

Town of Rolesville
Attn: Michael Elabarger
502 Southtown Circle
Rolesville, NC 27571

Re: Town of Rolesville Comments:

Dear Town Staff:

We have received your review comments for the above referenced project dated September 9th, 2022, and made the changes as requested. Please find the updated plan set, response to comments, and supporting documents enclosed. The review comments are listed below and have been addressed as follows:

Comments From WithersRavenel

A. *Application Documents Provided*

- 1. To ensure that new development and redevelopment does not adversely affect the capacity of streets and intersections to accommodate vehicular traffic safely and efficiently, a Traffic Impact Analysis (TIA) is required to be submitted with the rezoning application per LDO Section 8.C.*

MRA Response: Noted, we have contacted a traffic engineer to complete the TIA study.

- 2. **Point of Clarification / No Response Required:** The “Property Owner Information” that is required on Page 4 of the application is intended for the information of the adjacent property owners required to be notified of the proposed rezoning and annexation. However, Page 4 contains the owner’s information for the multiple lots of the project site. The intended information is provided on a separate document in the application packet.*

MRA Response:Noted

B. *Zoning, Comprehensive Plan, and Future Land Use Map Consistency*

Consistency Statements Required

Appendix A, Section 2.3 of the LDO discusses the process for rezoning and specifically requires statements of consistency with the adopted Town Plans by both the Planning Board and the Governing Body, in accordance with the standards of

NCGS 160D-604 and 605. It should be noted that if the map amendment is adopted and the action is deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land-use map in the approved plan.

Consistency with Comprehensive Plan

As mentioned previously, the applicant is proposing a split zoning of the subject parcel to both RM and RH. The 2017 Comprehensive Plan and Future Land Use Map designates this parcel as Medium Density Residential, which is described as, "Predominately single-family residential uses with portions

of duplex, townhouse or multifamily residential. Further, these are lots or tracts at a density range

of three to five dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions."

While the proposed RM zoning would be considered consistent, the RH zoning, which would allow 6-12 dwelling units per acre, does not fit with the intent of this area and can be considered inconsistent.

It should be noted, however, the applicant has submitted a "site plan" with the application (although not a conditional zoning) and based on these plans, the proposed densities, even in the RH zoned areas, appear to be less than what is permitted by the ordinance. The applicant has not provided the actual acreages to confirm this so we would ask that the applicant revise the plans to provide this data and support their claims that the plans are consistent with the adopted plans of the Town.

MRA Response: Noted, plans have been updated

Zoning Considerations

- 1. The applicant is requesting both a Cluster option (LDO Section 3.1.B) AND a Conservation Subdivision (LDO Section 6.3). It does not appear that both are necessary, and the applicant can achieve the same results with a cluster subdivision and a conditional rezoning/ conditional district. A conditional district (LDO 3.3) would allow for flexibility in design, the consideration of open space options, and allow the Town to set parameters for the maintenance and preservation of open space in perpetuity.*

MRA Response: Noted, application will be updated to Cluster option

- 2. The applicant should consider scheduling an on-line meeting with the Town of Rolesville staff to understand the best path forward and the intent of the proposed design, relative to the LDO options available.*

MRA Response: Engineer has been in close coordination with the town staff during the review process.

3. *It appears that the applicant is meeting all the requirements of the Cluster Development option but has not provided enough information on the plans to determine compliance with the Conservation Subdivision standards. If the applicant chooses to continue with this option they shall demonstrate compliance with the requirements of Section 6.3, including all required calculations, plans, and covenants and restrictions. While this information is not required until the submission of the preliminary plat, the provision of the information should be considered in light of the requested rezoning.*
4. *The protection, restrictions, and maintenance responsibilities of the provided open space will be of concern to the Town of Rolesville governing body and staff. We would defer to the Town of Rolesville staff as to the best way to approach the open space from a holistic perspective, noting there are specific open space requirements contained in Section 6.2.1, applicable to all development, and those specific to Conservation Subdivisions in Section 6.3.*

C. *Concept Plan*

Please refer to the concept plans for these and additional comments related to the proposed design. It will be at the discretion of the applicant to address these comments prior to the rezoning or wait and address at preliminary plat, should the rezoning be approved. It should be noted that additional review and comments will be provided at the submission of the preliminary plat.

Cover Sheet

1. *Remove the name and phone number of Town of Rolesville staff. The address is sufficient.*

Name and phone number have been removed from the cover sheet.

2. *Add the Town of Rolesville Case number to the Cover Sheet*
Case number has been added under the project name.
3. *Include site address(es) in the site data table.*
Site address has been added to the site data table.

