

START DATE: SEPTEMBER 2024	DUE DATE: <u>10-07-24</u>	TRC/STAFF Comments issued on: <u>10/08/2024</u>
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Review Group /Staff	Comments	Cleared Comments																																				
<p>Planning & Zoning – Planning Staff</p>	<ol style="list-style-type: none"> 1. <i>Continue to</i> Provide a Written Response to ALL the comments received. 2. <i>Continue to</i> Update/add revision Dates to all submittal documents. 3. <i>Continue to</i> Cloud and Bubble all areas of revisions in the plan set. 4. <i>Continue to</i> Flatten or “OPTIMIZE” the PDF’s when creating (especially the PSP plan set). 5. (Partially) NEW – <u>Cover Sheet</u> – The property is zoned 2 Districts – NC-CZ and RM-CZ. This (below) for some reason pulls out a ‘commercial tract: 8.48 ac’ in between the 2 Districts Acreage; why? The ‘commercial tract’ is part of the NC-CZ District (54.08 ac.); Staff feels in this spot in the plan, it is unnecessary to list this out as separate, and it makes it appear that the ‘commercial tract’ is independent of (NC-CZ, or RM-CZ), which it is not. Please just delete this line altogether. 6. NEW – <u>Cover Sheet</u> – See clip; Under NC Zoning District, where/what is the origin for stating ‘Commercial Area Permitted : 50,000 SF’ ? MA 22-06 Condition #3 states “At least 50,000 SF of non-residential building area shall be permitted (...) prior to permitting (...) more than 197 dwelling units.” – that is a timing condition, and speaks to a MINIMUM of 50,000 SF; the excerpt, absent ‘minimum’ or ‘maximum’, but stating “Permitted”, reads like the Maximum Permitted is 50,000 SF, which is not how Staff reads the MA Conditions; please explain or clarify the purpose and intent, revise appropriately. 7. Remove Sheets <u>C-10.0 through C-10.9</u> – Lighting Plans are construction drawing level of detail; remove and include in CID-24-04. 8. NEW – <u>Sheet C-1.2</u> – there are 3 apparent acronyms – “AS”, “AP”, and “AM” in the tables; there is no Legend to explain what they are. Staff would surmise that maybe “AS” is Active (OPEN) Space; other developments have used “AOS”=Active Open Space. Staff could surmise that maybe “AM” is a Medium sized Active (Open Space) ? <div data-bbox="1087 548 1845 820" style="border: 1px solid black; padding: 5px;"> <p>SITE INFORMATION:</p> <table> <tr><td>LOCATION:</td><td>5109 MITCHELL MILL ROAD</td></tr> <tr><td>COUNTY:</td><td>WAKE COUNTY</td></tr> <tr><td>PARENT PIN:</td><td>1757571035</td></tr> <tr><td>DB/PG:</td><td>DB 8659, PG 954</td></tr> <tr><td>ZONING:</td><td>RM-CZ & NC-CZ</td></tr> <tr><td>TOTAL ACREAGE:</td><td>8,041,338 SF (138.89 AC)</td></tr> <tr><td>NC-CZ ZONE ACREAGE:</td><td>54.08 AC</td></tr> <tr><td>COMMERCIAL TRACT:</td><td>8.48 AC</td></tr> <tr><td>RESIDENTIAL ZONE RM-CZ:</td><td>84.81 AC</td></tr> <tr><td>MAXIMUM UNITS PERMITTED:</td><td>395 UNITS (134 TOWNHOMES)</td></tr> <tr><td>ZONING AND ANNEXATION:</td><td>MA 22-06 & ANX22-03</td></tr> </table> </div> <div data-bbox="1134 901 1845 1193" style="border: 1px solid black; padding: 5px;"> <p>LOT ACREAGE:</p> <p>NC ZONING DISTRICT</p> <table> <tr><td>TOTAL NUMBER PROPOSED LOTS:</td><td>83 LOTS</td></tr> <tr><td>MINIMUM PROPOSED LOT SIZE:</td><td>5,000 SF</td></tr> <tr><td>MAXIMUM PROPOSED LOT SIZE:</td><td>8,545 SF</td></tr> <tr><td>MINIMUM LOT WIDTH:</td><td>50'</td></tr> <tr><td>MINIMUM LOT LENGTH:</td><td>100'</td></tr> <tr><td>PROPOSED DENSITY:</td><td>4.41 UNITS/AC</td></tr> <tr><td>COMMERCIAL AREA PERMITTED:</td><td>50,000 SF</td></tr> </table> </div>	LOCATION:	5109 MITCHELL MILL ROAD	COUNTY:	WAKE COUNTY	PARENT PIN:	1757571035	DB/PG:	DB 8659, PG 954	ZONING:	RM-CZ & NC-CZ	TOTAL ACREAGE:	8,041,338 SF (138.89 AC)	NC-CZ ZONE ACREAGE:	54.08 AC	COMMERCIAL TRACT:	8.48 AC	RESIDENTIAL ZONE RM-CZ:	84.81 AC	MAXIMUM UNITS PERMITTED:	395 UNITS (134 TOWNHOMES)	ZONING AND ANNEXATION:	MA 22-06 & ANX22-03	TOTAL NUMBER PROPOSED LOTS:	83 LOTS	MINIMUM PROPOSED LOT SIZE:	5,000 SF	MAXIMUM PROPOSED LOT SIZE:	8,545 SF	MINIMUM LOT WIDTH:	50'	MINIMUM LOT LENGTH:	100'	PROPOSED DENSITY:	4.41 UNITS/AC	COMMERCIAL AREA PERMITTED:	50,000 SF	
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	<p>Staff is unclear what “AP” is referencing as it is used adjacent both a ‘Medium 1: Cricket pitch’ and ‘Small 2: Park’. Please provide a Legend on this sheet for these acronyms.</p> <p>9. NEW – Sheet C-5.5 (and others) – Vedder Lane, between McCready Court (Public 50’ ROW) and Guaranteed Alley (Public 20’ ROW) – why is Vedder Lane a 50’, rather than a 20’, ROW in this section? What necessitates 50’ of ROW (vs. 20’ like Mookie Lane is between McCready and Betterman)?</p> <p>10. FYI – Cover Sheet – Regarding Impervious Coverage information:</p> <ol style="list-style-type: none"> Defer to Town Engineer for Stormwater Report consistency, and Wake Co. watershed for consistency with (eventual SEC/SWF permits). On future Final Subdivision Plats, a Note (or table) shall be provided that delineates the maximum Impervious Coverage per residential Lot, as well as for the non-residential lot (or lots if/when the 8.48 acres is subdivided further). 	
<p>Planning/Zoning - WithersRavenel</p>	<p>Comments are numbered. Applicant response to Version 4 comments are show in bold text and prefaced with “SREG RESPONSE:” . Planning comments on this (version 5) are shown in <i>red italic text</i> as “<i>WR Response:</i>”.</p> <p>Open spaces</p> <ol style="list-style-type: none"> For the NC-CZ district, in accordance with Table 3.4.3, permitted Open Space types are greens, commons, squares, and plazas. The applicant should demonstrate compliance with this requirement, understanding that future commercial areas will also need to comply with this requirement. <p>SREG RESPONSE: Open Space requirements and calculations have been updated, please see sheets C6.0 - C6.3</p> <p>Repeat comment: Comment is still applicable and has not been addressed sufficiently to determine compliance. Please label these areas on Sheet 6.0 and show detail drawings of each location, as needed.</p> <p>SREG RESPONSE: Greens, commons, squares, and plazas have been accounted for as types of open space on Sheet C6.0. There is also a tabular breakdown of active and passive open space on Sheet C6.1.</p> <p><i>WR Response: Open Space use types shown on the tabular breakdown do not match labels shown on sheets C5.0-.9. Please update plans to match.</i></p> <ol style="list-style-type: none"> Partial Site Plans VIII - The westernmost property line of the proposed site should provide a Mixed-Use Perimeter buffer as it separates the NC-CZ from the adjacent zoning, as outlined in Section 6.2.3. The first ten feet (10’) of this buffer is a Compatibility Transition Area 'A' and requires a minimum 10', landscaped buffer consisting of 1 canopy tree every 30 feet. Transition Area 'B' shall be a minimum of 10'. However, the plans should be revised to clearly show the correct buffers along this property line. NOTE: the MA 22-06 	

