

MA 22-01 – Hills at Harris Creek – 2nd Submittal review cycle

START DATE: 5/5/22	DUE DATE: 6/2/22	TRC/STAFF Comments issued on: 06 / 06 /2022
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Review Group	Staff	RCVD on:	Comments	APPROVAL
Planning Dept.	Mike Elabarger	----	<ol style="list-style-type: none"> 1. Provide a Written response to All Comments with next submittal; 2nd Submittal had none, which hampers Staff's ability to review resubmittals. 2. A Voluntary Annexation Petition was received via email on 5/5/22; the document was not signed, nor were any of the 3 required items at the top of the form provided. Contact Senior Planner to discuss this associate application in advance of the next submittal of MA 22-01. 3. Provide Notes/minutes from the Neighborhood Meeting held 03/16/2022. 4. Per Town staff email records, a TIA was begun in February with Ramey Kemp (RKA) – provide status of that process and/or submit final TIA documents with next submittal. 5. REPEAT – <i>lack of written response hampers Staff's ability to interpret how/if Applicant has addressed original comment.</i> A 3rd connection, a stub to PIN 1757770396 is observed. Plan to discuss this at TRC TEAMS Meeting. <i>Original Comment: Overall, design concept - 2 entries from Mitchell Mill - makes this entire development one large cul-de-sac; there is no interconnectivity. Provide information to identify how this tract of land fits in with existing and future development surrounding it.</i> 	
Planning & Zoning – WithersRavenel	Karen Mallo, Liza Monroe		See three (3) PDF's: 1.) Written memo comments dated 6-1-22; 2.) Mark-up comments on Cover Sheet; 3.) Mark-up comments on Sht. C-3.0. Site Plan	
Parks & Recreation	JG Ferguson / Eddie Henderson	6/1/22 and 6/2/22	<p>The Town Board will be adopting a Bicycle and Greenway Network in the near future – see link : https://www.rolesvillenc.gov/parks-recreation/parks-and-facilities/bicycle-pedestrian-plan-and-open-space-greenway-plan-updates</p> <ol style="list-style-type: none"> 1. Per this new Plan, a route is proposed through this property; See 2 PFD's, excerpt from Bike Plan and Mark-up of concept plan (ORANGE line). Please revise concept plan to incorporate the bike lane into proposed roads through the development. 	

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			<p>2. Per this new Plan, a route is proposed along Mitchell Mill Road - Please revise concept plan to add a side path along Mitchell Mill Road.</p> <p>Review Town of Rolesville OSAG plan, Greenways Map, Rolesville LDO and Wake County for more information about greenway connections.</p> <p>3. Per the OSAG Plan and Greenways Map -- Provide a Greenway connection from Mitchell Mill Road to Harris Creek. Staff acknowledges the addition of a greenway easement on the north side of the property connecting the cul-de-sac to the creek, but no other greenway appears marked on sketch plan.</p> <ol style="list-style-type: none"> See PDF of Greenway Plan with BLUE circle showing the location of the recommended greenway per Greenways Map. See PDF of Sheet C-4.0 with GREEN line per Greenways Map and RED line for suggested/variable greenway location for community benefit. <p>4. Regarding Tree Diversity – While the tree planting plan is not required at this stage of development, a diversity of tree species to better align with the Town Board <i>Naturally Rolesville</i> initiative is strongly advised at this time.</p>	
Engineering – CJS/B&M	Brian Laux / Jacqueline Thompson	5/26/22	See two (2) PDF's – 1.) Written memo comments dated 5-26-22, and 2.) Mark-up comments on the Concept Plan.	
COR Utilities (W/WW)	Tim Beasley	6/6/22	REPEAT First Submittal Comment: To utilize a pump station (PS) for sanitary sewer, provide justification per City of Raleigh Public Utilities Handbook .	
Wake Co. Fire / EMS	Brittany Hocutt	5/24/22	REPEAT First Submittal Comments: 1. Provide details referencing Fire Access in the rear on plat drawings. 2. FYI - Amenity and Commercial areas will have additional review and requirements (at the time of their plan review/development).	
NCDOT	Matt Nolfo	6/2/22	REPEAT First Submittal Comments: 1. Development requires a TIA to determine roadway improvements 2. NCDOT permits would be required for work along Mitchell Mill Road.	
Wake Co. Watershed Management	Jeevan Neupane	2/24/2022 /6/2/22	<i>(via email) No Comments on rezoning request. From Janet Boyer – No comments.</i>	