




MA 22-05 – 1216 Rolesville Rd – 2nd Submittal review cycle


START DATE: MAY Cycle 5/5/22	DUE DATE: MAY Cycle 6/2/22	TRC/STAFF Comments issued on: _06 / 06 /22_
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Review Group	Staff	RCVD on:	Comments	Clear of Staff Comments
Planning Dept.	Mike Elabarger		<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments with next (3rd) Submittal. 2. (REPEAT) - <u>Traffic Impact Analysis (TIA)</u> must be completed and submitted to Staff with next submittal for formal review. Contact Planning Director as needed. 3. (REPEAT) - <u>Neighborhood Meeting</u> – Arrange/hold a Neighborhood meeting following guidance/details in TA 21-01 - in LDO Appendix A Section 2.3, Step 4 was added (https://www.rolesvillenc.gov/sites/default/files/uploads/planning/lldo_round_1_-_text_for_updated_ordinance.pdf). 4. (NEW) Staff has concern with the proposed width of Road 1 (50' ROW) directly tying into PIN 1768236815, a 98- acre, landlocked, currently R1 zoned tract that is under frequent development inquiries with Town Staff. The future development of that tract may rely on Road 1 for primary or secondary access, and the 50' residential street ROW width would not be appropriate or adequate to serve such adjacent development. Staff acknowledges that at this time, PIN 1768236815 is vacant, but it will develop. The tract is also being considered for economic development (non-residential) designation by the Town, which could then possibly mix non-residential traffic directly into this proposed townhome community to access Rolesville Road. Further discussion on the appropriate width and design of Road 1 is requested once other reviewers comments have been addressed. 5. (NEW) Regarding the proposed land use for this ~12 acre tract fronting Rolesville Road – Staff has no constructive comments as to how alter or revise the land plan to meet Town policies or goals. More non-residential, rather than owner-occupied residential like townhomes, adds to the Town's tax base and provides solutions to future fiscal issues. More residential requires more Town services, and the resultant traffic impact on Rolesville Road and other Town streets. The Town Board may take these matters into consideration when deliberating the rezoning request. 	

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Planning & Zoning (WithersRavenel)	Karen Mallo, Liza Monroe	6/1/22	See PDF of a Written memo dated 06/01/2022.	
Parks & Recreation	JG Ferguson / Eddie Henderson	6/1/22	1.) Staff acknowledges the addition of the Greenway to the sketch plan and agrees to work on the final layout of the Greenway during the Preliminary Subdivision/Site Plan application process. 2.) Please add a side path along Rolesville Road, which will be a part of the new Town of Rolesville Bicycle and Greenway Network that will be approved by Town Board in the upcoming months. See link for more information: https://www.rolesvillenc.gov/parks-recreation/parks-and-facilities/bicycle-pedestrian-plan-and-open-space-greenway-plan-updates	
COR Utilities (W/WW)	Tim Beasley	6/6/22	REPEAT 1 st Submittal Comments: 1. (via email) 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.	
Engineering (ColeJenest & Stone / Bolton & Menk)	Brian Laux / Jacque Thompson	5/20/22	<i>(via email) No further Comments</i>	
Wake County Fire / EMS	Brittany Hocutt	3/23/22 5/24/22	V1 – <i>(via email) No Comments.</i> V2 – <i>(via email) No Comments; FYI for future Preliminary Subdivision/Site Plan:</i> <ul style="list-style-type: none"> • <i>*ROAD 2 WILL NEED APPROVED TURNAROUND.</i> • <i>*EACH PARKING LOT FOR 2 STORY BUILDING IS >150 FT- NEED TURNAROUND</i> • <i>*2 STORY BUILDING WILL HAVE ADDITIONAL REQUIREMENTS</i> • <i>*ANY OF THE PROPOSED ROADS CONNECTING TO NEW/EXISTING ROADWAYS?</i> 	
NCDOT	Matt Nolfo	3/22/22	<i>(via email) The NCDOT does not have an issue with the rezoning.</i>	
		6/2/22	<i>FYI for future development applications:</i> <ul style="list-style-type: none"> • Left turn lanes will be needed from Rolesville Road onto the site • Driveway permits and Encroachments will be needed for Rolesville Rd. • Current site plan does not show a 100' IPS on southernmost driveway. 	

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Watershed Management	Jeevan Neupane	3/16/22 6/2/22	(via email 3/16/22) No Comments. (From Janet Boyer) No Comments.	
Economic Development	Mical McFarland	----	No comments submitted. (Note from Planning Staff – adjacent properties are included in the Commercial Growth Study being considered by the Town Board, and policy guidance on land use in this general vicinity may be changing in the near future, which could affect consideration of this rezoning request.)	N/A