

PSP 24-03 Hills at Harris Creek

2nd Submittal

Planning Comments

October 12, 2024

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Project Background:

The following is the ~~first~~ second review of the preliminary plat for Hills at Harris Creek, completed by Strong Rock Engineering Group, PLLC., dated May 30, 2024. The project proposes the construction of 221 single-family detached dwellings, on approximately 114.5 acres, located on Mitchell Mill Road near Manly Farm Road. The subject site was recently rezoned under case number REZ 24-02 to RM-CZ, Cluster option. As part of the rezoning, a number of conditions were attached to the approval.

All addressed comments from the first submittal have been struck-through. All remaining comments are provided in **BLUE**.

Review Comments:

C-1.0 Cover Sheet

1. ~~Please include PSP 24-03 as project number on future submissions of the Preliminary Subdivision Plat.~~
2. ~~Please include "RM-CZ, Cluster Development" in the Site Data Table for clarity.~~

C-1.2 Overall Open Space Plan

3. ~~Please show consistent site acreage throughout plan set. Cover and application state site acreage is 114.5.~~

C-1.3 Open Space Requirements

4. ~~Required Open Space Table
 - a. ~~Required open space should be: $114.5 \times 40\% = 45.80$ ac~~
 - b. ~~Per LDO Section 6.2.1.G.12, at least 50% of the open space provided must be active open space. This equates to: $45.80 \text{ ac} \times 50\% = 22.9$ ac~~
 - c. ~~Passive open space is not required at 12% per LDO Section 6.2.1.D., as referenced in the table.~~~~
5. Provided Open Space Table
 - a. ~~Please note, buffers are not considered open space for the purposes of calculating total passive open space.~~

b. HOLDING COMMENT. I DO NOT SEE WHERE EASEMENTS ARE CONSIDERED IN OPEN SPACE.

i. **SREG: Rolesville planning staff has previously agreed for Duke Power Easement to be included as passive open space, as shown on this sheet**

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1. WR to look to Town of Rolesville staff to confirm satisfaction of this comment response.

c. Note that the features within these Open Space sizes will need to be depicted to calculate actual open space area. Up to 5 parking spaces can be considered as park of the open space for each of the Medium Open space.

i. Please note that active open space areas proposed to have parking once that level of detail is shown during Construction Drawings may effect total active open space acreage. It is recommended that the applicant refer to Section 6.2.G.10 as Medium open spaces may only county 5 spaces as part of open space calculations and the large open spaces (excluding the Future Public Town of Rolesville Park open space) may count up to 10 parking spaces as part of open space calculations. This comment will not prevent the applicant from moving forward to CID's but may result in additional calculations being required once open space areas are programmed.

~~d. Conditions prepared as part of the CZ district state that this area (As1) was to be constructed as a fenced dog park.~~

e. Per LDO Table 6.2.1.3: Active and Passive Features, greenways/trails are considered passive recreation features. Staff can consider features active if associated with active recreation such as a trail following a disc golf course.

i. **SREG: The "improved trail" has been revised to a running trail.**

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1. ~~Inclusion of mileage signage for the trail does not modify the feature to become "Active". It is recommended that the project team explore opportunities to activate the trail with programmed features. Please clarify location of running trail. Unclear if it encircles the SCM or is looped elsewhere.~~

~~6. Please include 1/2-mile radius and number of dwelling units served by medium parks to show compliance with LDO Section 6.2.1.D.1.b.~~

C-1.4 Tree Protection Plan

~~7. Per LDO Section 6.2.4.5.B.11, please identify the preserved trees and their Critical Root Zone so that they may be evaluated for compliance with Section 6.2.~~

C-3.1 Tree Protection Plan

8. In accordance with LDO Section 6.2.4.5.B.11, The critical root zone of each preserved tree must be within the protective yard. Only up to Twenty-five (25) percent of the critical root zone may be disturbed.

C-5.7 Lot Size Tables

- ~~9. Minimum Required Lot Size is 8,000 sf. Lots 22 & 23 are below this requirement.~~

C-8.1 Perimeter Buffer Plan

- ~~10. Typical sections for the type II buffers look correct, however not all shrubs appear to be labeled or quantified correctly. It appears that each shrub species should have a quantity of (10) rather than (5).~~
11. Please depict perimeter buffers along all portions of the site or otherwise provide a note indicating where portions of the buffer are not required.
 - a. Unable to locate note. Please advise to the location of this note. We observed several areas where perimeter buffers are not provided, nor is there a note explaining the [absence of a lack-of-buffer](#).