

# REZ-24-04 – 6520 Fowler/6521 Mitchell Mill – V1 Submittal review cycle

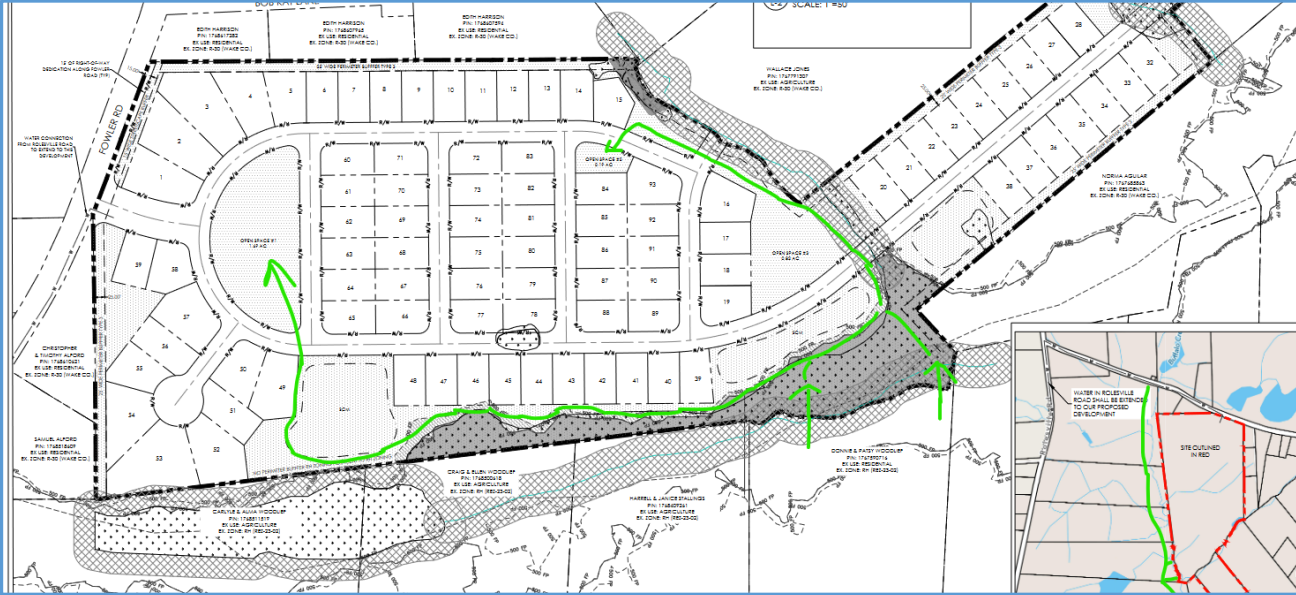
START DATE: <b>NOVEMBER 2024</b>	DUE DATE: <u>12-09-24</u>	TRC/STAFF Comments issued on: <u>12/06/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. Provide a Written Response to ALL comments.</li> <li>2. Add revision dates to all submittal materials.</li> <li>3. Add “REZ-24-04” to all the associated documents that are revised.</li> <li>4. Per the ITE Trip generation, daily trips are &gt;500, thus triggering a <b>Traffic Impact Analysis (TIA)</b> be performed. Contact the Planning Director directly to start the scoping and then contracting process for that; this can run independently of TRC Submittals.</li> <li>5. A <b>Neighborhood Meeting</b> is required to be held post-V1 Comment receipt; see LDO Appendix B under Rezoning for details. Inform staff of progress made on that front; include Town Planning in the distribution of the mailed letters for that; Staff does not attend, but Staff will make an Update to the project webpage relative to the scheduled Meeting.</li> <li>6. Submit a <b>Voluntary Annexation Petition</b> package to the Town as this project necessitates annexation in order to access COR Utilities which are evidenced by the lot sizes.</li> <li>7. Confirm the <b>maximum number of dwelling units</b> being requested – the Concept Plan says 93, Condition #3 says 100. Revise whichever is incorrect.</li> <li>8. On the <b>Concept Plan</b>: <ol style="list-style-type: none"> <li>A. <u>Site Data Table</u> – <ol style="list-style-type: none"> <li>1) add calculations (linear length, and SF area) of the 2 Right-of-way dedication areas for Fowler and Mitchell Mill Roads.</li> <li>2) Add the word “building” before the word “Setback”.</li> <li>3) Add under ‘Proposed Use’ the “Minimum Lot Width: 75’ “</li> </ol> </li> <li>B. <u>LDO Sec. 6.2.2.2. - Street Buffers</u> – Both Fowler Road and Mitchell Mills roads are classified as thoroughfares on page 78 (Figure 31 – Thoroughfare Recommendations) and 87 (Figure 33 – Proposed Network) of the 2021 Community Transportation Plan (CTP). Sec. 6.2.2.2.D.1. states “...30 feet for thoroughfares...”. Concept Plan shows both Fowler and Mitchell Mill only providing a 15’ Buffer space – Revise to increase both to a 30’ street buffer (measured POST right-of-way dedication for each road, which it appears both are doing). Landscape Plans for the buffers are not required</li> </ol> </li> </ol>	