Concept Plan is only a conceptual plan of the project; it was not reviewed NOR APPROVED by the Town Board of Commissioners as a Preliminary Subdivision Plat. Further under LDO Section 3.3.B.2., “ conditions shall not lesser the standards in this LDO “ – the Town Board cannot and did not approve any type of lessening of or tacit variance from LDO subdivision requirements as part of the Rezoning approval. The Applicant has been reminded and made aware of how LDO Conditional Rezonings work and function multiple times; the response provided is wholly incorrect. Follow the comment and make corrections.

SREG RESPONSE: The adjacent property is classified as Wake County R-30. The correct Type 2 buffer is shown as approved by the Rolesville Town Council.

SREG RESPONSE: Section 6.2.3 and Table 6.2.2.2 outline the requirements of perimeter buffers within Rolesville jurisdiction. Since the adjacent property is classified as Wake County R-30, table 6.2.2.2 does not provide an applicable perimeter buffer requirement. A previously agreed upon Type 2 buffer is shown on the plans.

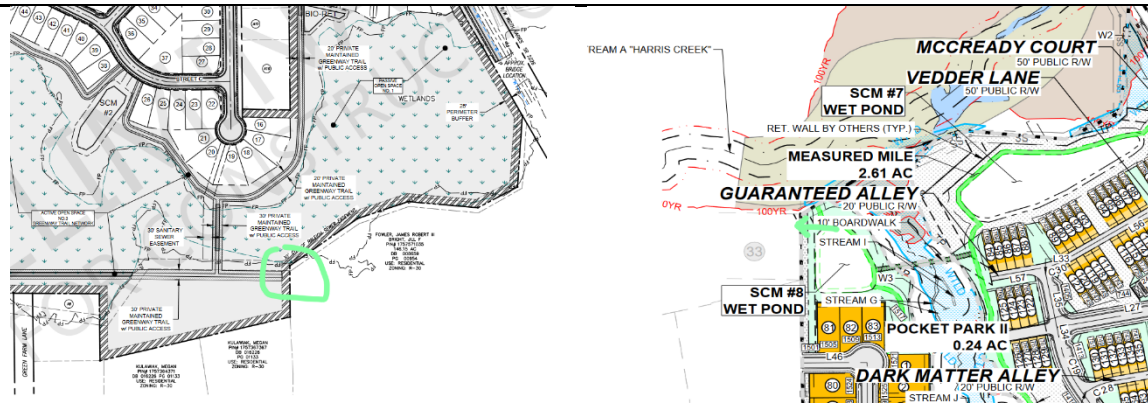
WR Response: Town of Rolesville Staff to provide direction.

