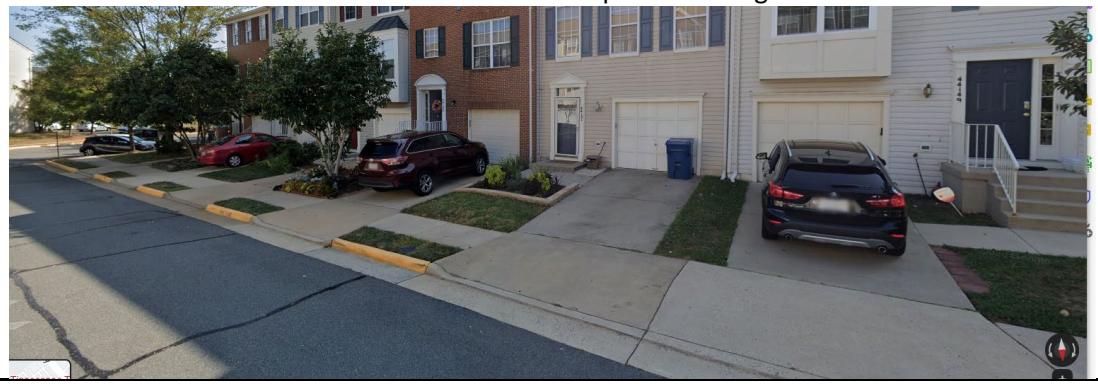
REZ-23-03 – Hills at Harris Creek 2.0 – 1st Submittal review cycle

START DATE: MARCH 03-03-23	DUE DATE: __04-10-23_	TRC/STAFF Comments issued on: _04/10/2023___

Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel consultant	1. Provide a Written Response to ALL comments received. 2. Revise all DATES on all materials to reflect next submittal. 3. To all the materials, Please add "Exhibit A, B, C, etc." types of organizing references, and provide a Title on each of what each document is ("Concept Plan"; "Proposed Conditions of Approval", etc.). 4. FYI – the scope of the Application has been changed significant enough that this Application is given a new Town identifier number (REZ-23-03), but the general review is essentially the continuation of the review that was occurring for MA 22-01, which had 3 submittal reviews performed between January 2022 and November 2022. 5. TIA – the TIA for the original scoped project, completed May/June 2022, requires revision due to the scope of project now changing (decrease in Dwelling units and non-residential square land area/square footage). Ramey Kemp in process of contracting for that refresh/revision. 6. Zoning District Discrepancies – Across the submitted materials, this is observed: a. The Application lists the requested Zoning Districts as NC-CD and **RH**-CD – **RH** is Residential High Density. *Note that the acronym for 'Conditional Zoning districts' is CZ, not CD, revise this everywhere. b. Conditions state "Residential **Medium** Density" District at the top, in Condition #1. c. Sheet C-1.0/Zoning Diagram- this contains No reference to the other district besides "NC" – clarify if it is **RM** or **RH**. Since RM does NOT permit Single-Family Attached (Townhomes) Staff assumes the overall intention is to choose the **RH** District, which also has smaller lot dimensions for Single-Family Detached lots compared to the RM District. 7. District Metes & Bounds - Provide metes and bounds description and a survey of the 2 proposed Zoning Districts after district boundaries are set/not going to change – this is required for public meetings, etc. 8. "Sketch Plan" drawing by Strongrock – Please answer, address, or make revisions according to the following: a. This drawing has no title, but in the PDF file name it is 'sketch plan'. Explain/revise. b. Condition #1 refers to "Sketch Plan" and then calls it 'Exhibit 1'. See Comment #3 – explain/revise? c. Condition #1 refers to information that is NOT present on (the PDF named 'sketch plan') – explain/revise? d. The features called out have no context, it is unclear where they are supposed to be – add arrows or or contextual clues. 9. Sheet C1.0 aka Zoning Diagram – a. As noted, the Legend and data table only note and detail the NC (Neighborhood Center mixed use) District – revise to have this document clearly indicate the District boundaries at a minimum.	

b. Condition #1 refers to an "Exhibit 2" which by deduction Staff believes to be this document – this document nowhere states it is "Exhibit 2" but rather calls itself both C1.0 and 'Zoning Diagram'.
c. Overall, this document, along with the other more artistic looking 'sketch plan', make it confusing as to what they are in relation to one another, etc.
d. There is overall a lack of cohesion between the key submittal materials that will ultimately become part of the Rezoning Ordinance if approved.

