic generators for the 2023 analysis year. The analysis also applies an annual growth percentage of 1.5% in ambient traffic to the existing traffic volumes. It is worth noting that while the proposed site could add over 1,000 daily trips to the study area network, the Millhouse Road corridor currently carries fewer than 2,000 vehicles daily, and its daily capacity is estimated to be around 10,000 vehicles.*

Council Question: This approval allows for a 90-foot (6-7 stories) building. Is that realistic/necessary for this part of town?

Staff Response: *When the Council created this zoning district, it allowed buildings of up to this height in order to accommodate significant employment in the limited area designated for the Millhouse Enterprise Zone. It is important to note that this is a maximum allowable height, and the actual project that is built may not be that tall. The proposal for Project Triumph calls for up to 110,000 square feet of building floor area on a lot that is more than 850,000 square feet in size.*