







MA 22-03 – Parker Ridge [fka School Street] – 2nd Submittal review cycle

START DATE: 04-04-22	DUE DATE: __05-06-22__	TRC/STAFF Comments issued on: __05/04/2022__
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Review Group	Staff	RCVD on:	Comments	Comments Cleared
Planning Dept.	Michael Elabarger	----	<ol style="list-style-type: none"> 1. Regarding 1st Submittal ‘Rezoning Justification’ – Revise to add/provide narrative clearly detailing the <u>existing</u> Zoning entitlement that controls the subject property. Property is zoned the R&PUD District under the UDO, and was part of the zoning entitlement that produced the Villages of Rolesville residential subdivision. From Town Board minutes circa 2001/2002, the subject property is referred to as “Town Center”, being a 30-acre portion of 232 acres, where 202 acres became the (now built) residential subdivision. Staff finds application references of SUP 01-02 and SUP 02-04 (Note- application # usage was not absolute in that time period). Staff finds records of 2004 dated plans showing an SFD proposal off the west/north side of the Redford Place traffic circle which was obviously never developed. Staff and Applicant coordination on such research is expected; Staff must be able to express/present the current entitlements in Staff Memos to Planning and Town Boards. Thank you in advance. 2. TIA Scope completed and process started early May 2022. Final Report must be produced, reviewed by both Applicant and Town Staff; further review/comment/etc. may occur depending on Recommendation. 3. Regarding the 2nd Submittal Concept Plan (now clearly noted as Exhibit C): <ol style="list-style-type: none"> a. FYI - It has expanded from 1 sheet to 7 sheets, largely driven as a means to address Staff comments. Thank you. Now includes – Cover Sheet, 2 Exist Conditions, Proposed Zoning Districts, 3 Concept Plan sheets. b. FYI – while Staff has made comments regarding major development aspects, not all possible zoning/subdivision standards have been nor should be demonstrated at this stage of a Map Amendment and Concept Plan c. Cover Sheet notes Proposed Zoning as “RH-CZ/RM-CZ Cluster” – Further discussion and clarification in Application documents requested. d. Please confirm that 1st Submittal Exhibit B (Legal Descriptions) match 2nd Submittal Sheet C2-0, drawing of Proposed Zoning Districts; Exhibit B was not resubmitted (ie revised), which would indicate to Staff that they match. 	<div style="background-color: #90EE90; padding: 2px;">Comments Cleared</div>

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Parks & Recreation	JG Ferguson / Eddie Henderson	5/2/22	<ol style="list-style-type: none"> 1. Recommend more greenway connectivity within the neighborhood itself (Only 1 access point along Long Melford Dr. proposed). See PDF Concept Plan mark-up. 2. Recommend removing the greenway connection close to Rolesville Elementary School, & add a connection to the cul-de-sac at the end of Street G. 3. FYI - As project moves into the construction drawings, exact locations and connections of the greenway to be reviewed for best locations (ie go through the open space and not along the road). 	
Planning & Zoning - WithersRavenel	Karen Mallo / Liza Monroe	5/3/22	<p>See PDF of written Memo – As expressed in the Memo, there are no Correction comments that need addressing ie a resubmittal be performed, outside of the Town’s overall requirement for the TIA to be completed.</p> <p>The concept plan is conceptual in nature and not equivalent to or demonstrating full compliance for subdivision; several detailed comments are provided which would apply to the next step of Preliminary Subdivision Plat that are too in-depth for this Map Amendment concept plan.</p>	
Engineering – CJS/B&M	Brian Laux / Jacqueline Thompson	4/18/22	(Via email) ‘ Engineering has no comments related to the rezoning application for Parker Ridge. There were additional documents provided with this second submittal that we did not review in detail due to the rezoning type submittal and will plan to review these documents and any others submitted at the time of the preliminary plat/site plan. ‘	
Wake Co. Fire / EMS	Brittany Hocutt	04/13/22	(via email) - No further Comments.	
COR Utilities (W/WW)	Tim Beasley	3/3/22	(via email) No Comments.	
Wake Co. Watershed Management	Jeevan Neupane	2/24/22 4/14/22	(via email) No Comments. (via email) No Comments.	
NCDOT	Matt Nolfo	2/11/22	No NCDOT roadways directly impacted by this project. If the Town requires a TIA to be done, the NCDOT would like to review the TIA for possible roadway improvements on S Main Street, E Young Street/Rolesville Road, or other nearby NCDOT roadways.	
		4/25/22	The NCDOT has no comments on this review.	