4. *Given that the individual zoning district acreages have not been provided, staff cannot confirm if the density and open space calculations are correct. Additional comments may be forthcoming in the next review.*
Zoning acreage has been added to the cover (C0.0) under the site data table and to the Overall Zoning Plan (C1.7).
5. *Include corner setback dimension for both housing types. For townhouses, include minimum width between structures (30 feet).*

MRA Response: We will continue with the Cluster option and not the Conservation option. Corner setback dimension has been added to the site data table on the cover (C0.0) as well as minimum distance between Townhouse structures.

6. *Break out the acreage to clarify how many acres will be within each zoning district. Note, per LDO Section 3.1.3.B, No more than 15 gross acres may be assigned to attached or multiple family uses. This acreage limit shall be applied to the total of all attached and multifamily uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/ or distributed throughout a subdivision.*

MRA Response: Acreage has been reduced to 14.02 ac. Acreage has been added and clarified on the Cover sheet (C0.0) and Overall Zoning Plan(C1.7)

Existing Conditions

7. *Within the legend, clarify what "FP" means. We assume it is referring to the floodplain.*

MRA Response: Legend has been updated. FP does stand for Floodplain. The line type has been added to the legend for clarity.

Site Plan

8. *It should be noted that the applicant is providing 15' front setback for townhouse units. However, for a parking space to be considered in the driveway, a minimum setback/ length of driveway will need to be a minimum of 19' to accommodate a 9'x19' space.*

MRA Response: Setback has been adjusted to 20'.

9. *The site design has a number of areas in which the corners of lots don't necessarily align with the side lot line. This creates a number of short segments for surveying when it comes time to plat. It is suggested these corners meet. Areas are delineated on the plan.*

MRA Response: Corners of lots have been adjusted on plan simplify surveying segments in areas that have been signified.

MRA Response: Noted

10. *The intersections of the entrances to the parking lot (near Street E) with Streets B and D are in close proximity to the intersections of Street E with Streets B and D. We suggest a redesign of this area. Suggestions provided on the plan.*

MRA Response: Please see revised layout for this portion of the site. Street E has been removed and parking has been adjusted to eliminate intersections close to the entrance of the parking lot.

General

11. *In accordance with Section 6.2.4.2.A., a tree and/ or vegetative survey is required and the preservation standards of 6.2.4.5. shall be provided.*

MRA Response: Tree survey will be provided in accordance with the above-mentioned sections of the LDO

ColeJenest & Stone

1. *Per the Town's Thoroughfare Plan, there is a proposed future collector road that will run along the north side of this site (Universal Drive). Please show the existing conditions of the road with a note showing "Future Collector Road."*
- a. <https://www.rolesvillenc.gov/sites/default/files/uploads/planning/thoroughfare-plan-map1.pdf>

MRA Response: Engineer is waiting on further clarification from Town Staff

on the updated “Future Collector Road” map. The collector may have been removed from the latest version of the map.

2. Road improvements along Jonesville Road will be required along the property’s frontage per the Town’s Community Transportation Plan (Page 12).
 - a. https://www.rolesvillenc.gov/sites/default/files/uploads/rolesvillectp_may_2021_full_document.pdf
 - b. A TIA will be required to determine additional improvements needed.
3. Please discuss with Parks about the master greenway, as the location is currently not shown here. If the greenway shown is not part of the master greenway, please label it as a private greenway.

Greenway easement has been provided as part of the Master Greenway plan. Location of the easement has been determined by neighboring development to the south “5109 Mitchell Mill Road” plans.

4. Based on existing property shown on the plat and survey, consider extending Gideon Drive north to connect with Universal Drive, and Street B would intersect with Gideon Drive. This will provide consistent access for the site.
 - a. Reconsider how road connections and general access will be handled. Another road connection at Street C does not appear to be necessary with the parcel having ROW frontage on 3 sides.
 - b. When the property at the corner of Universal Drive and Jonesville Road is developed, access off Gideon Drive or Universal Drive would be best.
5. It appears as if Street C is cutting into the proposed buffer. Please ensure the buffer meets minimum width requirements in all locations.
6. Please consider revising access to parking east of Street E to eliminate drive access and parking access being so close together for traffic efficiency.

Please see revised plans regarding this area. Street E has been removed and parking lot as been adjusted to eliminate parking lot entrances close to the intersection.

7. For future submittals (Preliminary Plat, Construction Drawings) please show ROW and pavement dimensions and include typical sections.

Noted. Full details of street sections will be provided at CDs. A typical cross section has been added to the overall site plan to display the Local road throughout the site for clarification.

TRC/STAFF COMMENTS

PLANNING DEPARTMENT

1. Overall Project Scope - Planning Staff wishes to discuss the overall intent of this project as it relates to the requested Zoning District and the intention to develop the RM/Single-family detached portion under both Cluster Development (LDO 3.1.B) and Conservation Subdivision (LDO 6.3) and preserve an immense amount of open space. Conservation Subdivision is a very intense and detailed means of development. The level of specificity included across the 10-sheet concept plan may be too detailed for the zoning entitlement

stage of development. See next comment also.

