

FLMENGINEERING

February 27, 2023

Michael Elabarger
Senior Planner
Town of Rolesville
P.O. Box 250
502 Southtown Circle
Rolesville, NC 27571

**Reference: MA 22-05 1216 Rolesville Rd
Review #2 Comment Response Letter**

Dear Mr. Elabarger:

Per the comments received on June 6, 2022, please see the below comment responses and revised sketch plan and associated documents:

Planning Department

1. Provide a Written Response to ALL comments with next (3rd) Submittal.

This letter serves as the written response to all comments.

2. (REPEAT) - Traffic Impact Analysis (TIA) must be completed and submitted to Staff with next submittal for formal review. Contact Planning Director as needed.

The TIA has been completed and is included with this resubmittal.

3. (REPEAT) - Neighborhood Meeting – Arrange/hold a Neighborhood meeting following guidance/details in TA 21-01 - in LDO Appendix A Section 2.3, Step 4 was added (https://www.rolesvillenc.gov/sites/default/files/uploads/planning/ldo_round_1_-_text_for_updated_ordinance.pdf) ..

A neighborhood meeting was held July 25, 2022. The meeting summary is attached. No neighbors attended the meeting.

4. (NEW) Staff has concern with the proposed width of Road 1 (50' ROW) directly tying into PIN 1768236815 , a 98- acre, landlocked, currently R1 zoned tract that is under frequent development inquiries with Town Staff. The future development of that tract may rely on Road 1 for primary or secondary access, and the 50' residential street ROW width would not be appropriate or adequate to serve such adjacent development. Staff acknowledges that at this time, PIN 1768236815 is vacant, but it will develop. The tract is also being considered for economic development (non-residential) designation by the Town, which could then possibly mix non-residential traffic directly into this proposed townhome community to access Rolesville Road. Further discussion on the appropriate width and design of Road 1 is requested once other reviewers comments have been addressed.

Per coordination with staff, Road 1 has been revised to no longer stub into the 98-acre tract.

5. **(NEW) Regarding the proposed land use for this ~12 acre tract fronting Rolesville Road – Staff has no constructive comments as to how alter or revise the land plan to meet Town policies or goals. More non-residential, rather than owner-occupied residential like townhomes, adds to the Town’s tax base and provides solutions to future fiscal issues. More residential requires more Town services, and the resultant traffic impact on Rolesville Road and other Town streets. The Town Board may take these matters into consideration when deliberating the rezoning request.**

This comment is noted.

Planning & Zoning

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. The applicant has indicated that this process has begun, and a copy of the TIA will be submitted to the Town upon completion.**

The TIA has been completed and is included with this resubmittal.

2. **Some areas of concern include the various roads proposed off site into the adjacent parcels. Aside from “The Point”, the remaining adjacent parcels do not currently have any developments under review. The applicant is proposing two separate connections to the Gunz property as well as a 50- foot public ROW leading into the Self property. LDO Section 9.2.1B.15 would require those adjacent parcels to provide the remainder of the full required ROW once those parcels are subdivided. The number of connections shown on this project would result in substantial design influence of those adjacent parcels, something else that should be considered here.**

This comment is noted. The stub road to the north is a connection to a road proposed by The Pointe. The stub road to the tract to the west has been removed.

B. Comprehensive Plan Consistency/FLUM

The proposed rezoning is mildly consistent with the 2017 Comprehensive Plan and Future Land Use Map distinction which shows this parcel as Mixed Use Neighborhood on the FLUM.

Mixed Use Neighborhood is classified as neighborhoods with a mix of uses that offer residents the ability to live, shop, work and play, in one community. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets that often support multiple modes of transportation.

While the neighborhood is too small to offer a true mix of uses as suggested in the comp plan, it should be noted further that the concept plan and proposed zoning is consistent with the development approved in the area. The adjacent development, the Point, has similar layout as proposed by this applicant, provides the mix of residential uses to support the proposed commercial, and provides an extension of the road network.

This comment is noted.

C. Concept Plan

1. **The applicant shall demonstrate compliance with the requirements of LDO Section 3.4.3.D in regard to the mixture of proposed uses and the timing of development. For purposes of the rezoning, the applicant shall provide this information in the hearing testimony.**

This comment is noted and will provided during hearing testimony.

2. **The applicant should note that building architectural elevations will be required to determine compliance with the requirements of Table 3.4.3. Elevations are expected to be provided during the site plan review process.**

This comment is noted.

3. **Table 3.4.3 indicates that the maximum single use / building size shall be 25,000 sq ft, unless the increase is approved as part of a development agreement, or the building is mixed use. The proposed commercial building is 30,000 and appears to only be commercial in use.**

The building will be a multi-tenant/multi-use commercial building such that no single use will comprise more than 25,000 SF.

4. **The plans indicate that the guest parking areas will be located to the rear of the property, raising concerns that townhome guests will park at the commercial building and result in less parking for those uses. WithersRavenel would suggest a site design that disperses the guest parking to be located near each block of townhomes to discourage parking in the commercial area or along public rights-of-way.**

Guest parking for the townhomes is provided in two separate parking areas within the townhome development portion of the project.

5. **The existing site is well forested according to iMap aerials. LDO Section 6.2.4.5 focuses on vegetation preservation. WithersRavenel is unsure if the applicant has already gotten a tree survey but would like to call attention to preservation standards in LDO Section 6.2.4.5B so that the applicant can begin taking into consideration tree replacement requirements. The concept plan does not show any tree save areas or vegetation to be preserved.**

- a. **At least ten (10) percent of all existing trees in good health (as determined by a professional arborist) shall be preserved within developments that are two (2) acres or greater in size, excluding non-native invasive plants as listed by the US Forest Service or the NC Forest Service.**
- b. **Within applicable sites, evergreen trees at least twenty (20) inches diameter at breast height and deciduous trees at least eighteen (18) inches diameter at breast height, and in good health (as determined by a professional arborist), and within required buffering and landscaping areas, shall be tagged prior to any site clearance and be preserved to the greatest extent possible.**

- c. In any case where removal of a qualifying evergreen or deciduous tree from subsection (2) is required for site development, it shall be replaced on-site with at least four (4) or more trees of similar species and size.
- d. Trees sixty (60) inches diameter at breast height and in good health based upon a professional arborist, must be preserved to the greatest extent possible and not be removed. If removal is required for site development, diameter at breast shall be replaced one (1) for one (1) using three (3) inch caliper trees on site. Exiting buffers and canopy may be used for up to twenty-five (25) percent of replacement.

Thank you for providing this information. It will be taken into consideration and a tree survey performed during the site plan process.

Parks & Recreation

1. Staff acknowledges the addition of the Greenway to the sketch plan and agrees to work on the final layout of the Greenway during the Preliminary Subdivision/Site Plan application process.

This comment is noted.

2. Please add a side path along Rolesville Road, which will be a part of the new Town of Rolesville Bicycle and Greenway Network that will be approved by Town Board in the upcoming months. See link for more information:
<https://www.rolesvillenc.gov/parks-recreation/parks-and-facilities/bicycle-pedestrian-planand-open-space-greenway-plan-updates>

A 10' side path has been shown along Rolesville Road.

COR Utilities

1. Site may be relying upon other developments to bring access to both water and sewer. Offsite easement may be needed from PIN: 1768236815 for a gravity sanitary sewer extension.

This comment is noted and the applicant understands that extensions will be required for water and sewer per the plans for the Pointe development to the north.

Comments from Wake County Fire / EMS and NCDOT for future development plans are noted and will be considered during development of site plans.

Please let me know if you have any questions or need any additional information.

Sincerely,



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