

CID-25-05 – 1216 Rolesville Rd (Mixed Use) – V1 Submittal review cycle

START DATE: AUGUST 2025	DUE DATE: <u> 09-08-25 </u>	TRC/STAFF Comments issued on: <u> 09/05/2025 </u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments – responses should reference If/how/on what sheet was comment addressed. 2. Add revision dates to all submittal materials. 3. Cloud/bubble all changes. 4. Add “CID-25-05” to the Cover sheet and on every plan set sheet. 5. <u>Regarding application PSP-25-01 for this project</u> - This must be completed and Approved before the next submittal of the CID plans will be accepted. In the latest (V3) review, comments issued June 8, 2025, it was down to the NCDOT input in relation to the off-site road improvements to Rolesville Road - Zhang, Joshua P jpzhang@ncdot.gov is now the Town’s main contact at DOT – please connect with him and Planning staff on the status – the Town will provide its Stamp of Approval when the DOT says it’s OK to do so. 6. <u>Regarding Fee-in-lieu (FIL) for Greenway</u> – The Town will need to vet this request and will need to give the developer the final answer. Generally, FIL’s are not approved of. 7. <u>Sheet C.18</u> - Please see LDO Section 6.2.2.2.D. Street Buffer Standards. Local streets require trees at least every 60 feet. 8. <u>Sheet C.18</u> - See LDO Section 6.2.4.2.9. - Note plant spacing and native status. 9. <u>Sheet C.18</u> - It is difficult to see the area allocated to meet Open Space requirements - add hatching. 	
Engineering - Jacque Thompson	See two (2) PDF’s – (1) Memo dated 9-3-2025 with 15 numbered comments and (2) Mark-up comments on the entire CID plan set itself.	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Revise drawing to note / call-out / provide adequate dimensions for a Bicycle lane on Rolesville Rd as required by the 2022 Bicycle Plan. The pavement area should be clearly provided; NCDOT will control IF this can be striped as actual Bicycle Lane, that decision is TBD at time of construction. If DOT does not permit striping, Applicant is absolved of the requirement to do so. 2. Regarding the segment of greenway in northwest corner, please see Planning's comment regarding a fee-in-lieu (FIL) Request. 	

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	<ol style="list-style-type: none"> 3. FYI - please consider the potential for a crosswalk along the sidepath from the residential side to the commercial side. 4. FYI - when choosing plant species, please ensure species is NOT from the Invasive Plants List. 	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. Submit through the Raleigh Development Portal for review. 2. Please submit a CAPS data request through Raleigh's Dev Portal. As a reminder, a DSCS is required prior to CD approval. 3. See PDF of Mark-ups on Sheets C-1, C-7, C-14, C-15, C-16, C-17, C-18. 	
Wake Co Watershed Management – Elizabeth Powell	No submittal has been received by Wake Co. (for SEC/SWF permits) to date.	TBD
NCDOT – Joshua Zhang	Town Planning Staff: No comments were received - the NCDOT is still involved in the review of PSP-25-01 for the project. Please contact Joshua and make a point to specifically address the status of this developments work with the DOT on the off-site improvements.	TBD
Wake County Fire / EMS - Stephen Wolf	No fire service issues.	