

Rolesville MA 22-01 Hills at Harris Creek

Comment Response Letter

PLANNING

1. Provide a Written response to All Comments with next submittal; 2nd Submittal had none, which hampers Staff's ability to review resubmittals. - **Complete**

2. A Voluntary Annexation Petition was received via email on 5/5/22; the document was not signed, nor were any of the 3 required items at the top of the form provided. Contact Senior Planner to discuss this associate application in advance of the next submittal of MA 22-01. - **Complete**

3. Provide Notes/minutes from the Neighborhood Meeting held 03/16/2022. - **Attached**

4. Per Town staff email records, a TIA was begun in February with Ramey Kemp (RKA) – provide status of that process and/or submit final TIA documents with next submittal. - **Complete**

5. REPEAT – lack of written response hampers Staff's ability to interpret how/if Applicant has addressed original comment. A 3rd connection, a stub to PIN 1757770396 is observed. Plan to discuss this at TRC TEAMS Meeting. Original Comment: Overall, design concept - 2 entries from Mitchell Mill - makes this entire development one large cul-de-sac; there is no interconnectivity. Provide information to identify how this tract of land fits in with existing and future development surrounding it. - **There are a number of residential developments in and around this project at varying stages. Stubs have been provided for future connection, as well as driveway cuts for the property owners on the West. Coordination with the residents of Gro Peg Lane and the proposed Hopper development is ongoing to provide mechanisms for additional access, public safety, and connectivity.**

PLANNING & ZONING - WITHERS & RAVENEL

See three (3) PDF's: 1.) Written memo comments dated 6-1-22; 2.) Mark-up comments on Cover Sheet; 3.) Mark-up comments on Sht. C-3.0. Site Plan - **All markups addressed**

PARKS & RECREATION

1. Per this new Plan, a route is proposed through this property; See 2 PFD's, excerpt from Bike Plan and Mark-up of concept plan (ORANGE line). Please revise concept plan to incorporate the bike lane into proposed roads through the development. - **Bike path added per plan**

2. Per this new Plan, a route is proposed along Mitchell Mill Road - Please revise concept plan to add a side path along Mitchell Mill Road. - **Bike lane added per discussion 10/3.**

3. Per the OSAG Plan and Greenways Map -- Provide a Greenway connection from Mitchell Mill Road to Harris Creek. Staff acknowledges the addition of a greenway easement on the north side of the property connecting the cul-de-sac to the creek, but no other greenway appears

marked on sketch plan. a. See PDF of Greenway Plan with BLUE circle showing the location of the recommended greenway per Greenways Map. b. See PDF of Sheet C-4.0 with GREEN line per Greenways Map and RED line for suggested/variable greenway location for community benefit. - **Greenway added per plan**

4. Regarding Tree Diversity – While the tree planting plan is not required at this stage of development, a diversity of tree species to better align with the Town Board Naturally Rolesville initiative is strongly advised at this time. - **Noted**

ENGINEERING - CJS/B&M

See two (2) PDF's – 1.) Written memo comments dated 5-26-22, and 2.) Mark-up comments on the Concept Plan. - **All markups addressed**

COR Utilities

To utilize a pump station (PS) for sanitary sewer, provide justification per City of Raleigh Public Utilities Handbook. - **Noted**

WAKE CO.

1. Provide details referencing Fire Access in the rear on plat drawings. 2. FYI - Amenity and Commercial areas will have additional review and requirements (at the time of their plan review/development). **Primary fire access will be through Gro Peg Ln. As of right now the fire access will be an extension of the stub road on the western boundary of the property. Additional options are being analyzed to provide increased access.**

NCDOT

1. Development requires a TIA to determine roadway improvements 2. NCDOT permits would be required for work along Mitchell Mill Road. - **Noted**

WAKE CO. WATERSHED MANAGEMENT

(via email) No Comments on rezoning request. From Janet Boyer – No comments. - **Noted**