

Town of Rolesville
Re: Harris Creek Farms (formerly Jonesville Road) Response to Comments
December 1, 2022
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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 October 5, 2022, and made the changes as requested. Please find the updated map amendment application, 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. The Applicant has indicated that a Traffic Study has been initiated.*

Noted, the TIA process with the Town has been initiated.

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. However, the applicant’s reason for requesting the RH zoning is that single-family attached homes (townhomes) are only permitted in the RH zoning district and not in the RM zoning district. With the intended 81 townhome units, the proposed density in the RH district of 5.77 units per acre is under the intended density of the High Density Residential in the Land Use Plan.

Noted. A Conditional Rezoning Map Amendment Application is now proposed.

Zoning Considerations

- 1. The applicant is proposing a rezoning from [Wake County R30] to a split zone of RM and RH as mentioned previously. The applicant has also provided a detailed site plan showing the proposed layout of the site. However, the applicant has not requested a Conditional Zoning as a portion of this application. As such, if the rezoning is approved, the applicant is not bound to the proposed layout and may utilize the permitted densities for each of the proposed districts respectively. To ensure the layout is in substantial conformance to the site plan submitted, we suggest that the applicant revise the application to request a conditional zoning.*

Noted. A Cluster Subdivision Conditional Rezoning Application is now proposed.

- 2. The Applicant is requesting a Cluster Option (LDO Section 3.1.B). The applicant will need to demonstrate compliance with subsection 1 as it related to open space and the provision of a conservation easement and Subsection 2 as it relates to the buffer being it’s own lot to be maintained by the HOA.*

Open space in excess of 40% of the Site area is proposed. The required open space shall be conserved as a conservation easement and maintained by the HOA.

- 3. 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 suggest that the applicant submit the HOA documents, including the Incorporation documents and the Covenants, Conditions, and Restrictions. Etc. The applicant should also submit the ordinance wording for the conservation easements required.*

HOA documents shall be submitted upon Rezoning and Annexation approval.

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. The name of the project seems to be developing. Please remove Jonesville Road and use, "Harris Creek Farms" instead.*

Project name has been updated on all relevant documents.

- 2. Include corner setback dimensions for both housing types. For townhomes, include minimum width between structures (30 feet).*

Corner setbacks and minimum width between townhome structures has been added to the Plan.

- 3. 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 (single family) 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.*

Acreages does not exceed 15 acres. Please refer to the Cover sheet (C0.0) and Overall Zoning Plan(C1.7) for acreage call outs.

Existing Conditions

1. *Existing Conditions Note 2 indicated that the property lies in Zone "X" based on FIRM maps from 2006. First, the maps have been updated as of July 2002. Further, the property lies in multiple zones, including zone X but also a large portion of Zone AE, in the Special Flood Hazard Area. Please update the plans accordingly.*

Noted. The plans have been updated accordingly.

2. *The symbol for manholes (MH) should be added to the Legend and we ask that the bold font be turned off.*

Manhole symbols has been added to legend and bold text has been turned off.

10-Sheet Concept Plan

1. *The handicap spaces in the parking lot of Street C do not have sidewalk associated with the parking area. We suggest that the sidewalk be provided from the handicap space to connect to the proposed sidewalk for the development along Street C.*

Sidewalk has been added in this area.

2. *The sidewalk proposed shown in typical cross sections should be labeled and dimensioned. As the sidewalk is shown as a separate material, add to the legend provided on the site plan sheet.*

The sidewalk has been labeled and dimensioned.

3. *In accordance with Section 6.2.4.2.A, a tree and/or vegetative survey is required, and the applicant shall demonstrate compliance with the preservation standards of 6.2.4.5.*

A vegetative survey will be provided during future submittals upon rezoning and annexation approval.

4. *In the provision of open space and recreation discussion, the applicant should address the maintenance and ownership of the propped Greenway and trails. It is generally preferred by the Town that the trails be privately held/owned but publicly accessible with an access easement. We defer additional comments to the Town Park and Recreation Department.*

Labels have been added to the greenway and trails. They will be privately maintained and held with public access.

ColeJenest & Stone

1. *After discussing the layout with the Town's Park Department, they would like the greenway south/west of the lots to be a private greenway with public access. The site plan should show a label clarifying private vs. public.*
 - a. *Please confirm the intent of this trail and include an access and maintenance easement if necessary.*

The greenway is now proposed to be a private greenway with public access. Labels have been added to the plan to clarify this.

