





MA 22-05 – 1216 Rolesville Rd – 3rd Submittal review cycle

START DATE: MARCH 3/3/23	DUE DATE: 4/3/23	TRC/STAFF Comments issued on: 0x / xx /23
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Review Group/ Staff	Comments	Cleared Comments
Planning & Zoning – Town Staff and WithersRavenel	<ol style="list-style-type: none"> 1. PAY the INVOICE originally issued (email) on 02-28-2023. 2. Provide a Written Response to ALL comments with next (3rd) Submittal. 3. Add appropriate Revision DATES to all submitted documents. 4. FYI - (STATUS) - <u>Traffic Impact Analysis (TIA)</u> was completed (it is Dated February 2023, with a signature seal date of 02/20/2023. NCDOT Congestion Management Report dated 03/21/2023 was received; TIA process is completed. 5. <u>Regarding proposed Condition(s)</u> – It is strongly suggested to look at other recent Map Amendment Applications and mimic the scope and type of Conditions of Approval. As presented, there is one (1) Condition that commits general compliance to the Concept Plan. One suggestion is to clearly write out a Condition committing to the specific TIA improvements as this is a good way to broach those items to staff and the Planning/Town Board. 6. (STATUS) - <u>Neighborhood Meeting</u> – A meeting was held on 07/25/2022, with no attendees. Applicant is strongly encouraged to hold another meeting and ensure attendees. 7. (NEW) 3rd Submittal has removed a proposed road from Rolesville Road tying (stubbing) directing into PIN 1768236815 (98 ac. Merritt tract) and now shows Road 3 and the two commercial parking lots stubbing to nothing but the north property boundary of PIN 1768328863 which is in the ETJ and zoned the RL District. Concept Plan states that the ‘private drive’ known as Emily Lane is to be abandoned. Please explain the plan for these 3 stubs to the south; has Applicant discussed with that property these 3 stubs (2 of which are parking lots, stubbed to RL (40,000 SF residential lots) property)? 8. (NEW) Add/show the 50’ Gas Easement that runs parallel to the property’s southern boundary with PIN 1768328863 as this is an adjacent site constraint that critically affects the land use options available. 	
COR Utilities (W/WW) Tim Beasley	<p>No Comments were received from COR-PUD – Applicant should either contact (Tim Beasley) directly, or COR-PUD will be part of next submittal review.</p> <p>2nd Submittal Comment was:</p> <p>REPEAT 1st Submittal Comments:</p> <ol style="list-style-type: none"> 1. (via email) Site may be relying upon other developments to bring access to both water and sewer. Offsite easement may be needed from PIN: 1768236815 for a gravity sanitary sewer extension. 	

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NCDOT	V3	<ol style="list-style-type: none"> 1. Please see NCDOT Congestion Management 1216 Rolesville Rd TIA recommendations 2. As has been previously mentioned (see V1 comments) - southernmost driveway does not show a 100' IPS – this will not be approved at Preliminary Subdivision review. Applicant can revise Concept Plan to show compliance, or should acknowledge that this plan cannot be approved and thus built. 	
	V2	<i>(via email) The NCDOT does not have an issue with the rezoning.</i>	
	V1	<p><i>FYI for future development applications:</i></p> <ul style="list-style-type: none"> • Left turn lanes will be needed from Rolesville Road onto the site • Driveway permits and Encroachments will be needed for Rolesville Rd. • Current site plan does not show a 100' IPS on southernmost driveway. 	
Parks & Recreation JG Ferguson / Eddie Henderson		FYI - Staff acknowledges the addition of the (east/west) Greenway to the Concept plan and agrees to work on the final layout during the Preliminary Subdivision/Site Plan application process.	
Engineering		<i>(via email) No further Comments</i>	
Wake County Fire / EMS Brittany Hocutt		<p>V1 – <i>(via email) No Comments.</i></p> <p>V2 – <i>(via email) No Comments; FYI for future Preliminary Subdivision/Site Plan:</i></p> <ul style="list-style-type: none"> • <i>*ROAD 2 WILL NEED APPROVED TURNAROUND.</i> • <i>*EACH PARKING LOT FOR 2 STORY BUILDING IS >150 FT- NEED TURNAROUND</i> • <i>*2 STORY BUILDING WILL HAVE ADDITIONAL REQUIREMENTS</i> <p><i>*Are any PROPOSED ROADS CONNECTING TO NEW/EXISTING ROADWAYS?</i></p>	
Watershed Management Jeevan Neupane		<p><i>(via email 3/16/22) No Comments.</i></p> <p><i>(From Janet Boyer) No Comments.</i></p>	
Economic Development Mical McFarland		<i>No comments submitted. (Note from Planning Staff – adjacent properties are included in the Commercial Growth Study being considered by the Town Board, and policy guidance on land use in this general vicinity may be changing in the near future, which could affect consideration of this rezoning request.)</i>	N/A