

**111, 113, and 115 W. Young Street**  
**Justification Statement**

1. Is the application consistent with the Comprehensive Plan / other applicable adopted town plans?

Response. The Town’s Future Land Use Map designates these three properties as Medium Density Residential. Medium Density Residential recommends residential density between three and five units per acre. The proposed conditional use rezoning request proposes a maximum of seven units total, which equates to approximately 4.5 units per acre across the assemblage. Additionally, this land use designation calls for limited non-residential uses. The proposed rezoning permits a limited range of non-residential, and at a scale that respects adjacent residential uses. Thus, the proposed conditional use rezoning application is consistent with the Rolesville Future Land Use Plan.

2. Is it in conflict with any provision of the LDO or the Town Code of Ordinances?

Response. The Project intends to comply with all parts of the LDO and Town Code of Ordinances.

3. Does the application correct any errors in the existing zoning present at the time it was adopted?

Response. The application does not correct any errors in the existing zoning.

4. Does it allow uses that are compatible with existing and allowed uses on surrounding land?

Response. The proposed conditional use rezoning would allow for seven total dwelling units and limited non-residential uses. The assemblage of property is located near the Young Street and Main Street intersection, which is the heart of the Rolesville town center and where one would expect to see a variety of nonresidential uses and dense residential development. Additionally, the properties immediately west of the assemblage are zoned Town Center (TC), which is appropriate for the core of Rolesville and permit both residential and nonresidential uses. Thus, the proposed rezoning to GC-CZ is compatible with existing and allowed land uses in the nearby area.

5. Would it ensure efficient development within the town, including the capacity and safety of the street network, public facilities, and other similar considerations?

Response. The proposed rezoning and development would require street improvements and streetscape along W. Young Street, which is classified as a “2 Lane with Two Way Left Turn Lane”. Enhanced vehicular and pedestrian infrastructure along this development is important for the build out of the Rolesville town center.

6. Would it result in a logical and orderly development pattern?

Response. Yes, the rezoning and redevelopment of these three properties for a mix of uses is consistent with nearby development near the Rolesville town center.

7. Would it result in adverse impacts on water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

Response. No, there are no environmentally sensitive areas on the assemblage. The properties were previously developed and cleared for residential uses, and there are few existing trees. The proposed uses would not have adverse noise impacts to adjacent properties.

8. Does the conditional rezoning addresses the impacts reasonably expected to be generated by the development or use of the site, can reasonably be implemented and enforced for the subject property, and if it will mitigate specific issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district.

Response. The zoning conditions limit the types of commercial uses permitted and the number of dwelling units, which will help mitigate impacts from a GC base zoning district.