2. *The minimum centerline radius for local subdivision roads is 230' and for collector roads is 310'.*

This criterion is for "level" terrain, the Site generally lies within the "rolling" terrain range which calls for smaller centerline radii. Email discussions with ColeJenest have been conducted with exhibits for clarification. Further clarification on existing grades and proposed grades will be provided during the CD phase of this project. The design intent is to generally follow existing grades to the maximum extent possible.

3. *Sidewalk directly adjacent to the curb should be 6' wide for accessibility.*

The sidewalk is 6' wide, a dimension has been added for reference.

5. *Road improvements along Jonesville Road will be required along the property's frontage per the Town's Community Transportation Plan.*
 - a. *TIA will be required to determine additional improvements needed.*
 - b. *The connection to Jonesville Road will need to be Shown.*

Road improvements and the connection to Jonesville Road are now shown. The process for the TIA has been initiated with the Town.

6. *It is recommended that the sidewalk be located 1" off the ROW. Please label this in the typical cross section.*

The sidewalk is now located 1" off the ROW. The typical cross section has been modified and labelled.

7. *Please label the sidewalk width in the typical cross section.*

The sidewalk width in the typical cross section has been labeled.

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

ROW and pavements dimensions and typical sections are shown.

TRC/STAFF COMMENTS

Planning Department (Mike Elabarger)

1. *Provide a Written Response to ALL (Every) Comments to explain to Staff what/if/how/where/why/etc. The Applicant's responses.*

Please refer to this comment's response letter.

2. *Add appropriate revision dates to all re-submittal materials.*

Revision dates have been added.

3. *Revise "title" of the 10-sheet plan set from "Rezoning and Annexation" to "Map Amendment (Rezoning) Concept Plan", and "Jonesville Road" to the proper name of 'Harris Creek Farms' which Applicant has chosen the project to be referred to as. Be sure to revise the latter in each sheets lower right hand corner which states "Jonesville Road".*

The title has been revised and project name been updated.

4. *TIA- Per LDO Section 8/8.C. A Traffic Impact Analysis (TIA) is required 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.*

The formal TIA process has been initiated with the Town/Planning Director.

5. *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 (must be prior to Planning Board Mtg).*

Noted.

6. *FYI Annexation application ANX 22-05 will process parallel to Map Amendment, with both holding their required Public Hearings at the same Town Board meeting.*

Noted.

Planning & Zoning (WithersRavenel)

7. *See two(2) PDF's-1). A memo dated 108-31-22 and 2.) Mark-up comments on the Concept Plan document.*

Noted.

Parks & Recreation (JG Ferguson/Eddie Henderson)

8. *Revise Concept Plan (See Sheet C1.5) to provide Greenway connecting across wetlands as shown in the Town's 2022 Greenway Plan.*

Greenway connection in the form of a boardwalk is proposed. A 30 foot easement is also provided.

9. *Revise Concept Plan to provide Greenway connection from the neighborhood roads (Street B or Gideon Drive cul-de-sac) to the Greenway located in the southern part of the property. The current path does not appear to have an access point for the public.*

A greenway connection to the southern party of the property has been added.

10. *Revise Concept Plan to note that Greenway running behind Residential lots on Street B will be privately maintained, but open for public use via a Public Access Easement.*

Plan revised to show privately held/maintained Greenway open for public use.

11. *Revise Concept plan to provide connection from this generally north/south [behind Street B privately maintained greenway] to the east/west public Greenway located at the south of the property.*

Concept plan revised to provide connection behind street B to the east/west greenway located at the south of the property.

Engineering (CJS/B&M) (Brian Laux/Jacque Thompson)

12. See two (2) PDF's-(1.) A memo dated 11-02-22; and (2.) Mark-Up comments on the Concept plan document.

Noted.

COR Public Utilities (Tim Beasley)

13. No further comments received- previous (V1) comment was "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." Town staff notes that this relates to eventual Preliminary Subdivision Plat and Construction Drawing pending Map Amendment approval.

Noted.

Wake County Watershed Mgmt (Janet Boyer)

14. No further comments

Noted.

NCDOT (Matt Nolfo)

15. No new comments on this project, I think we are waiting for the TIA at this point.

Noted.

Wake Co Fire/EMS (Brittany Hocutt)

16. No comments.

Noted.

Town of Rolesville

Re: Harris Creek Farms (formerly Jonesville Road) Response to Comments

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

Best,

Panth Naik

CC: Jeremy Keeny, PE, PLS