

Rolesville Comment Response - REZ-24-04 - 6520 Fowler/6521 Mitchell Mill
January 3, 2025 (V1 Submittal Review Cycle)

Planning & Zoning:

1. **Provide a Written Response to all comments.**

Response: See below.

2. **Add revision dates to all submittal materials.**

Response: The application has been updated.

3. **Add “REZ-24-04” to all the associated documents that are revised.**

Response: The application has been updated.

4. **Per the ITE Trip generation, daily trips are >500, thus triggering a Traffic Impact Analysis (TIA) be performed. Contact the Planning Director directly to start the scoping and then contracting process for that; this can run independently of TRC Submittals.**

Response: Applicant has initiated the TIA process with the Planning Director.

5. **A Neighborhood Meeting is required to be held post-V1 Comment receipt; thus LDO Appendix 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.**

Response: Applicant is in the process of scheduling a Neighborhood Meeting.

6. **Submit a Voluntary Annexation Petition package to the Town as this project necessitates annexation in order to access COR Utilities which are evidenced by the lot sizes.**

Response: The Voluntary Annexation Petition will be included in this resubmission.

7. **Confirm the maximum number of dwelling units being requested - the Concept Plan says 93, Condition #3 says 100. Revise whichever is incorrect.**

Response: The application has been updated to state the maximum number of dwellings will be 100 units.

8. **Concept Plan revisions.**

Response: The Concept Plan has been updated to include the requested revisions.

Parks & Recreation:

While this proposed development is currently outside of the Town's adopted 2022 Greenway Plan, please consider adding a Greenway amenity for residents to use as well as a connection to the approved Greenway networks in adjacent Broadmoor and Rolesville Crossing communities.

Response: The Concept Plan has been updated.

COR Public Utilities:

FYI - this proposed development would be relying upon the Broadmoor subdivision to bring water to the development and Rolesville Crossing to bring sewer via a pump station to this development. The extension to reach the pump station may still require offsite easement acquisition to reach the subdivision. TBD at Preliminary Subdivision and Construction Infrastructure Drawing reviews.

Response: Acknowledged.