

PSP-23-03
Major Preliminary Subdivision Plat
Reserve at Mitchell Mill (*fka 5109 Mitchell Mill*)
1st Submittal
Planning/Zoning Comments

Project Background:

The following is the review of the Major Preliminary Subdivision Plat, dated August 1, 2023, for Reserve at Mitchell Mill. The site is located at 5109 Mitchell Mill Road and is split zoned Residential Medium (RM-CZ) and Neighborhood Center (NC-CZ) through the recently approved rezoning case, MA22-06.

The Applicant proposes to subdivide 141.23 acres into one hundred ninety-one (191) single-family detached Lots utilizing the LDO Section 3.1.B. "Cluster Development" option within the RM-CZ zoned portion of the property. In the NC-CZ zoned area, the Applicant is proposing seventy-five (75) single-family detached lots and one hundred sixteen (116) Single-family Attached (townhome) lots, for an overall total of 382 residential lots.

This application has been reviewed under the Town of Rolesville Land Development Ordinance (LDO).

HOLDING COMMENT: The Town's LDO was last updated on April 4, 2023 to include new dimensional standards for the RM Zoning District - Cluster option, including lot size and setbacks. The current plan set, submitted on August 2, 2023 does not comply with these standards. Understanding that the associated rezoning application was approved on January 17, 2023 would necessitate a vesting of a site-specific development plan in order to ensure the regulations in place at the time of the original application for this project are secured for the duration and development of this project. Without vesting, the applicant would need to address any standards that were not secured as a portion of the conditional zoning and have changed since the initial submittal. The applicant shall review the Vested Right standards of LDO Section 2.3 and Appendix A/3.4, and address this with Town Staff and the Town Attorney.

Cover Sheet

1. Site Information table: The address is 5109 Mitchell Mill Road, not 5019.
2. Correct the PIN information as the same number is listed twice.
3. Sheet Index does not match the sheets in the plan – revise/clarify.
4. Include a reference box to MA22-06 and list the Conditions of Approval.
5. Regarding the Site Data Table:
 - a. To the Site Data table, also revise/add the Dimensional Standards for/by each Zoning District, and then by the Use being Developed (Single-family Detached, Single Family Attached).
 - i. Building Height
 - ii. Building Setbacks (per District and per Use)
 - iii. Maximum Building Size (NC District)

- iv. Building Size Proposed
 - v. Minimum Lot Width
 - vi. Minimum Lot Length (NC District only)
 - vii. Lot Length Proposed (NC District only)
 - viii. Density within each Zoning District, for each Use
 - ix. Minimum building square footage as specified in MA22-06
 - x. Parking Provided (Per Use)
- b. Per LDO Sec 3.4.3.C, a maximum of 75% of the gross acreage of the NC district can be dedicated to residential uses (single-family attached, townhomes, in this case).
 - c. A minimum 15% of the gross area of the NC district shall be Non-residential uses and cannot include buffers, open space, and stormwater facilities.
 - d. According to LDO Table 3.4.3, a Park is not a permitted Open Space Type.
 - e. Greenways are considered PASSIVE open space per LDO Sec 6.2.1.J.10.

Civil Notes

- 6. Include updated FRIS notes within the general notes section.

Existing Conditions and Demolition

- 7. Include use and zoning district of adjacent properties.
- 8. Label riparian streams and the width of any required buffers.
- 9. Provide ROW width and Book and Page Number for Jonesville Road.
- 10. Label the tree line and tree protection fencing areas.

Sheet C-5.0 - Overall Site Plan

- 11. Please clarify what the green line is referring to in the legend.
- 12. Please label the zoning line using Pink or Orange, something not typical in the review/mark up process.

Sheet C-5.1 - Partial Site Plan I

- 13. Add the noted symbol to the legend provided on the previous page.
- 14. Label ramps as required by LDO Section 9.2.1.B.10
- 15. Label sidewalk width internal to the site.
- 16. Label street names.
- 17. Label the ROW Width.

18. Lot 167 and Lots 138 through 145 do not meet the minimum 50-foot lot width required in Table 3.1.2.
19. There are areas labeled as Open Space that are located to the rear of the individual lots or between the rear of a lot and ROW. This looks like an error as these should be buffer areas.
 - a. Correct the symbol and label the buffer width AND buffer type. For instance, along Jonesville Road there should be a Streetscape Buffer.
20. For all Open Space areas, please clarify the size (in sq. ft. and acreage) and type of open space (passive, active, park, etc).
21. Regarding the Community Garden:
 - a. Will there be sidewalks within this area? Please label sidewalks.
 - b. Will the pollinator garden be located here as well?

