




REZ-23-03 – Hills at Harris Creek 2.0 – 2nd Submittal review cycle

START DATE: JUNE 06-06-23	DUE DATE: 07-10-23	TRC/STAFF Comments issued on: 07/10/2023
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel consultant	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments received. 2. Revise all DATES on all materials to reflect next submittal. 3. Document Numbering – Both the Zoning metes & bounds and the Proposed Conditions are noted as “Exhibit 3” – change one to be Exhibit 5, as the submittal currently has 5 supporting documents. 4. <u>FYI – The TIA sealed dated 06-23-2023</u> was received and will be used to analyze the Rezoning Request. Applicant should update the Conditions of Approval to reflect this newly dated TIA Report. 5. <u>Condition #3 - LDO Section 3.1.3., RH District</u> – This LDO Section states “no more than 15 gross acres of an RH zoned site shall be assigned to attached (or multiple family) [residential] uses.” This means, any land necessary to support and serve attached residential use – this includes the streets, alleys, buffers, open space, stormwater ponds, etc. that would be required to develop the (attached residential use). This requirement is now reflected/stated in Condition #3 – this is not a Condition, it is a Minimum Requirement of the LDO, and should be removed, as Conditions are meant to be commitments to things above and beyond the minimum requirements. At this point the Applicant is fully aware of this requirement, and it can/will be demonstrated at the Preliminary Subdivision Plat stage of development; the Rezoning materials do not need to re-state or clearly show the intent to comply. 6. <u>Concept Plan Review</u>: <ol style="list-style-type: none"> a. <u>FYI - LDO 3.1.3.B / Lot Width (MIN)</u> - The RH zoning district minimum lot width is 75’ for Single-family detached - It appears that some (SFD lots) may not meet this standard; this is FYI at this time, but shall be demonstrated on Preliminary Subdivision plat; Applicant is hereby reminded. b. <u>FYI – Related to TA-23-05, to allow Single-family Attached Lot frontage onto private access easements instead of public roads</u> - this must be approved to allow this plan as designed. Currently, Section 9.2.1. reads, all subdivision lots shall abut at least twenty (20) feet on a public street. c. <u>FYI – LDO 3.4.3./Table 3.4.3.</u> – The future Preliminary Subdivision Plat and/or Site Development Plans shall demonstrate compliance with the requirements of the NC, Neighborhood Center, zoning district, as they relate to the proposed development/uses. d. <u>FYI – LDO 3.4.3.D, Timing of Development</u> - The future Preliminary Subdivision Plat and/or Site Development Plans shall create/include Notes reflect the overall timing and schedule of improvements, including those required (by 3.4.3.D.) and those approved as a part of the conditional zoning. e. <u>FYI – SF Attached Required Parking</u> - It is understood that the proposed guest parking will be provided at the end the private access easements in the areas designed as “mews”. The Preliminary Subdivision Plat shall indicate enough width 	

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	in the cartway or a “bump-out” to provide adequate area for maneuverability by cars parked in those spaces as well as for cars who navigate those areas when vehicles are already parked in those spaces.	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Concept Plan <u>still</u> shows <u>No</u> Greenways. Staff acknowledges that Duke Energy will not allow a paved Greenway trail IN the power line easement; this does not address all of the other comments made to show Greenway that was agreed to during meeting with Staff at Town Hall on 4/18/23. Revise Concept Plan to show the Greenway agreed on in that meeting, specifically Greenway that follows along Harris Creek [per 2022 Greenway Plan, pages 70 and 71]. Please provide a response as to why the other requested sections of Greenway trail are not feasible or why the applicant will not agree to build them. 2. FYI -Staff acknowledges that Bike Lanes will be included on (subdivision) plans after TIA results are available. 	
NCDOT – Trevor Darnell	No comments at this time --- Awaiting TIA resubmittal.	
COR Public Utilities - Tim Beasley	<p>FYI - Below are some high level comments, applicable to later stages of development (not at time of Rezoning).</p> <ol style="list-style-type: none"> 1. The combined easement if allowed for public water and sanitary sewer is a 35’ easement, not a 30’ easement – this will be demonstrated on Preliminary Subdivision Plat (after Rezoning). 2. Public water is approximately 6000 linear feet away from this proposed development. 3. Offsite sanitary sewer easement acquisition will be necessary for a connection to the ex. Harris Creek Sanitary Sewer Outfall. 4. Depending on timing of Kalas and other surround developments, a downstream sanitary sewer capacity study may be required. 	
Engineering - Brian Laux / Jacque Thompson	No further Comments	
Wake County Watershed Management - Janet Boyer	<p><i>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:</i></p> <ol style="list-style-type: none"> 1. <i>Currently shown multiple parcels in Wake County jurisdiction.</i> 2. <i>Existing dams on the property may be under the jurisdiction of NC DEQ dam safety.</i> 3. <i>Multiple streams are shown on property. NC DEQ buffer determination will be required for permitting with Wake County at construction drawings.</i> 4. <i>Any land disturbing activity in utility easement will require written consent from the utility.</i> 	
Wake County Fire / EMS - Brittany Hocutt	No Comments (3/10/23)	