

V2 Submittal -
REZ-24-02



ELLIS
DEVELOPMENTS GROUP

VIA ELECTRONIC MAIL

March 20, 2024

Michael Elabarger
Senior Planner
Town of Rolesville

RE: Applicant Response to 1st Submittal Review Cycle Comments for Hills at Harris Creek
(REZ-24-02)

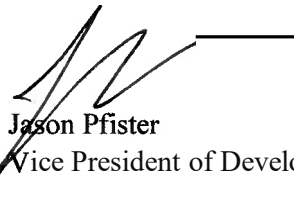
Dear Mr. Elabarger:

Enclosed please find the Applicant's written responses to the 1st Submittal Review Cycle Comments which were issued on March 11, 2024 along with the following accompanying items:

1. Updated Exhibit One: Concept Sketch Plan.
2. Exhibit Two: Recreational Amenities Plan.
3. Updated Exhibit Three: Conditions of Approval.
4. Updated Rezoning Justification.

Please feel free to contact our office should you have any questions or need additional information.

Sincerely,



Jason Pfister
Vice President of Development



ELLIS
DEVELOPMENTS GROUP

Applicant Response to 1st Submittal Review Cycle Comments for Hills at Harris Creek (REZ-24-02)

March 20, 2024

Planning Staff and Withers Ravenel Comments:

1. See attached and below.
2. See attached.
3. Applicant intends to use the Cluster Option of 8000 SF lots with a frontage minimum of 50ft. The 40% open space will be clearly identified on the materials submitted by Applicant in connection with the Major Subdivision Preliminary Plat application process.
4. See updated and revised proposed conditions of approval attached as Exhibit Three.
5. Acknowledged. Applicant's surveyor is in the process of preparing the legal description. A signed and sealed Metes and Bounds legal description will be provided upon receipt by Applicant.

Zoning/Planning Comments Memo:

1. See attached updated Exhibit One as well as a Recreational Amenities Plan attached as Exhibit Two which provides the requested information.
2. See attached updated Rezoning Justification for Hills at Harris Creek Rezoning Application.
3.
 - a. See attached updated Exhibit One. Applicant will address any additional requested information on the materials submitted by Applicant in connection with the Major Subdivision Preliminary Plat application process.
 - b. No response required.
 - c. See attached updated Exhibit One as well as a Recreational Amenities Plan attached as Exhibit Two which provides the requested information. Please disregard the Open Space Chart that was previously provided by Applicant. This exhibit has been replaced by the Recreational Amenities Plan attached as Exhibit Two. Revised Open Space calculations will be provided by Applicant with the materials submitted by Applicant in connection with the Major Subdivision Preliminary Plat application process. Further, the entire site in encompassed within the requested ½ mile distance radius so the previous circle was removed from the exhibit to avoid any confusion.
4. No response required.

Parks & Recreation Comments:

1. See attached updated Exhibit One and updated Exhibit Three which address these comments.
2.
 - a. No response required.

- b. No response required.
- c. No response required.
- d. Applicant shall provide a Bike Lane in accordance with this request.
- e. See attached updated Exhibit One and updated Exhibit Three which address these comments.

Engineering Comments:

- See attached updated Exhibit One.
- Applicant has been in contact with the owners of PIN's 1757658917 and 1757657746 regarding the closure of "Rock Farm Road" and its replacement with a private access easement. The general location of the access easement connections are reflected as Items A and B on the attached Exhibit Four. Applicant will provide an access easement for each of these owners and will consult with them on the final design and location.
- See attached Exhibit One.

COR Public Utilities Comments:

- No response required.

NCDOT comments:

- No response required. TIA update is in progress.

Wake County Watershed Management Comments:

- See attached updated Exhibit One. No additional response required.

Wake County Fire/EMS Comments:

- No response required.