

REZ-25-03 – 625 Averette PIN 1769086810 – V1 Submittal review cycle

START DATE: JUNE 2025	DUE DATE: 07-07-25	TRC/STAFF Comments issued on: 07/07/2025
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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. 2. Add revision dates to all submittal materials. 3. Add “REZ-25-03” to all materials going forward for common reference. 4. The project proposes 78 dwelling units with 1 means of ingress/egress – confer with Wake County Fire Marshall on the number of points of ingress/egress required for this many dwelling units. Staff would suggest finding another point of access as this may be a concern of the Board of Commissioners based on past experience. 5. The lack of connectivity is a poor design choice, but the reality of the surrounding properties are acknowledged; this property has had its back turned to by the surrounding subdivision (Prestleigh) and is left with very little viable access options, compounded by the 2 fronting properties (701, 709 Averette) and the proximity to Jones Dairy Road, including an expected future realignment of Jones Dairy with Averette that would be bring Jones Dairy northward of the existing intersection. 6. <u>Zoning Conditions</u> – Conditions 5, 6, 7, and 8 are not needed; Condition 1 covers these items. 7. <u>Zoning Conditions</u> – Please include architectural commitments in Condition 2. 8. <u>Zoning Conditions</u> – Condition 4 is not needed if it is already stated in the LDO. 9. <u>Zoning Conditions</u> – Conditions signed by the property owner(s) are required prior to the Legislative Hearing at Town Board. 10. <u>Statement of Justification</u> – Top quarter of page—is “exceed our proposed density” correct? 11. <u>Trip Generation Letter</u> – The request to waive the TIA was received. As per the LDO, if a proposed development exceeds 500 daily trips, a TIA is required. Is it possible to reduce the number of lots so daily trips are under 500? If not, a TIA will be needed, and the Planning staff’s opinion is it is in everyone’s best interests to have a TIA to share with the Planning Board and Town Board of Commissioners. (See LDO Section 8.). 12. <u>Concept Site Plan</u> – To aid in visualizing where the subject property is located, please include an exhibit showing some context around the proposed Concept Site Plan. In addition, adding some color and softening the “engineering style” may be helpful when presenting the rezoning application to the Planning Board and Town Board. 13. <u>Concept Site Plan</u> – Please review LDO Section 4.2. Watershed Overlay for compliance. 14. <u>Concept Site Plan</u> – Label open space areas. (See LDO Section 6.2.). 15. <u>Concept Site Plan</u> – Show/label perimeter buffers. R&PUD zoning is considered RM for determining perimeter buffer requirements. (See LDO Section 6.2.). <p>Please contact Meredith Gruber at mgruber@rolesvillenc.gov with any questions about these comments. Use REZ-25-03 in the email subject line.</p>	

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Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Per the Town's 2022 Greenway Plan, revise to show a Sidepath on Jones Dairy Road and Averette Road - https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_apendices_july2022_1.pdf 2. Per the Town's 2022 Bike Plan, revise to show a bike lane on Averette Road in compliance with: https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_bikeplan_final_appendices_august2022.pdf 3. In order to make this development more walkable and pedestrian friendly we recommend the following: (A) Pedestrian connection to Jones Dairy Road ; (B) Pedestrian Connection to Averette 4. The Town is interested in a potential pocket park in the northwest corner of this site. Please discuss option of land dedication with the Town. 	
Engineering - Jacque Thompson	See PDF of markups on the Rezoning application – these are more for practical & future considerations of development of the site, and not the policy decision of what the property should be zoned / uses and scope of development permitted / etc.	N/A
Wake County Watershed Mgt – Elizabeth Powell	No comments were received. The majority of the property being within the Little River Watershed is an obvious hurdle to developing what is shown in the Concept Plan.	N/A - TBD
COR Public Utilities - Tim Beasley	No comments were received; Applicant should investigate the existing water/sewer line locations and capacities in the area; contact COR staff directly – water.review@raleigh.gov	N/A - TBD
Wake County Fire / EMS - Stephen Wolf	No fire related comments at this time; if approved, full review at Preliminary Subdivision.	N/A
NCDOT – Joshua Zhang	No input specifically provided; if a TIA is performed, DOT will	N/A

