

Rolesville Comment Response - REZ-24-04 - 6520 Fowler/6521 Mitchell Mill
April 2, 2025 (V3 Submittal Review Cycle)

Planning & Zoning:

1. **Continue to Provide a Written Response to all comments.**

Response: See below.

2. **Continue to Add revision dates to all submittal materials.**

Response: The application has been updated.

3. **Continue to Add “REZ-24-04” to all the associated documents that are revised.**

Response: The application has been updated.

4. **FYI - a Traffic Impact Analysis (TIA) has been engaged by the Applicant with the Planning Director; that process must conclude with a Draft Report before Planning Board meeting can occur.**

Response: Applicant has initiated the TIA process with the Planning Director and acknowledges the deadline for completion.

5. **FYI – ANX-25-01, Voluntary Annexation Petition, was submitted and is being reviewed and processed separately, but parallel, to this Rezoning.**

Response: Acknowledged.

6. **FYI – Per the revised Concept Plan, a maximum number of dwelling units is expressed as being 100. V1 Condition #3 also expressed 100, so they are currently consistent.**

Response: Acknowledged.

7. **A Neighborhood Meeting is required to be held post-V1 Comment receipt; thus LDO Appendix under Rezoning for details. Inform staff of progress made on that front; include Town Planning in the distribution of the mailed letters for that; Staff does not attend, but Staff will make an Update to the project webpage relative to the scheduled Meeting.**

Response: Applicant held the Neighborhood Meeting on 2/18/2025.

8. **Labeling/ Concept Plan, Sheet 3 – Add reference number to the one SCM missing this; SCM #1 and SCM #2 are shown.**

Response: The application has been updated.

9. **Confirm that no amenity center is planned for this community, as none is noted nor was a copy of any updated zoning conditions provided.**

Response: There is no amenity center planned for this community.

10. **The Conditions of Approval were not resubmitted (ie revised in any manner), thus, confirm that the V1 version of the Conditions are those the Applicant wishes to take forward to Planning Board/Board of Commissioners.**

Response: Applicant confirms the Conditions.

11. **Concept Plan sheet 2 – this is Existing Conditions; what role does this play in a Concept Plan (of proposed/future development) that is in fact a Condition of Approval commitment? Staff suggests this be removed from the final version.**

Response: Acknowledged and removed.

12. **Concept Plan – Only on Sheet 3 is there is a (very tiny) reference to Proposed Zoning: RH District. However, this proposal is for an RH-CZ (Conditional Zoning). Please review all documents and ensure consistency between them so that omissions like this do not occur and end up on final documents presented to the BOC.**

Response: The application has been corrected.

13. **Concept Plan, Sheet 3 – The statements of maximum density of 2.2 DU/Ac and minimum lot sizes of 9,000 SF are commitments beyond the minimums or maximums of the LDO, thus are binding to the Rezoning request and presumptive approval. These factors will be enforced at later stages of preliminary subdivision plat.**

Response: Acknowledged.

14. **Concept Plan, Sheet 3 – Note #4, change last 2 words ('site plan') to 'Preliminary Subdivision Plat and/or Construction Infrastructure Drawing review/approval.'**

Response: The application has been corrected.

Parks & Recreation:

1. **Staff advises the Concept Plan indicate all planned pedestrian facilities (ie sidewalks) currently not shown, to pre-empt future questions about if/where the full pedestrian circulation system will be; by showing SOME sidewalks and private Greenway, it could be construed that that is ALL of the ultimate ped. Facilities which is not the case as the subdivision standards require sidewalks along all streets.**

Response: The Concept Plan has been updated to show sidewalks.

2. **The Broadmoor subdivision is providing a Public Greenway Easement (stub) to this property in the area located in the excerpt below. Staff asks that the Yellow**

highlighted portion of the proposed private greenway be committed to be constructed equal to that of a Town Greenway, thereby providing a seamless transition between the two subdivisions, and provide a full Town-standard Greenway from the connection with Broadmoor to the sidewalk that will be in place along Street B. Please review the Town Standard Engineering Manual for the details on how Town Greenways are constructed (Section 2 (page 20) of the document.

Response: The Concept Plan has been updated to show the Greenway easement and portion of Greenway this development is responsible for constructing.