

May 2, 2022

Michael Elabarger
Senior Planner
Town of Rolesville
P.O. Box 250
502 Southtown Circle
Rolesville, NC 27571

**Reference: MA 22-05 1216 Rolesville Rd
Comment Response Letter**

Dear Mr. Elabarger:

Per the comments received on April 5, 2022, please see the below comment responses and revised sketch plan and associated documents:

Planning Department

1. Provide a Written Response to ALL comments with next (2nd) Submittal.

This letter serves as the written response to all comments.

2. On all materials, add “MA 22-05” as common identifier.

The case number has been added to all materials.

3. On all materials, add appropriate revision dates. 2nd Submittal documents should be clearly identifiable as being different from 1st submittal documents via revision dates/versions.

Revision dates have been added.

4. Traffic Impact Analysis (TIA) – if not already begun, contact Planning Director to begin scoping process.

The Planning Director has been contacted to begin the TIA scoping process.

5. Neighborhood Meeting – begin to plan for holding a Neighborhood meeting; an appropriate time would be shortly after the 2nd submittal is provided, if Applicant believes that majority/all Comments were resolved and 2nd submittal is likely to be what is reviewed by Planning/Town Boards.

This comment is noted.

Planning & Zoning

A. Application Documents Provided

1. To ensure that new development and redevelopment does not adversely affect the capacity of streets and intersections to accommodate vehicular traffic safely and

efficiently, a Traffic Impact Analysis (TIA) is required to be submitted with the rezoning application per LDO Section 8.C. This has not been provided.

The TIA scoping process has been initiated with the Planning Director.

- 2. The applicant should indicate if the proposed rezoning is a Conditional District or a straight rezoning. The information provided on the Town's website indicates a conditional district. If so, the application materials should be revised accordingly, and additional information and proposed conditions shall be submitted in support of the rezoning.**

Per the email from Mike Elabarger, a mixed use district cannot be made a conditional district, so the materials have not been changed.

B. Concept Plan Sheet

- 1. In accordance with LDO Section 3.4.3.C, a maximum seventy-five (75) percent of gross acreage can be dedicated to residential uses. Provide a breakdown of the percentages devoted to each use type.**

The use breakdown has been included in the summary table.

- 2. The applicant shall demonstrate compliance with the requirements of LDO Section 3.4.3.D in regard to the mixture of proposed uses and the timing of development. For purposes of the rezoning, the applicant shall provide this information in the hearing testimony.**

This comment is noted and will provided during hearing testimony.

- 3. The applicant should note that building architectural elevations will be required to determine compliance with the requirements of Table 3.4.3.**

At this stage of the process (rezoning with a site sketch plan), architectural elevations are not developed. The applicant understands that the requirements of Table 3.4.3 will be required, and building elevations will be provided during site plan review to ensure compliance.

- 4. Table 3.4.3 indicates that the maximum single use / building size shall be 25,000 sq ft, unless the increase is approved as part of a development agreement, or the building is mixed use. The proposed commercial building is 30,000 and appears to only be commercial in use.**

The building will be a multi-tenant/multi-use commercial building such that no single use will comprise more than 25,000 SF.

- 5. Applicant should note that a street wall will be required for the parking area fronting on the public street.**

The street wall has been depicted on the plan.

- 6. The applicant should revise the plans to show the adjacent street / access easement to which the parking area and Road 3 will connect.**

The existing 30' access easement and drive have been shown. The easement and drive will be abandoned with access being provided via Road 1.

- 7. The concept plan indicates parking for multiple-family units. However, the applicant is providing single-family, attached units which require 2.0 spaces per dwelling unit, plus 0.25 spaces per unit for guests (Table 6.4.3.G). The parking requirements should be updated accordingly.**

The parking calculations have been revised.

- 8. The plans indicate that two parking spaces are provided in the driveways. However, the typical driveways provided are 10' wide x 20' in length. This only allows for one car to be parked in the driveway. The applicant shall demonstrate compliance with the parking requirements.**

The driveways have been widened to provide for two cars.

- 9. A transitional buffer will be required along the southwestern property line (south of Road 1), immediately to the east of the existing easement. Further, an 'A' perimeter buffer shall be extended along the southern property line on the western side of Road 3 or relocated to north of the parking area to avoid the existing gas easement.**

The transitional buffer has been shown.

C. Comprehensive Plan Consistency/FLUM

The proposed rezoning is mildly consistent with the 2017 Comprehensive Plan and Future Land Use Map distinction which shows this parcel as Mixed Use Neighborhood on the FLUM.

Mixed Use Neighborhood is classified as neighborhoods with a mix of uses that offer residents the ability to live, shop, work and play, in one community. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets that often support multiple modes of transportation.

While the neighborhood is too small to offer a true mix of uses as suggested in the comp plan, it should be noted further that the concept plan and proposed zoning is consistent with the development approved in the area. The adjacent development, the Point, has similar layout as proposed by this applicant, provides the mix of residential uses to support the proposed commercial, and provides an extension of the road network.

This comment is noted.

Parks & Recreation

Revise concept/sketch plan to identify a public greenway connecting to adjacent properties. As the town nears the completion of the Open Space & Greenway Plan, the goal is to connect all developments containing residential dwellings to a greenway connection that leads to main greenway corridors. Current submittal shows no proposed greenway.

A greenway has been shown on the sketch plan. We will coordinate the final alignment with you as part of the site plan process.

Engineering

- 1. In the typical section, the curb is called out as being valley curb but it appears that standard curb is being show. Please clarify the intention for the style of curb to be used.**

The typical section has been revised to show valley curb.

- 2. Please consider shifting the sidewalk to be 1' off the ROW to allow for a larger planting strip/boulevard and a consistent section throughout the Town.**

The sidewalk has been shifted as requested.

- 3. Bearing and distances should be provided for the outer perimeter of the proposed property.**

Bearings and distances have been provided.

- 4. ROW improvements will be required for the entire length of the property along Rolesville Road based on the Town's CTP.**
 - a. A typical section for Rolesville Road showing the dedicated ROW/final ROW dimensions to confirm it matches the Town's CTP.**

Rolesville Road widening along the frontage has been shown and dimensioned to confirm compliance with the CTP.

- b. The distances between all intersections will have to be reviewed to ensure they meet DOT requirements. There is concern with how compact this site will be along Rolesville Road with the existing Sunset Manor Dr and Emily Lane, then adding 2 more intersections within this same segment.**

This comment is noted.

- c. Please show Emily Lane for reference.**

The existing 30' access easement and drive (Emily Lane) have been shown. The easement and drive will be abandoned with access being provided via Road 1.

- 5. All pedestrian ramp locations will be required to be shown.**

ADA ramps have been shown.

COR Utilities

1. **Site may be relying upon other developments to bring access to both water and sewer. Offsite easement may be needed from PIN: 1768236815 for a gravity sanitary sewer extension.**

This comment is noted and the applicant understands that extensions will be required for water and sewer per the plans for the Pointe development to the north.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon D. Frazier".

Jon D. Frazier, PE, LEED AP

Principal

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