



PSP-24-05 – Harris Creek Farm – V2 Submittal review cycle

START DATE: DECEMBER 2024	DUE DATE: <u>01-06-25</u>	TRC/STAFF Comments issued on: <u>01/06/2025</u>
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Review Group / Staff	Comments	Cleared Comments																									
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. Continue to Provide a Written Response to ALL comments. 2. Continue to Add revision dates to all submittal materials. 3. Continue to Cloud or bubble all changes. 4. REPEAT – Regarding LDO Sections 3.1.B. (Residential Districts/Cluster Development) and 3.1.2.B./Table 3.1.2. (RM District/Development Standards: <ol style="list-style-type: none"> a. This overall project began with the submittal of MA 22-08 which was received on 08-01-2022 – this thus vests the project to the Land Development Ordinance in effect as of that date. b. Text Amendment TA-23-02 was adopted on 04-04-2023 – this revised LDO Sec 3.1.2/Table 3.1.2. for the Cluster Development standards. c. THEREFORE – this subdivision is entitled to the following LDO Section 3.1.2.B./Table 3.1.2 development standards exclusively for “Cluster developments”: <table border="1" data-bbox="527 818 1709 930"> <tr> <td>Building Setbacks</td> <td>Front: 20’</td> <td>Rear: 20’</td> <td>Side: 5’</td> <td>Corner side: 10’</td> </tr> <tr> <td>Lot Width</td> <td>40’</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot Area (minimum)</td> <td>5,000 SF</td> <td></td> <td></td> <td></td> </tr> </table> <ol style="list-style-type: none"> d. the Rezoning Concept Plan includes a Site Data Table that clearly states Minimum Lot Width to be 42’, rather than the LDO’s standard of 40’ – Staff interprets this as a Voluntary Condition by the Applicant to a More Restrictive Lot width that is binding and applicable now at the PSP stage.: <table border="1" data-bbox="514 1062 1262 1239"> <tr> <td>FLOOD HAZARD ZONE</td> <td>ZONE REZONE X</td> </tr> <tr> <td>FIRM PANEL NO</td> <td>3720175100K</td> </tr> <tr> <td>WATERSHED PROTECTION</td> <td>NONE</td> </tr> <tr> <td>MINIMUM LOT WIDTH</td> <td>42’</td> </tr> <tr> <td>OPEN SPACE</td> <td>RESIDENTIAL MEDIUM DENSITY PASSIVE: 11.31 (REQUIRED) 62.11 (PROVIDED)</td> </tr> </table> e. See the example clip from another project, created to capture the version of the LDO that is applicable to that subdivision. Please create a Note such as this (staff suggested language below) and place this PROMINENTLY on the Cover Sheet and any other Sheets that include typical Site Data information. “Project Rezoning was submitted August 2022. The property’s RM-CZ Zoning District is therefore subject to LDO Section 3.1.B/3.1.2.B/Table 3.1.2. Cluster Development standards for Minimum Lot Area (size), Width, 	Building Setbacks	Front: 20’	Rear: 20’	Side: 5’	Corner side: 10’	Lot Width	40’				Lot Area (minimum)	5,000 SF				FLOOD HAZARD ZONE	ZONE REZONE X	FIRM PANEL NO	3720175100K	WATERSHED PROTECTION	NONE	MINIMUM LOT WIDTH	42’	OPEN SPACE	RESIDENTIAL MEDIUM DENSITY PASSIVE: 11.31 (REQUIRED) 62.11 (PROVIDED)	
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	<p>and Building Setbacks in effect as of August 2022. Specifically this is prior to the April 4, 2023 Adoption of Text Amendment TA-23-02 which modified these Cluster Development standards.”</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>* - PROJECT REZONING WAS SUBMITTED DECEMBER 2021. THE AREA ZONED RM-CZ IS THEREFORE SUBJECT TO LDO SECTION 3.1.B CLUSTER REQUIREMENTS FOR MINIMUM LOT SIZE, WIDTH, & BUILDING SETBACKS IN PLACE PRIOR TO THE APRIL 4TH, 2023 LDO TEXT AMENDMENT TA-23-02.</p> </div> <p>f. Make any/all revisions to the Plan set to be consistent with this summary of how the “Cluster” standards apply to this particular subdivision.</p>	
Engineering- Jacque Thompson	See two PDF’s – (1.) Memo dated 01-02-2025 with 9 comments, plus A-E for future CID plans; (2.) Mark-ups on the PSP plan set, with 3376 Comment entries <i>(but many/most are Autocad – Applicant should (AGAIN) eliminate those to make Commenting easier/clearer).</i>	
COR Public Utilities - Tim Beasley	See PDF of mark-up comments on 2 Sheets – Overall Utility Plan Sheet (#23) and Utility Plan Sheet 5 of 6 (#28).	
Wake County Fire / EMS - Brittany Hocutt	1. *Fire apparatus turnaround near lot 1 will require signage indicating “no parking- fire apparatus turnaround” or similar verbiage.	
Parks & Recreation - Eddie Henderson	No further comments.	
NCDOT – Jacob Nicholson	No further comments.	
Wake Co. Watershed Mngmnt – Kevin Zelaya and Alex Geddie	<i>No comments were received, which is not atypical for preliminary subdivision.</i>	N/A