



**Proposal to Amend the Land Development Ordinance
Town of Rolesville, North Carolina
Case Number TA 22-01**

Amendment 2: 6.2.1.3. Open Space – Active and Passive Features

Active Features	Passive Features
Lawn Games and Concrete Gaming Tables	Walking Trails
Hard Courts (Pickleball, Tennis, Etc.)	Boardwalks
Playgrounds	<u>Pollinator Gardens or Other Gardens</u>
Swimming Pools and Splash Pads	Greens
Athletic Fields (Soccer, Baseball, Etc.)	Picnic Areas
Clubhouse, Pavilions, Amenity Centers	Lakes and Ponds
Exercise Facilities	Lawns and Natural Areas
Plazas	Greenways

Amendment 3: 6.2.2.1. Perimeter Buffers

Zoning District of Adjacent Property	RL	RM	RH	MH	GC	CH	OP	BT	GI
RL	<u>1L</u>	2	3	3	3	3	3	3	4
RM	2	<u>1L</u>	3	3	3	3	3	3	4
RH	3	3	2 <u>1L</u>	3 <u>2</u>	2	2	2	3 <u>2</u>	4
MH	3	3	3 <u>2</u>	<u>1L</u>	3 <u>2</u>	3 <u>2</u>	3 <u>2</u>	3 <u>2</u>	4
GC	3	3	2	3 <u>2</u>	1 <u>N/A</u>	<u>1L</u>	<u>1L</u>	3 <u>1L</u>	4
CH	3	3	2	3 <u>2</u>	<u>1L</u>	1 <u>N/A</u>	<u>1L</u>	3 <u>1L</u>	4
OP	3	3	2	3 <u>2</u>	<u>1L</u>	<u>1L</u>	1 <u>N/A</u>	3	4
BT	3	3	3 <u>2</u>	3 <u>2</u>	3 <u>1L</u>	3 <u>1L</u>	3	3 <u>N/A</u>	3
GI	4	4	4	4	4	4	4	3	1 <u>N/A</u>

The “L” in the above table denotes “Landscape”. This is a proposed buffer type that would include plant materials only.

Amendment 4: 6.2.2.2. Street Buffers

B. Applicability. Streetscape buffers are required on all thoroughfares, [collectors, and local streets](#) as shown on the adopted land use plan and/or thoroughfare map. Streetscapes are to remain undisturbed except where no existing vegetation is present. All uses which require site plan approval or preliminary plat approval shall preserve, install, and maintain a planted streetscape along each thoroughfare it abuts which protects the existing vegetation and abuts the perimeter of the property. All streetscape plantings, including the installation of all plant materials, shall conform in accordance with the specifications of this section.

D. Standards.

1. The width of the streetscape buffer shall be at least thirty (30) feet [for thoroughfares, fifteen \(15\) feet for collectors, and ten \(10\) feet for local streets](#) as measured from the right-of-way line.
2. If the streetscape is disturbed or non-vegetated, the property owner or developer shall install and maintain the following vegetation every forty (40) linear feet of frontage. Along collector streets, this vegetation may be installed up to every fifty (50) linear feet of frontage. [Along local streets, this vegetation may be installed up to every sixty \(60\) linear feet:](#)
 - a. One (1) street tree of two (2) and one-half (1/2) inches in caliper; or,
 - b. Two (2) understory ornamental type trees one-and-one-half (1.5) inches in caliper (this option is used only with overhead utility lines).
 - c. Small trees shall be located under overhead power lines. Such small trees shall be at least one-and-one-half (1.5) inches in caliper at the time of installation and two such trees shall be installed or maintained for every forty (40) linear feet of streetscape, rather than one (1) larger tree per forty (40) feet required above.

Amendment 5: 6.2.4.4. Parking Landscaping

C. [Parking Lot Landscaping. Together, the requirements in items D. through G. below shall result in all parking spaces being within sixty \(60\) feet of the trunk of a canopy tree.](#)

Amendment 7: 6.2.4.7.B. Landscape/Planting Guidelines – Plant Palette

B. Plant Palette. All plants shall be of native and locally adaptive species (zone 7 according to the USDA Plant Hardiness Zone Map). Town staff may be able to deny or recommend the use of different species if there is little plant diversity or plant species which are known to have common diseases or branching and/or root structures which do not fit within the specified plant location. [Plant lists must include at least four \(4\) different tree species with no one species being greater than thirty-five \(35\) percent of the palette.](#)

Amendment 8: 6.6.G. Lighting – General Design Standards

3. [Wood light poles are prohibited in residential subdivisions.](#)

Amendment 9: 8.C. Traffic Impact Applicability

- C. **Applicability.** A TIA is required prior to approval of any zoning map amendment (rezoning), special use permit, site plan and/or preliminary plat that exceeds the following thresholds in one (1) or more development applications submitted for a parcel or parcels under common ownership:
1. The proposed development, or phases of development, or contiguous tracts under the same ownership, would accommodate or could be expected to generate ~~one hundred fifty~~ (10050) or more added vehicle trips to or from the site during the peak traffic hour (based on the proposed development or the adjacent roads and intersections); or
 2. The proposed development, or phases of development, or contiguous tracts under the same ownership, would accommodate or could be expected to generate ~~one thousand five hundred~~ (1,000500) or more added vehicle trips to or from the site during a twenty-four (24) hour period (based on the proposed development or the adjacent roads and intersections).
 4. [If the peak hour and/or daily trip threshold is not met for a proposed development, a trip generation letter, access location and design review analysis are required.](#)

Amendment 10: 9.2.5.B. Subdivision Access Standards – Connectivity

- B. **Connectivity.** Streets shall be interconnected and connect with adjacent streets external to the subdivision to provide multiple routes for pedestrian and vehicle trips. [Implementation of any access points or associated improvements recommended by a traffic impact analysis \(TIA\) are required. In addition, connections must be made to existing and planned street stubs.](#)

Amendment 11: 11.2. Interpretation

- H. [General Interpretation. The Land Development Administrator has the authority to interpret this ordinance and make associated determinations.](#)

Amendment 12: Appendix A – LDO Handbook

TABLE 1.15 – DEVELOPMENT PROCESSES SUMMARY TABLE							
REVIEW PROCESS	SECTION	LDA	TRC	BOA	PB	BOC	
LEGISLATIVE PROCESSES							
Annexation	2.1	R				D	
Development Agreement	2.2	R			RR	D	
Rezoning (Zoning Map Amendment)	2.3	R	R		RR	D	
Text Amendment	2.4	R			RR	D	
EVIDENTIARY PROCESSES							
Appeals	3.1	R		D			
Special Use Permit	3.2	R	R	D		D	
Variance	3.3	R		D			
Vested Rights Certificate/Determination	3.4	R				D	
Major Subdivision Preliminary Plat	3.5	R	R			D	
ADMINISTRATIVE PROCESSES							
Certificate of Occupancy/Compliance	4.1	D					
Major Subdivision Preliminary Plat	4.1	D					
Construction Infrastructure Drawings	4.2	D	RR				
Minor Subdivision Final Plat	4.3	D					
Major Subdivision Final Plat	4.4	D					
Site Development Plan	4.5	D					
Sketch Plan	4.6	D					
Zoning Permit	4.7	D					

In addition, text amendments for *Appendix A – LDO Handbook*, are included in this Ordinance to Amend the Land Development Ordinance.