Sheet C-5.2 - Partial Site Plan II

22. Correctly label buffer and open space areas include their width/sizes.
 - a. Stormwater facilities can go towards PASSIVE OPEN SPACE requirements so long as they meet the limitations of LDO Sec 6.2.1.G.7
23. Include Greenway in Legend.
 - a. Label the public easement width as required by LDO 6.2.1.J.2
24. Label sidewalk widths and ramps.
25. Lots 78-82 and Lot 88 do not meet the 50-foot-wide minimum lot width requirement.
26. Specify which housing type and zoning district the detail applies to if there are any differences between districts.
27. The street's name is "Gro Peg LANE".

Sheet C-5.3 - Partial Site Plan III

28. Label buffer width.
29. Label sidewalks.
30. Label Open Space types and sizes in sq. ft. and acreage.
31. Label SCM sizes.
32. The following lots are not 50-feet-wide:
 - a. Lots 67 and 68
 - b. Lots 79 thru 81
 - c. Lot 88
 - d. Lots 117 thru 119

e. Lots 122 thru 128

33. The area noted on the plan sheet was labeled as having a Community Garden on it on MA22-06 Concept Plan. Is that still the intention here?

34. Label retaining walls.

Sheet C-5.4 - Partial Site Plan IV

35. Label the following:

- a. Street Names
- b. ROW Width of Jonesville Road
- c. SCM sizes

36. Lots 4 and 5 do not meet the 50-foot-wide minimum lot width.

37. Label retaining walls.

Sheet C-5.5 - Partial Site Plan V

38. Label retaining walls.

39. Label stream buffer width.

40. Label Street Name.

41. Label street names.

42. Label SCM and open space sizes.

43. Label ramps.

44. Per Table 3.4.3, the MINIMUM lot length for Townhomes the NC Zoning District is 100 feet. Please revise individual lots to meet this requirement.

45. Provide easement width of the SCM easement.

46. For all Open Space areas, please clarify the size (in sq. ft. and acreage) and type of open space (passive, active, park, etc).

47. Text Amendment TA23-05 is not relevant to this project and has not been approved. For the adjacent parcel, please just note the property owner, PIN or Parcel ID, use, and existing zoning district.

48. Please clarify what is in the called-out box on the plan set.

Sheet C-5.6 - Partial Site Plan VI

49. Label clubhouse parking.

50. Label street name.

51. Lots 4, 5, 67, and 68 are not 50-feet wide.

52. There are retaining walls shown here on the Grading Plan sheet C7.6. Please label.

53. What is this area adjacent to "Street C"?

Sheet C-5.7 - Partial Site Plan VII

54. Additional information must be provided about the commercial portion of the project as Table 3.4.3 is very specific about the required gross area devoted to both commercial and residential uses.

55. Label Open Space types and size.

56. Label SCM size and width of all shown SCM easements.

57. Lots 47 thru 49 are not 50-feet wide.

58. Please clarify what is intended in the highlighted parking area. On the MA 22-06 Rezoning Concept Plan it is labeled as a Park. Please clarify what the intention is for this parking lot as it is too far to service either the residential or the commercial aspects of the site.

Sheet C-5.8 - Partial Site Plan VIII

59. Clarify Open Space Boundaries, Type, and size.

60. Label all retaining walls on this sheet.

61. Label the Streetscape Buffer.

62. The following Lots are not 50-feet wide.

- a. Lots 17 thru 23
- b. Lots 26 and 27
- c. Lots 35, 39, 42 and 53

Sheets C-7.0 – C-7.8 - Grading Plan

63. Label existing vegetation to be preserved.

64. Label TPF.

65. Label critical root zones.

Sheet C-8.0 - Preservation and Landscaping plan (this sheet is BLANK)

66. A Preservation and Landscaping Plan was not provided with this submittal. When resubmitting, please note that the following should be provided:

- a. The plan needs to show all information listed in LDO Section 6.2.4.5.C. A written version of the Tree Survey was provided, however the information noted on that report needs to be shown within the plan set on the Preservation Plan.
- b. A landscape plan should also be provided with the project. Please consult LDO Section 6.2 regarding the requirements of the landscape plan for the scope of this project.

- c. Additional comments will be provided once materials have been provided.
67. The RM-CZ area of the site was approved by the Board as a “*Cluster Development*”. Please note the following requirements from LDO Section 3.1.B:
- a. Cluster Developments shall designate at least forty (40) percent of the site for contiguous open space.
 - b. Open space areas within the perimeter of the subdivision can be used for the buffering requirements.
 - c. The required open space **must be** conserved as a conservation easement.
 - d. Required open space, recorded as a conservation easement, shall be indicated on **all** development approval.
 - e. A Type 2 buffer shall be provided for Cluster Developments.
 - i. The Type 2 buffer may be counted towards **no more than 50%** of the required open space percentage for a Cluster Development.
 - ii. These buffers may also allow pedestrian paths within the buffers.
 - iii. These buffers shall be platted as separate Lots to be owned and maintained by the Homeowner’s Association or similar entity.