

PSP-24-07 – MERRITT – V3 Submittal review cycle

START DATE: APRIL 2025	DUE DATE: <u> 05-05-25 </u>	TRC/STAFF Comments issued on: <u>05/04/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<p>1. <i>Continue to Provide a Written Response to ALL comments, Add revision dates, and Cloud / bubble changes to make it clear what has been revised.</i></p> <p>2. NEW – In the plan drawings, remove all actual construction features (ie the 10' of paved greenway, parking space stripes, SCM outlines, etc.) -- these are all construction features that will be fully detailed in the CID plan set; Preliminary Subdivision Plat is a Non-Construction plan set.; it is for identifying all future Lots, right-of-ways, easements within the drawings. Required off-lot parking areas should be shown for the purposes of approving their number and locational aspects, but the construction elements of them like curbing, striping etc should be turned off to provide the clarity that this plan set is not to be constructed from.</p> <p>3. HOLDING COMMENT - Application and Submission Requirements - A Tree Survey (Section 6.2.4.2.A) and Tree Preservation Plan (Section 6.2.4.5.C) are required as a portion of Landscape Plan submitted with this application. As part of the V2 submittal, the applicant has indicated they are working with an arborist to finalize a proposal for the preservation plan. This will remain as a holding comment until a preservation plan has been reviewed and approved. V3 Applicant Response: This is still in progress and will be provided to the Town once complete.</p> <p>4. HOLDING COMMENT – Application and Submission Requirements – Copies of all environmental permits for disturbances and encroachments shall be submitted to the Town. V3 Applicant Response: Noted WR Comment: Environmental Permits not provided at this time.</p>	

	<p>5. <u>REPEAT - Cover Sheet and Site Details</u> - The V2 submittal only references REZ 24-01 by listing the associated zoning conditions on the cover sheet. Add a reference to TA 24-01 on the cover sheet.</p> <p><u>V3 Applicant Response:</u> This has been added to the coversheet.</p> <p><u>WR Comment:</u> Reference to TA 24-01 not found on cover. Please cloud on subsequent submittal.</p> <p>6. Cover Sheet and Site Details - Please add the following information to the Site Data Table and/or correct the information as shown on the mark-ups:</p> <p>a.) <u>REPEAT –</u> Refer to the approved text amendment (TA 24-01) which allows these minimum building setback dimensions .A reference to the TA 24-01 case number can be added directly in this cell in the Site Data Table.</p> <p><u>V3 Applicant Response:</u> This has been added to the coversheet.</p> <p><u>WR Comment:</u> Reference to TA 24-01 not found on cover; CLOUD when added on next submittal.</p> <p><u>b.) CAUTIONARY COMMENT -</u> Vehicle use areas, streets, driveways, and sidewalks required per this LDO may not be used toward open space calculations unless explicitly stated in LDO 6.2. As open spaces are programmed, another compliance review with LDO 6.2 will take place during CIDs. Currently, the site is providing 0.97 acres more than the required open space. It should noted that elements such as parking spaces associated with the open spaces will not all count towards open space requirements. I suggest carefully reviewing LDO 6.2 to ensure open space requirements will continue to be met.</p> <p><u>7. REPEAT –</u> The required parking spaces for multifamily indicated in the updated Site Data Table is inaccurate. See the screengrab below from Table 6.4.3.G from the LDO which outlines parking requirements for Dwelling, Multiple Family and update the Site Data Table</p>	
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and calculations as necessary:

ROLESVILLE OFF-STREET PARKING REQUIREMENTS			
PRINCIPAL USES	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL NOTES
RESIDENTIAL USES			
Dwelling, Single Family, Attached	2.0/Dwelling Unit Plus 0.25 Guest Spaces/Dwelling Unit	No Maximum	Exclusive of garage, which shall not be included in minimum and maximum.
Dwelling, Multiple Family	1.5/Dwelling Unit Plus 0.10 Guest Spaces/Dwelling Unit	2.5/Dwelling Unit	Maximum 10% additional guest parking of total parking count may be permitted.

V3 Applicant Response: This was included as part of the text amendment and the minimum parking has been shown on the cover sheet.

WR Comment: Minimum parking indicated on the cover sheet does not include the required guest parking for **Single-Family Attached** per Table 6.4.3.G. Parking calculations should be provided as part of the preliminary plan included on the cover as well as on the site plan where guest parking will be provided. Please cloud all changes per comment 3.

8. PARTIAL REPEAT - Site Plan Overall (CS-100) – The V2 comment response letter suggests this stub is intended for future connection to the commercial area. Will this be a vehicle connection or pedestrian? At what point in time does the applicant plan to show this connection? During CIDs, or future SDP for the commercial parcel?

Response not provided as part of the V3 submittal.

9. HOLDING COMMENT - Site Plan Overall (CS-100) – Applicant has indicated per the V@ comment response letter that they are in the process of receiving road names and E911 addresses from Wake county. This will remain as a holding comment until both are obtained.

WR Comment: Response not provided as part of the V3 submittal.

10. HOLDING COMMENT - Regarding LDO Section 6.6 – Per the V2 comment response letter, the applicant has indicated that a lighting plan will be provided once lighting design has moved further along. This will remain as a holding comment until a lighting plan has been provided and approved.

WR Comment: Response not provided as part of the V3 submittal.

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Parks & Rec – Eddie Henderson	<ol style="list-style-type: none"> 1. The Sidepath (along Fowler Rd.) is not continued to the property line as a result of the Applicant proposing to NOT extend/continue Fowler Road to the subdivision/property boundary. If the Town approves the this lack of extension/continuation of the road, then a Fee-In-Lieu (FIL) discussion for this remaining part of the Sidepath will be vetted and determined during the CID review process; FIL's are payable at time of Final Plat recordation. 2. Regarding the 5.92 acres (to be dedicated to the) Town parkland lot - <ol style="list-style-type: none"> a. Explain how the addition of Stormwater Pond 1-C and maintenance road relates – is this SCM to be on the Town park lot? b. Could the Town use this SCM for the impervious coverage [IC] of future park improvements? Will the SCM be “oversized” for future IC; if so how much? c. Calculate the area /acres that is encumbered with easements, the stormwater pond and access road (IF on the Town lot). The delta is thus the unconstrained ‘buildable’ acreage the Town would possess, which is what is being sought to know. 3. Relabel to “Town of Rolesville Public Greenway Easement.” 	
Engineering - Jacque Thompson	<p>See the two (2) PDF's of Comments –</p> <ol style="list-style-type: none"> 1) Memo dated 04-28-2025, with 36 comments; 2.) Mark-up comments. 	
Wake County Watershed Mgt – Elizabeth Powell	V3 – no new status was received; contact Wake Co. Directly.	
Wake Co. Fire / EMS - Stephen Wolf	Previous comments not addressed; Cul-de-sacs shall have a paved diameter of 96' (Radius 48') This is consistent with the new Code standard and the size of the current fire apparatus responding to these properties to be able to drive in and out without backing up.	
NCDOT – Jacob Nicholson	<ol style="list-style-type: none"> 1. NCDOT final review of the TIA is complete – see uploaded PDF dated February 10, 2025. 2. It is showing a “monitor for signal” Full-access at Fowler Road and Rolesville Road with the other site entrance being RI/RO. 	
COR Public Utilities – Tim Beasley	Approvable by the City of Raleigh.	