

FSP-24-03 – Chandler’s Ridge Ph 1/2 Recombination – V1 Submittal review cycle

START DATE: MARCH 03-04-24	DUE DATE: <u>04-08-24</u>	TRC/STAFF Comments issued on: <u>04/06/2024</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 the comments received; mark-up to mark-up is fine. 2. Add revision dates, keeping all original dates, on all materials. 3. Add “FSP-24-03 to the Cover Sheet, and then in a standard spot on every other sheet (like vertical side banner) so that every sheet if ever detached will be recognizable as this Town application. 4. Please clarify, what is the purpose of this plat - Is this a pre-cursor move for future development of (these tracts/lots)? Current Planning staff is unaware of the future intent here, now that the Chandler’s Ridge subdivision is at close-out stage. Application provides no such information/detail. Please add an explanatory note as to the purpose/intent of this plat to the Notes section on sheet 1. 5. Scope of this Plat – see Engineering Mark-up; this plat appears to take 2 lots and creates 3 out of them – that is not a Recombination, it is a Minor Subdivision. See comment #4 – what is the purpose of this plat? Did applicant confer with Town Staff about the purpose and intent of this plat? 6. This subdivision is vested to the Unified Development Ordinance (UDO), which is no longer in effect at the Town, but still governs the subdivision (unless Applicant opts into the LDO, in writing, as Gen Statute 160D allows). Staff finds no references to the UDO across the plat, the only indicator would be the references to the ‘R-40W’ Zoning District, which existed under the UDO but does not in the LDO. There <u>are</u> references to an “RL” Zoning District, which exists in the LDO, but did NOT exist in the UDO; please clarify the governing Town development Ordinance, and the appropriate Zoning district terminology, confer with Staff as necessary. 7. This plat has a Wake County Certification signature block – Why? Please explain. 8. Cover Sheet has RL and R-40W Setback Data – these properties are zoned R-40W; remove this non-applicable data. 9. General Note #11 – what is the intent of this? The Plat details Building Setbacks, why this note? Provide explanation as to why this was created/included, or remove. 10. Owners Certification signature block – this includes the word Recombination; see other comments on the scope of this plat; revise accordingly. 	
Engineering - Brian Laux / Jacque Thompson	See PDF Of mark-ups on the Plat – there looks to be 1 comment.	
City of Raleigh Utilities – Tim Beasley	No comments.	