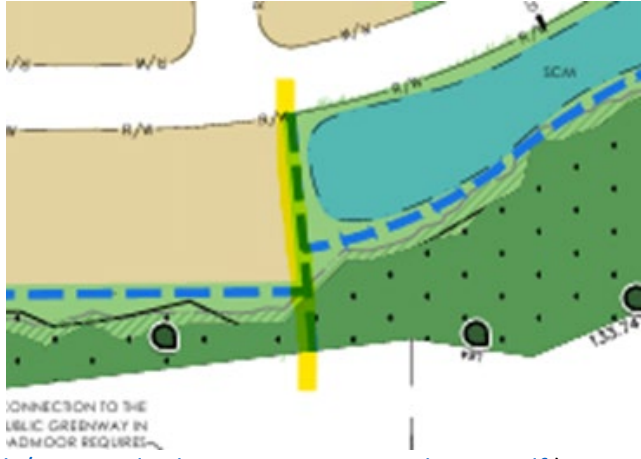


# REZ-24-04 – 6520 Fowler/6521 Mitchell Mill – V2 Submittal review cycle

START DATE: <b>JANUARY 2025</b>	DUE DATE: <b>02-10-25</b>	TRC/STAFF Comments issued on: <b>02/05/2025</b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li><i>Continue to</i> Provide a Written Response to ALL comments.</li> <li><i>Continue to</i> Add revision dates to all submittal materials.</li> <li><i>Continue to</i> Add “REZ-24-04” to all the associated documents that are revised.</li> <li>FYI - a <b>Traffic Impact Analysis</b> (TIA) has been engaged by the Applicant with the Planning Director; that process must conclude with a Draft Report before Planning Board meeting can occur.</li> <li><b>FYI</b> – ANX-25-01, <b>Voluntary Annexation Petition</b>, was submitted and is being reviewed and processed separately, but parallel, to this Rezoning.</li> <li><b>FYI</b> – Per the revised Concept Plan, a <b>maximum number of dwelling units is expressed as being 100</b>. V1 Condition #3 also expressed 100, so they are currently consistent.</li> <li><b>REPEAT</b> - 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><b>Partial Repeat</b> – <u>Labeling/ Concept Plan, Sheet 3</u> – Add reference number to the one SCM missing this; SCM #1 and SCM #2 are shown.</li> <li><b>Repeat</b> - Confirm that no <b>amenity center</b> is planned for this community, as none is noted nor was a copy of any updated zoning conditions provided.</li> <li><b>NEW</b> – The Conditions of Approval were not resubmitted (ie revised in any manner), thus, confirm that the V1 version of the Conditions are those the Applicant wishes to take forward to Planning Board/Board of Commissioners.</li> <li><b>NEW</b> – <u>Concept Plan sheet 2</u> – this is Existing Conditions; what role does this play in a Concept Plan (of proposed/future development) that is in fact a Condition of Approval commitment? Staff suggests this be removed from the final version.</li> <li><b>NEW</b> – <u>Concept Plan</u> – Only on Sheet 3 is there is a (very tiny) reference to Proposed Zoning: RH District. However, this proposal is for an <b>RH-CZ (Conditional Zoning)</b>. Please review all documents and ensure consistency between them so that omissions like this do not occur and end up on final documents presented to the BOC.</li> <li><b>NEW</b> – <u>Concept Plan, Sheet 3</u> – The statements of maximum density of 2.2 DU/Ac and minimum lot sizes of 9,000 SF are commitments beyond the mininums or maximums of the LDO, thus are binding to the Rezoning</li> </ol>	

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	<p>request and presumptive approval. These factors will be enforced at later stages of preliminary subdivision plat.</p> <p>14. <u>NEW</u> – Concept Plan, Sheet 3 – Note #4, change last 2 words ('site plan') to 'Preliminary Subdivision Plat and/or Construction Infrastructure Drawing review/approval.'</p>	
Parks & Recreation - Eddie Henderson	<p>1. Staff advises the Concept Plan indicate all planned pedestrian facilities (ie sidewalks) currently not shown, to pre-empt future questions about if/where the full pedestrian circulation system will be; by showing SOME sidewalks and private Greenway, it could be construed that that is ALL of the ultimate ped. Facilities, which is not the case as the subdivision standards require sidewalks along all streets.</p> <p>2. The Broadmoor subdivision is providing a Public Greenway Easement (stub) to this property in the area located in the excerpt below. Staff asks that the Yellow highlighted portion of the proposed private greenway be committed to be constructed equal to that of a Town Greenway, thereby providing a seamless transition between the two subdivisions, and provide a full Town-standard Greenway from the connection with Broadmoor to the sidewalk that will be in place along Street B. Please review the Town Standard Engineering Manual for the details on how Town Greenways are constructed (Section 2 (page 20) of the document:  <a href="https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf">https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf</a> )</p> 	
COR Public Utilities - Tim Beasley	No additional comments; recall the V1 FYI's.	N/A
Wake Co. Fire / EMS - Brittany Hocutt	<i>No comments on the Rezoning concept plan; further review at time of subdivision TBD.</i>	✓
Engineering - Jacque Thompson	<i>There are no comments related to the rezoning of this property.</i>	✓
Wake Co Watershed Mgmt - Janet Boyer	<i>No comments are expected at this preliminary layout stage.</i>	N/A
NCDOT – Jacob Nicholson	<i>The proposed use of the site does not meet NCDOT thresholds for requiring a TIA - no comments at this time.</i>	✓