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	<p>until Construction Infrastructure Drawing (CID) submittal, but if these areas are vegetated, they will be part of the Preservation Plan included with Preliminary Subdivision Plat (PSP).</p> <p>C. <u>Labeling</u> - Where multiples exist, revise to name/term (ie SCM #1, SCM #2) all the proposed streets, SCM's, and ponds.</p> <p>D. <b>FYI</b> – Passive and Active open space requirements do not need to be demonstrated for compliance at this time, but will at Preliminary Subdivision Plat (PSP) and Construction Infrastructure Drawing (CID) submittal review time.</p> <p>E. Confirm that no <b>amenity center</b> is planned for this community, as none is noted; Condition #6 seems to express the intent of amenities, not to include a pool/clubhouse/etc.</p> <p>F. <b>Lots 31 and 59</b> – add dimension demonstrating the NCDOT internal stem protection of 100'; the location of the driveway could be limited or the lot prohibited based on this.</p> <p>G. <b>Lot 58</b> is rather irregularly shaped, having more frontage length adjacent the Open space lot than adjacent Lot 1 – on which street will this lot technically front (setting the compass for building setback area assignments) and take vehicular (driveway) access from?</p> <p>H. <b>FYI</b> – when individual lots are shown to this specific degree, it generates comments that go far beyond the Legislative question as to whether the appropriate zoning is an RH district for a maximum of 100 lots on this 45 acre tract located here. TRC is <u>not</u> performing a subdivision review of this exhibit. Every lot will demonstrate compliance with RH District standards at PSP review if zoning is approved.</p>	
Parks & Recreation - Eddie Henderson	While this proposed development is currently outside of the Town's adopted <a href="#">2022 Greenway Plan</a> , please consider adding a Greenway amenity for residents to use as well as a connection to the approved Greenway networks in adjacent Broadmoor and Rolesville Crossing communities; See attachment for example.	

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COR Public Utilities - Tim Beasley	<b>FYI</b> -- this proposed development would be relying upon the Broadmoor subdivision to bring water to the development and Rolesville Crossing to bring sewer via a pump station to this development. The extension to reach the pump station may still require offsite easement acquisition to reach the subdivision. TBD at Preliminary Subdivision and Construction Infrastructure Drawing reviews.	N/A
Wake Co. Fire / EMS - Brittany Hocutt	No comments on the Rezoning concept plan; further review at time of subdivision TBD.	✓
Engineering - Jacque Thompson	There are no comments related to the rezoning of this property.	✓
Wake Co Watershed Mgmnt - Janet Boyer	<i>No comments are expected at this preliminary layout stage.</i>	N/A
NCDOT – Jacob Nicholson	The proposed use of the site does not meet NCDOT thresholds for requiring a TIA - no comments at this time.	✓