2. *Conditional District -- Staff suggests revising application to make this request for Conditional Districts (LDO 3.3) for one or both districts. The RM portion could propose, by Condition, to commit to subdividing under LDO 6.3. Conservation. Discuss with Planning staff (Town & WithersRavenel).*
3. *TIA - Per LDO Section 8/8.C. a Traffic Impact Analysis (TIA) is required for the number of dwelling units proposed (unless Applicant can provide ITE data that shows project is below thresholds for TIA). Process begins by requesting Scoping Meeting with Planning Director; please start that ASAP.*

MRA Response: TIA will be provided to determine road improvements needed.

4. *Neighborhood Meeting – Per Text Change 21-01, adopted 12/7/2021, Appendix A Handbook part 2.3 was amended to include details on required Neighborhood Meeting for Map Amendments. Read details; confer with Staff as to best/most appropriate to hold this (prior to Planning Board).*

MRA Response: Engineer will confer with Town Staff on the Neighborhood meeting.

5. *Collector Road – The 2002 Thoroughfare Plan called for a New Collector level road following the Universal footprint. The 2021 CTP, Collector Recommendations (page 83/131) does not call for this. Further investigation on this is required.*
FYI Annexation – see ANX 22-05 for status/comments about the Voluntary Annexation.

MRA Response: Engineer will coordinate with Town Staff to resolve.

PLANNING & ZONING

6. *See two (2) PDF's – 1.) A memo dated 8-31-22 and 2.) Mark-up comments on the Concept plan document.*

MRA Response: Engineer has updated the plans based on Staff comments.

PARKS & RECREATION

7. *See PDF of exhibit from Greenway plan (<https://www.rolesvillenc.gov/parks-recreation/adopted-plans>) in/for this vicinity of Rolesville.*

MRA Response: Engineer has coordinated with staff and revised plan per comments.

8. *Per LDO section 6.3.1.J: “Where land is designated as part of the Town’s adopted greenway system, development shall comply with the Town’s adopted plans and include the*

creation of new greenway trails. New development may also provide additional greenways and/or connections to greenways in accordance with the standards of this Section.” The proposed section of Greenway is part of the Town’s adopted Greenway Plan; presently it is noted just as “Proposed 30’ Greenway Trail Easement”. Revise to clearly indicate Proposed Easement and Greenway Trail.

MRA Response: Engineer has coordinated with staff and revised plan per comments.

- 9. Review/revise to ensure Greenway shown on concept plan will connect to the adjacent Greenway stub as part of the 5109 Mitchell Mill Road Project:
https://www.rolesvillenc.gov/sites/default/files/uploads/projects/v3_ma_22-06_5109_mitchell_mill_rd_concept_plan.pdf. The stub looks like it is ending near the property lines of 3608 & 3604 Gideon Drive. Please reference the adopted Greenway Plan.*

MRA Response: Engineer has coordinated with staff and revised plan per comments.

ENGINEERING

- 10. See two (2) PDF’s – 1.) A memo dated 8-31-22 and 2.) Mark-up comments on the Concept plan document.*

MRA Response: Plans have been updated per staff comments

COR PUBLIC UTILITIES

- 11. (via email) FYI – Public water line extension at this time is approximately 5,700 LF via Jonesville Rd, including crossing the US 401 Bypass and acquiring the necessary off-site easement.*

MRA Response: Noted

WAKE COUNTY WATERSHED MANAGEMENT

- 12. Parcels are currently in Wake County jurisdiction. [per Aerial imagery analysis, 2018-present] It appears that land disturbing activity has taken place prior to permitting. FEMA flood present - Sewer connection may require flood study. Contact flood administrator for further information.*

MRA Response: Engineer will coordinate with flood administrator.

NCDOT:

- 13. Please label and include existing conditions of streets being connected to.*

MRA Response: Added

- 14. Depending on the AADT of Jonesville Road, left turn lanes may be needed. It appears the closest AADT number we have is north of the highway, which is not a good indicator of the volumes on this road.*

MRA Response: TIA will be provided.

15. *Explain how lots 80, 81, 82 access Street A. Look into ways to minimize access points within 100' of Jonesville Road (this level of detail is/may be more appropriate at Preliminary Plat/Construction Drawing).*

MRA Response: Noted.

Thank you for your consideration of this resubmittal. Please do not hesitate to contact us directly at (984) 200-2103 or at dcooper@mragta.com with any questions you may have.

Best,

Douglas B. Cooper, PE, PLS

CC: Jeremy Keeny, PE, PLS