

11/01/2024

To: Town of Rolesville Planning Department
502 Southtown Circle
Rolesville, NC 27571

SUBJECT: Reserve @ Mitchell Mill 5th Submittal PSP-23-03 TRC Summary Comment Response

In response to review comments provided on 07/10/2024, we are providing the following comment responses:

Planning & Zoning – Planning Staff

1. *Continue to* Provide a Written Response to ALL the comments received.
SREG Response: Written responses to all comments are provided within this submittal
2. *Continue to* Update/add revision Dates to all submittal documents.
SREG Response: Revision dates have been added to all elements of this submittal
3. *Continue to* Cloud and Bubble all areas of revisions in the plan set – this is critical for Staff to know what has/not been changed and to compare versions.
SREG Response: Revision clouds have been added to all revised elements on this submittal
4. *Continue to* Flatten or “OPTIMIZE” the PDF’s when creating (especially the PSP plan set).
SREG Response: The PDF plan set within this submittal has been flattened as requested.

5. **(Partially) NEW** – Cover Sheet – 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.

SITE INFORMATION:

LOCATION:	5109 MITCHELL MILL ROAD
COUNTY:	WAKE COUNTY
PARENT PIN:	1757571035
DB/PG:	DB 8859, PG 954
ZONING:	RM-CZ & NC-CZ
TOTAL ACREAGE:	6,041,336 SF (138.69 AC)
NC-CZ ZONE ACREAGE:	54.08 AC
COMMERCIAL TRACT:	8.48 AC
RESIDENTIAL ZONE RM-CZ:	84.61 AC
MAXIMUM UNITS PERMITTED:	395 UNITS (134 TOWNHOMES)
ZONING AND ANNEXATION:	MA 22-06 & ANX22-03

SREG Response: This line has been deleted from the cover sheet, see Sheet C1.0

6. **NEW** – Cover Sheet – 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

LOT ACREAGE:

NC ZONING DISTRICT

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

“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.

SREG Response: This line has been revised to say “Minimum Commercial Area: 50,000 SF”, see Sheet C1.0

7. **Remove Sheets C-10.0 through C-10.9** – Lighting Plans are construction drawing level of detail; remove and include in CID-24-04.

SREG Response: The lighting plans have been removed from the PSP set.

8. NEW – Sheet C-1.2 – 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) ?

SREG Response: Sheet C1.2. has been taken out to avoid further confusion. Open space calculations now only sheets C6.1 and C6.3. Abbreviations have been adjusted to “POS” and “AS” for Passive Open Space and Active (open) Space respectfully. “AM” has been taken out.

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)?

SREG Response: Vedder Lane is proposed as a 50’ public ROW so as not to have an alley intersect with another alley, in this case Guaranteed Alley.

10. **FYI** – Cover Sheet – Regarding Impervious Coverage information:
- 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).

SREG Response: This information is noted, thank you.

Planning/Zoning - WithersRavenel

Open Spaces

- 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.

SREG RESPONSE: Open Space requirements and calculations have been updated, please see sheets C6.0 - C6.3

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.

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.

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.

SREG Response: Labels on Sheets C5.0-9 have been updated to match with open space area's.

2. 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 Rezoning 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.

SREG Response: Per email from Meredith Gruber dated 10/13/2024: “The proposed 15' wide Type 2 Buffer on the western exterior boundary of the NC District is sufficient based on the proposed land use within the NC District (rear lot lines of Lots 58-80, side of lot 81, and an SCM) adjacent the several Wake County Zoning R-30 properties which by aerial images are either vacant or developed with single-family detached uses. This analysis of LDO 6.2.3. has identified

a lack of clarity for the scenario that your project presents - NC single family residential adjacent a Wake County zoning jurisdiction property (and its variable land uses) - and the need for LDA determination. Fig. 6.2.3.1. is one example of a land use compatibility possibility, but does not represent (this situation). Thank you also for bearing with our staff and spotlighting room for improvement in the LDO.” This comment is resolved.

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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does not represent (this situation). Thank you also for bearing with our staff and spotlighting room for improvement in the LDO.” This comment is resolved.

4. **Preservation Plan** - Plans shall be revised to demonstrate compliance with the requirements of Section 6.2.4.5, specifically the following:

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:

- 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)

SREG RESPONSE: The Preservation Plans have been updated, see sheet 2.10.

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.

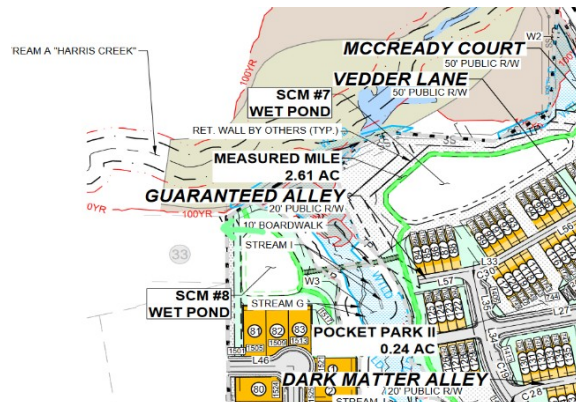
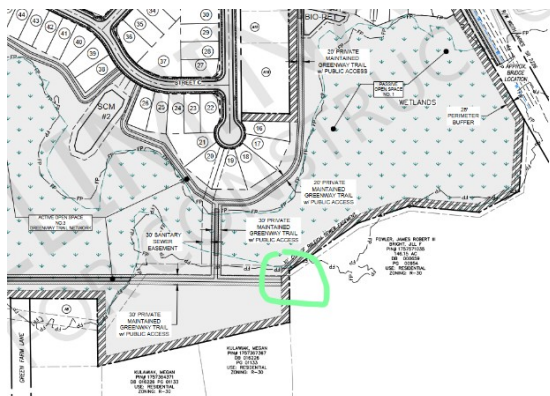
SREG RESPONSE: Sheet C11.9 shows an updated table of trees to be removed and a subsequent table of newly proposed trees. Thank you

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.

SREG RESPONSE: Calculations shown on sheet C11.9. Trees replacement provided in Future CD submittal

Parks & Recreation – Eddie Henderson

- 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:



SREG Response: The greenway has been re-routed to connect with the Harris Creek Farms subdivision greenway. See Sheet C5.5

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

SREG Response: The greenway has been highlighted green, see Sheets C5.1 – C5.9

COR Public Utilities – Tim Beasley

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.

SREG Response: Sewer stubs have been provided to the PINs listed above. Please see Sheets C7.2, C7.3, and C7.6

2. Please add a note on the Cover Sheet labeled as 'Conditions of Approval' that states ***“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.”***

SREG Response: This note has been added to the cover sheet as a condition of approval, see Sheet C1.0