

REZ-24-01: Merritt Property – Responses to first TRC review

April 10, 2024

PLANNING & ZONING:

1. We will respond to all comments and cloud any changes to the Zoning Concept Plan.
2. Noted.

PARKS & RECREATION:

1. The plan submitted with the zoning application is only a zoning exhibit. It is not intended to be a preliminary plat. When a preliminary plat is submitted, we will comply with the Town's Bike and Greenway Plans. We discussed at the virtual meeting that we will ask for a private meeting with Eddie Henderson to clarify some of the requirements.
2. We will show the connectivity on the preliminary plat.

ENGINEERING:

We will reference the PDF of the mark-ups on the Concept Sketch Plan. It should be emphasized that the plan submitted for TRC review is a zoning exhibit only; the preliminary plat will show engineering details.

COR PUBLIC UTILITIES:

- 1) We understand that a Downstream Sewer Capacity Study may be required.
- 2) We understand that a fire flow analysis will be required.
- 3) We understand that the Harris Creek improvements must be accepted by Raleigh prior to this project recording lots.

NCDOT

- 1) We understand that a TIA will be required.
- 2) We understand that further discussion will be needed regarding Fowler Rd.

WAKE COUNTY FIRE/EMS

- 1) We will provide a fire truck turn-around where needed.
- 2) All roadways will be constructed to Town of Rolesville standards.
- 3) We will meet NC Fire Code requirements.
- 4) The map is a reduction of a larger map, so the scale is only intended for a zoning document.

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A. Application Documents Provided

1. A TIA is underway.
2. We understand that a neighborhood meeting will be required.

B. Rezoning Justification

1. We are requesting a new zoning district: RU, Residential Urban. This plan is an addition to the current Comprehensive Plan. We believe that the Comprehensive Plan designation for this property is not appropriate. The Merritt property is located between two major residential subdivisions. A Business Park would not be an appropriate use between The Point and Kalas Falls.
2. The plan would be designed to conform to the new RU zoning district, so therefore it is in a few cases in conflict with the current Town Code of ordinances
3. The previous zoning was for rural, low-density development. Rolesville has changed greatly since the RA zoning was applied, so the new, proposed RU zoning would be appropriate.
4. The proposed zoning would be compatible with adjacent uses.
5. The rezoning would provide for efficient development in Rolesville by providing a major sanitary sewer outfall, street connections to The Point, standard public streets, a major roadway extension of Fowler Road, sidepaths/bike paths, and greenway connections to adjacent properties.
6. The proposed development is a natural extension of residential uses.
7. Because of the standards set by the Town of Rolesville, no adverse environmental impacts will be created.
8. The proposed RU zoning differs from the current Code of Ordinances only in the fact that the proposal would allow small lots, and is designed to be age-restricted. Therefore, impacts from the proposed development would not be materially different from current practices.

C. Comprehensive Plan Consistency/FLUM

1. Noted.
2. a. Noted.
b. Our contention would be that the Business Park designation is, itself, inconsistent with the surrounding land uses. The Business Park would be located between two major residential subdivisions—The Point and Kalas Falls. The manufacturing and production uses that would be permitted in the Business Park would be in serious conflict with the adjacent residential uses.

D. Proposed Conditions for Conditional Zoning (please see revised conditions)

1. The Sketch Plan will be submitted as a condition, as suggested. The map will be titled “Zoning Exhibit”. The conditions have been revised accordingly.

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2. References to a 40' right of way have been deleted.
3. One HOA will be established for the entire project; an additional, separate HOA **may** be established for the townhomes.
4. **Construction on the amenities shall begin** when the **300th building permit is issued**.
5. Condition # 7 has been removed.
6. The 15' setback applies to the 40' lots. These buildings have garages built to the rear of the house; therefore, driveways will be long enough for two cars. The setback table has been revised to indicate that driveways must be a minimum of twenty feet.

E. SKETCH PLAN

1. Rez-24-01 will be added to all materials moving forward.
2. Revision dates will be added where needed.
3. All rights of way are 50', except where this project connects to 60' rights of way from The Point.
4. Fowler Road:
 - a. Noted
 - b. Noted
 - c. Right of way of 110' will be dedicated.
 - d. A 30' streetscape is provided.
 - e. The developer has agreed to dedicate the 110' right of way and build half of the cross-section.
5. When we meet with Eddie Henderson we will discuss the placement of either the bike lane or side-path along the half of Fowler Road that this developer will build.
6. Please see #5.
7. Dimensional standards have been added to the Zoning Exhibit.
8.
 - a. Noted
 - b. The suggested note has been added to the Zoning Exhibit.
9. Open space calculations will be shown on the Preliminary Subdivision Plan.
10. Please see D-6.
11. Townhouse parking will comply with the LDO and will be shown on the Preliminary Plat.
12. A tree survey will be provided.
13. Noted.