3. **Landscape Plans** - As mentioned in Comment #27, the westernmost property line of the proposed site should provide a Mixed-Use Perimeter buffer as it separates the NC- CZ from the [Wake County jurisdiction adjacent zoning, which is R-30, which is considered the least intense Zoning District of the LDO, the RL district), as outlined in Section 6.2.3. The plans should be revised to show the clearly shown the correct buffers along this property line. The proposed plantings for this buffer should also be shown, including any existing vegetation that will be used to meet the requirements of this section. NOTE: the MA 22-06 Concept Plan is only a conceptual plan of the project; it was not reviewed NOR APPROVED by the Town Board of Commissioners as a Preliminary Subdivision Plat. Further under LDO Section 3.3.B.2., “ conditions shall not lesser the standards in this LDO “ – the Town Board cannot and did not approve any type of lessening of or tacit variance from LDO subdivision requirements as part of the Rezoning approval. The Applicant has been reminded and made aware of how LDO Conditional Rezonings work and function multiple times; the response provided is wholly incorrect. Follow the comment and make corrections.

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	<p><i>WR Response: Town of Rolesville Staff to provide direction.</i></p> <p>4. Preservation Plan - Plans shall be revised to demonstrate compliance with the requirements of Section 6.2.4.5, specifically the following:</p> <ul style="list-style-type: none"> a. Replacement tree calculations shall be provided as required in subsection B.3 and 4. As these calculations are not overly clear in the ordinance, they shall be provided as follow: <ul style="list-style-type: none"> i. Where a tree meeting the criteria mentioned above is slated to be removed, it shall be replaced with four or more trees. The size of the tree is as listed in Section 6.2.4.3. and the type shall match closely that was which removed. (1 tree removed = 4 trees replaced) ii. Where a tree over 60" is removed it shall be replaced inch for inch using a minimum of 3" trees. (1, 60" tree removed = 20, 3" trees minimum) <p>SREG RESPONSE: The Preservation Plans have been updated, see Sheet C12.0 – C12.9</p> <p>Follow up comment: Please add a table (Sheet C-12.9 would be a good place) summarizing the trees removed and showing the number of trees replacing them. This table should demonstrate compliance with the section and guidance above.</p> <p>SREG RESPONSE: Sheet C11.9 shows an updated table of trees to be removed and a subsequent table of newly proposed trees. Thank you</p> <p><i>WR Response: The "Total Newly Proposed Trees" table does not provide a calculation for staff to determine compliance with LDO 6.2.4.5, only a total of provided trees. Please update this table on Sheet 11.9 to include a breakdown of how proposed tree totals were determined.</i></p>	
<p>Parks & Recreation - Eddie Henderson</p>	<p>1. Ensure that the Greenway stubs to the western property line (adjacent Current property PIN# 1757368816) near SCM #8 and connects with Harris Creek Farm's planned Greenway. Illustrations to show this Greenway connection:</p>	



2. To ensure the Greenway trail rings around each stormwater pond, please highlight them green to coincide with the rest of the Greenway.

<p>COR Public Utilities - Tim Beasley</p>	<p>1. Previous comment was not addressed. This development is obligated to extend sanitary sewer to PIN: 1757660324, 1757684697 and 1757675786 because these are upstream adjacent to this development. 2. Please add a note on the Cover Sheet labeled as 'Conditions of Approval' that states <i>"A water model will be required to be completed by the project engineer to demonstrate that the proposed waterline extension will provide adequate fire flow and pressure for the proposed development."</i></p>	
<p>Wake Co Watershed Mgmt - Janet Boyer</p>	<p><u>V4</u>: No comments were received, which is not unusual for Preliminary Subdivision; it is incumbent on the Applicant to vet whether or not the location and functionality of SCM's can be engineered and pass Wake County eventual SWF Permit requirements (without necessitating a major locational shift or excessive grading etc.). <u>V3</u>: See PDF of Wake County Presub Plan Review, dated 02-07-2024.</p>	<p>TBD</p>
<p>Engineering - Brian Laux / Jacque Thompson</p>	<p>No further Comments.</p>	<p>✓</p>
<p>Wake Co Fire / EMS - Brittany Hocutt</p>	<p>No further comments.</p>	<p>✓</p>
<p>NCDOT – Jacob Nicholson</p>	<p>No further comments on the preliminary plat at this time.</p>	<p>✓</p>