



MA 22-06 – 5109 Mitchel Mill – 1st Submittal review cycle

START DATE: MAR Cycle – 3/2/22	DUE DATE: MAR Cycle 3/30/33	TRC/STAFF Comments issued on: _ 4/5/22_
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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. The main amenity and the non-residential component are on the west side of Jonesville Road; there is no clear and obvious point of connection from the east side (its residents) to the west; please explain the intention to tie the two sides together into a cohesive neighborhood. Suggest condition to clarify intentions. 2. The stub street to PIN 1758880396 could be a future connection to a project called Hills at Harris Creek (MA 22-01) under review by TOR. Please consider the road section specifications in light of that connectivity. 3. The specifics of the Non-residential component of the request is less than clear. Suggest a condition to flesh this out and refer to Concept plan. <ol style="list-style-type: none"> a) Suggest Providing a Permitted Use list within the non-residential area. b) Suggest providing a connection/trigger for developing non-residential, similar to that for recreational amenities (Cond. #4) as all residential could develop before any non-residential; this would be at Stage of issuance of Certificate(s) of Occupancy, not any of earlier benchmarks (ie submittal of a Site Plan, approval of a Site Plan, etc. all of which could be months to years prior to Certificate of Occupancy stage). 	
Planning & Zoning	Karen Mallo, WR	03/29/22	See the PDF of written memo comments dated 03-29-2022.	
Parks & Recreation	JG Ferguson	4/4/22 (via email)	<ol style="list-style-type: none"> 1. Regarding Greenways – Revise concept plan to show ALL of the residential areas (there are 5 distinct areas, orange, peach, 3 purple) having direct access to a greenway which in turn connects to other greenway segments which lead to the extents of property (for connection to off-site greenways and further connectivity). 2. In all instances, proposed greenway shall be “off-street” (not connected to or doubling as sidewalks). General standard is minimum 10’ from back of curb/sidewalk if/when generally paralleling a street/road. Greenways ideally would be routed not parallel to streets. 	

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			<ol style="list-style-type: none"> 3. Ask/ Confirm with NCDOT on location for greenway crossing of Jonesville Road (ie min/max spacing from vehicular intersections. 4. Greenway 'stubs' at major roadways like Jonesville should be centered/aligned for as direct-as-possible crossings (not major off-sets as currently shown). 5. On future development applications, the specificity and site limitations/options will arise for these proposed locations and routes, which is understandable and expected. 6. It is suggested that a dedicated Condition about greenways, touching on the aspects above and referencing the Concept plan, would achieve the goal of showing intent to connect all parts of development via Greenway in the best manner possibility, while leaving flexibility for exact routing based on specificity that comes with future applications. 	
Engineering	Brian Laux / Jacqueline Thompson	3/25/22	See 2 PDF's – written memo, and then Concept plan mark-ups.	
COR Utilities (W/WW)	Tim Beasley	3/24/22	<ol style="list-style-type: none"> 1. (via email) The proposed development has access to public sewer but does not have access to public water. A public water extension would be required from Mitchell Mill or Jonesville Rd. Raleigh will need to look into the feasibility of this development connecting to the 560 or the 495 pressure zone. 	
Open Space/ Greenways Committee	Derek Versteegen	3/18/2022	See PDF of written/memo comments.	
Fire / EMS	Brittany Hocutt	3/23/22	via email 3/23/22) No Comments.	
NCDOT	Matt Nolfo	3/22/22	(Via email) The NCDOT does not have an issue with the annexation or zoning of 5109 Mitchell Mill Road. The proposed development <i>would</i> need to be studied under a TIA prior to development.	
Watershed Management	Jeevan Neupane	3/16/22	(via email 3/16/22) No Comments.	