10. "Active recreation" – What is defined by this in the 'Sketch plan'; Provide a breakdown of the proposed recreational uses and their acreages.
11. Please clarify and label the proposed buffers and width?
12. LDO Section 3.1.3., RH District – At bottom of the table it states "no more than 15 gross acres of an RH zoned site shall be assigned to attached (or multiple family) [residential] uses. As proposed, the "Zoning Diagram" table appears to show Area "A. Townhomes" as 15.30 acres. Please revise accordingly.
13. Conditions of Approval – Overall Planning Staff would like the opportunity to read through these with Applicant and work to make them more "implementable" at the later stages of Development – Preliminary subdivision, final platting, and building permitting. To red-line comment this set would have been laborious and possibly more confusing to the Applicant. Quickly - #3 – that is a bad title; 'Non-residential' would be better; #6 is unclear as whether this is a request for deviation from LDO minimum standards, which cannot be approved under LDO 3.3.B.2.; #10 – the LDO already permits, as stated this is repeating the LDO. If it committed in building rooftop solar with new construction, that would be an appropriate Condition to offer; #12 – Remove this; stating this is like stating the homes will have 2 kitchens, 4 bathrooms – nor can this condition in some way pre-approve a Home Occupation for any future dwelling unit, if that was the intention; perhaps clarification is required; #13 – the 'sketch plan' drawing clearly shows 8-unit townhome buildings and this limits to 6; Staff suggests removing this condition unless applicant is absolutely sure they wish to limit; perhaps the limitation on dwelling units per building carries more impact when adjacent either SFD or Mitchell Mill Road?
14. Public Street Lot Frontage / Townhome Residential Driveway approaches to Public Streets –
    a. LDO Sec. 9.2.1.A.1. states: "All subdivision lots shall abut at least twenty (20) feet on a public street." The minimum width is more specifically determined by the Zoning District; the key words here are "public Street".
    b. By clear omission, Staff interprets "private streets" are not permitted under the LDO; the term only appears 3 times and not in manners as to promote or facilitate their use, but more so as an existing condition.
    c. The "sketch plan" PDF has enough definition to show the intent for: 1.) Townhome lots fronting on, and taking vehicular access from (due to lack of Alley infrastructure shown), what look like planned Public streets, and; 2.) Townhome lots fronting on and vehicularly accessing from some sort of short street and/or parking area.
    d. By the LDO reference above, all lots must have lot frontage on a public street, and it does not like the latter (2.)) described above does.

	e. What was the ultimate design intent and plan to subdivide to build Townhomes using what look like two completely different philosophies of Lot frontage – some with public street lot frontage, and some that look to not have such public street frontage? f. Staff would like to work with the Applicant to devise a way to lessen the vehicular driveway accesses onto newly planned public streets in this community, mainly by use of alleys and rear-loading. g. Staff would also like to explore what level of Text Amendment would be necessary to facilitate Townhome lots being able to "Front" on either Private streets or via private "parking lots", especially if applicant should choose to build a Townhome product without attached garage spaces and thus have all "field" or outside parking in a communal, off-lot scenario. h. See the PDF mark-up of suggested Building Orientation changes for Townhomes that would greatly reduce the amount of closely spaced residential driveways onto public streets. The clip below is the visual and functional situation that Staff would seek to avert with a planned design for the townhome lots and buildings. 	
Parks & Recreation - Eddie Henderson	Overall - Comments from Parks staff and the Parks and Recreation Advisory Board (PARAB) from the last submittal review (*Comments published 11/07/2022 for V3 submittal of MA 22-01*) were not addressed – those Comments are now Repeated (below). See PDF of potential Greenway locations (RED lines) overlayed on the 'new' Concept Plan. 1. Per 2022 Greenway Plan, revise Concept Plan to show Greenway on the north side of the property (plan east) more closely following the creek/wetlands while avoiding the Neuse River Buffer [NRB] except to cross (perpendicularly) as needed. 2. Revise Concept Plan to show a (private/HOA) pedestrian path from the neighborhood to the Greenway described in Comment 1 – current design shows no means of pedestrian connection to the proposed Greenway (how would people get to it from Hills at Harris Creek?).	

	3. Revise Concept Plan to show the addition of North to South (plan east to west) Greenway connectivity (none is currently proposed). Preferred location is inside/within existing overhead powerline easement. IF easement holder prohibits such, provide written evidence of such. 4. Revise Concept Plan to show Greenway/Side Path connectivity to the commercial portion of project (none is currently proposed). 5. Revise Concept Plan to show more east to west (plan north to south) Greenway connectivity on the southern (plan west) part of this development (none is currently proposed). The preferred location is on the north side of the creek/wetlands. 6. Bike lanes on Mitchell Mill Rd. that were added in the 3rd submittal of MA 22-01 are not shown on this Concept Plan. Confirm their continued inclusion and show/call-out on Concept Plan.	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See PDF of mark-up comments on the Concept Plan; • #2 and 3 are 'fyi' for vetting at Preliminary Subdivision Plat; • #1 is concern over the access that "Rock Farm Lane" looks to afford PIN's 1757658917, 1757657746, and possibly also 1757656586, and that Rock Farm Lane looks to be wholesale removed and replaced by a buffer. • Explain how the new development will relate to and affect these adjacent properties. *NOTE: This same topic was broached in Engineering's V2 and V3 Mark-up comments for MA 22-01, and there was never any written response or explanation provided*.	
COR Public Utilities - Tim Beasley	No comments were received from COR-PUD – Applicant can reach out to Tim Beasley directly or inquire at TRC meeting or follow-up. COR-PUD will be involved in subsequent reviews until they offer 'no comments'.	TBD
NCDOT – Trevor Darnell	If the proposed land uses changed since completion of the TIA, ensure that the new land uses generate the same or a lesser amount of trips than what was analyzed in the TIA.	
Wake County Watershed Management - Janet Boyer	Wake County permitting for Erosion and Sediment Control/Stormwater (SEC/SWF) will be required at time of Construction Infrastructure Drawing (CID in Rolesville) plan submittal/review. Please note in advance of that: 1. Currently shown multiple parcels in Wake County jurisdiction. 2. Existing dams on the property may be under the jurisdiction of NC DEQ dam safety. 3. Multiple streams are shown on property. NC DEQ buffer determination will be required for permitting with Wake County at construction drawings. 4. Any land disturbing activity in utility easement will require written consent from the utility.	✅
Wake County Fire / EMS - Brittany Hocutt	No Comments (3/10/23)	✅