

PSP-25-01 – 1216 Rolesville Rd – V1 Submittal review cycle

START DATE: JANUARY 2025	DUE DATE: <u>02-10-25</u>	TRC/STAFF Comments issued on: <u>02/05/2025</u>
--------------------------	---------------------------	---

Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff and WithersRavenel	<ol style="list-style-type: none"> 1. PAY THE INVOICE ISSUED ON 01/03/2025 ASAP – No further submittals will be accepted until paid. 2. Provide a Written Response to ALL comments – responses should reference If/how/on what sheet was comment addressed. 3. Add revision dates to all submittal materials. 4. Cloud/bubble all changes 5. Add “PSP-25-01” to the Cover sheet and on every plan set sheet. 6. Cover Sheet/Conditions of Approval - Add the approved Conditions of Approval, dated November 14, 2023, (currently provided as a separate attachment) to the cover sheet. 7. Sheet C-3 (Open Space) – Update open space calculations within the site data table to show total required active & passive open spaces. Note, in accordance with LDO 6.2.G.12, Active Open space shall total at least 50% of the total required open space (15% for Mixed-use Districts = 1.73 acres required) <ol style="list-style-type: none"> a. The approved sketch/concept plan associated with MA 22-05 showed a playground, gazebo, and picnic area called out as 1ac of medium, green open space. This has been reduced on the PSP to “proposed park amenities” which include park benches and gathering area with a pergola. This area may count as 1 of 2 required small open spaces for Mixed-use districts, but should be labeled as such and clearly reflects in the Site Data Table. Cite Table 6.2.1.2 next to where you have broken down proposed open space (Linear park/greenway and (1) green and refer to both of these as “Small Open Space Types” to satisfy this comment). b. Greenway – Planning staff ultimately defers to Parks & Engineering staff with respect to <u>public</u> Greenway requirements; however, minimum <u>public</u> Greenway easement width is 50’ except with proven environmental constraints, reduction to 30’ minimum can be approved. c. The proposed 20’ Greenway easement w/ 10’ Greenway [see previous comment regarding Easement width] may count towards your second required Small Open Space Type, however, this is a passive open space feature and still leaves the project non-compliant with respect to the required 50% active open space. Again, of the total 1.73ac of required open space, at least 0.865ac needs to be active. Refer to LDO table 6.2.1.3 to view active and passive open space features. d. Commercial Parcel – Remove the “Prop. Min 500-sf “Green” Open Space call out on the commercial 	

PSP-25-01 – 1216 Rolesville Rd – V1 Submittal review cycle

	<p>parcel to be created. Open space details will be reviewed under the separate SDP submittal for this lot.</p> <p>e. Lot 52 – No part of the building footprint within lot 52 should be located within the 20’ storm drainage easement. The applicant should shift lots 49-52 south to avoid overlap.</p> <p>f. Northern Parking Lot - No part of the parking lot should be located within the 20’ storm drainage easement.</p>	
Parks & Recreation - Eddie Henderson / Tanner Hayslette	<ol style="list-style-type: none"> 1. Revise to state Public Greenway and increase the width of the Public Greenway Easement to the LDO Minimum permitted of 30’ [when environmental constraints are justified to Staff] or 50’ in areas without environment constraints. 2. Revise to provide Greenway connectivity to the non-residential parcel. 3. Clarify/confirm if/that Greenway will connect to the future Merritt Park and if not, please explain why. 4. Consider/Discuss with Staff options of moving the actual paved Greenway farther from the edge of curb/road and including native vegetation as a buffer in between the Greenway and the road. 	
Engineering - Jacque Thompson	See the two (2) PDF’s – (1) Memo dated 02-05-2025 with 16 number comments, plus 5 lettered comments as FYI for upcoming CID plan set; (2) Mark-ups on the plan set.	
Wake County Watershed Management – Kevin Zelaya	Town Staff – it is not unusual for the County to not comment on a Preliminary subdivision; none were provided.	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. Public water should be extended throughout Road 1 to Rolesville Rd. 2. Water mains shall be located either in the north or east side of the street pavement. 3. Please add a condition of approval note on the cover stating "-A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to construction drawing approval." 	
Wake County Fire / EMS - Stephen Wolf/Brittany Lingle	**Does the dead-end street connect to an existing street? If not, it will need a turnaround.	
NCDOT – Jacob Nicholson	Clarify or clearly account for the improvements required by the TIA, since that can impact R/W dedication.	

