

MA 22-05 / ANX 23-02 1216 Rolesville Road

*Continued Legislative Hearings
& Consideration from
11-08-2023*



REVISED *Conditions of Approval* dated 11/14/2023



Condition 1. is re-written for clarity

Conditions 2 & 3 are unchanged

1. To the extent compliant with the further requirements of the LDO and TRC, the subject property shall be developed in accordance with that certain plan titled "Sketch Plan" most recently dated 02/27/2023 and prepared by FLM Engineering, Inc. Notwithstanding the foregoing:
 - a. The illustrated location of the Two-Story Non-Residential Building shall not be binding but shall instead be determined as part of the Preliminary Subdivision Plat and/or Site Development Plan submittal, review, and approval process.
 - b. The minimum heated square footage for the proposed Two-Story Non-Residential Building shall be 20,000 square feet.
 - c. In addition to the illustrated northern and southern connectivity, at the time of the Preliminary Subdivision Plat submittal, review, and approval process, a public right-of-way street stub shall be constructed to the western property line adjoining PIN 1768-23-6815. The right-of-way width and construction details of this public street shall be warranted by a Traffic Impact Analysis, the Community Transportation Plan, and Land Development Ordinance based on the expected traffic volumes of this public street.

2. The Single-Family Attached dwelling Units (townhomes) shall adhere to the following architectural conditions:
 - a. All elevations of the dwelling units visible to public rights-of-way shall have trim around the windows.
 - b. Front elevations of dwelling units visible from public rights-of-way, shall contain at least three of the following:
 - Bay Window
 - Recessed Window
 - Decorative Window
 - Decorative Shake
 - Porch or Stoop
 - c. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 4-inches. Eaves will be allowed to encroach setbacks as allowed in the LDO.
 - d. A varied color palette shall be utilized on residential dwelling unit buildings throughout the development. Each building to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
 - e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, stoops, or be clad in face brick, stone, or some other masonry material imitating these materials visible from the public right-of-way.
 - f. Roof lines to match architectural building style. Building rooflines cannot be a single mass; it must be broken up horizontally and vertically. The maximum number of
3. The developer shall construct offsite road improvements as recommended by NCDOT in their 1216 Rolesville Road Traffic Impact Analysis Review Report dated March 21, 2023.

Condition 4. is NEW

4. No fewer than one (1) townhome dwelling unit(s) shall be designated on the preliminary subdivision plat and conveyed without consideration to a charitable non-profit organization that provides homes to veterans, public school teachers, and/or persons with specialized training as first responders (e.g. law enforcement officers, firefighters, paramedics, and emergency medical technicians). A townhome dwelling unit conveyed as provided by this paragraph shall entitle the subdivision to a credit equal to the following Town fees: Recreation Development Fee, Transportation Development Fee, and Residential Permit processing fees. Wake County and/or City of Raleigh Utility fees shall not be waived, reimbursed, credited, etc. by the Town of Rolesville.

Conditions of Approval presented 11/08/2023



1. The Concept Site Plan is incorporated as a condition of the MA 22-05 / 1216 Rolesville Road rezoning request. Noncompliance requires a zoning amendment.
2. Single Family Attached Dwellings shall adhere to the following architectural conditions:
 - a. All elevations of the units visible to public rights-of-way shall have trim (piece of wood or composite that covers the seam where a window meets a wall) around the windows.
 - b. Front elevations of Single Family Attached Dwellings visible from public rights-of-way shall contain at least three of the following:
 - Bay Window
 - Recessed Window
 - Decorative Window
 - Decorative Shake
 - Porch or Stoop
 - c. Eaves, front, and rear shall project at least twelve (12) inches from the wall of the structure. Side eaves shall be a minimum of four (4)-inches.
 - d. A varied color palette shall be utilized on Single Family Attached buildings throughout the development. Each building shall include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
 - e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth- faced concrete masonry unit foundations shall be covered by decks, stoops, or be clad in face brick, stone, or some other masonry material imitating these materials visible from the public right-of-way. Masonry or similar facing shall be a minimum height of eighteen (18) inches.
 - f. Single Family Attached Dwelling rooflines cannot be a single mass; they must be broken up horizontally and vertically at least every two dwelling units. The main roofline will provide a minimum 6:12 and a maximum of 12:12 pitch.
 - g. Front stoops or porches, if provided, shall be a minimum of four (4) feet in depth.
3. The developer shall construct offsite road improvements as recommended by the *1216 Rolesville Road Traffic Impact Analysis Review Report* dated March 21, 2023 prepared by Ramey Kemp Associates.

PROPOSED COMMERCIAL AREA: 30,000 SF

PROPOSED MAX. BLDG. HEIGHT: 35' (TWO STORIES)

**SETBACKS (MIN/MAX):
FRONT: 45/400'**

SUMMARY INFORMATION

OWNER: JANTON KILBICK
RESIDENTIAL LLC
2101 RESIDENTIAL
USE: FUTURE "MIXED"
DEVELOPMENT
ZONING: R200

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POST OFFICE BOX 81737 HARRIS,
SOUTH CAROLINA 29175 PHOENIX
STATE 781
FIRM NO. LICENSE NUMBER: C-003

REV.	DESCRIPTION	DATE	BY
1	TOR COMMENTS	10/20/23	FLM
2	TOR COMMENTS	10/25/23	FLM

ORIGINAL PLAN SIZE: 30" X 30"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 30' HORIZ.
SCALE: 1" = 30' VERT.



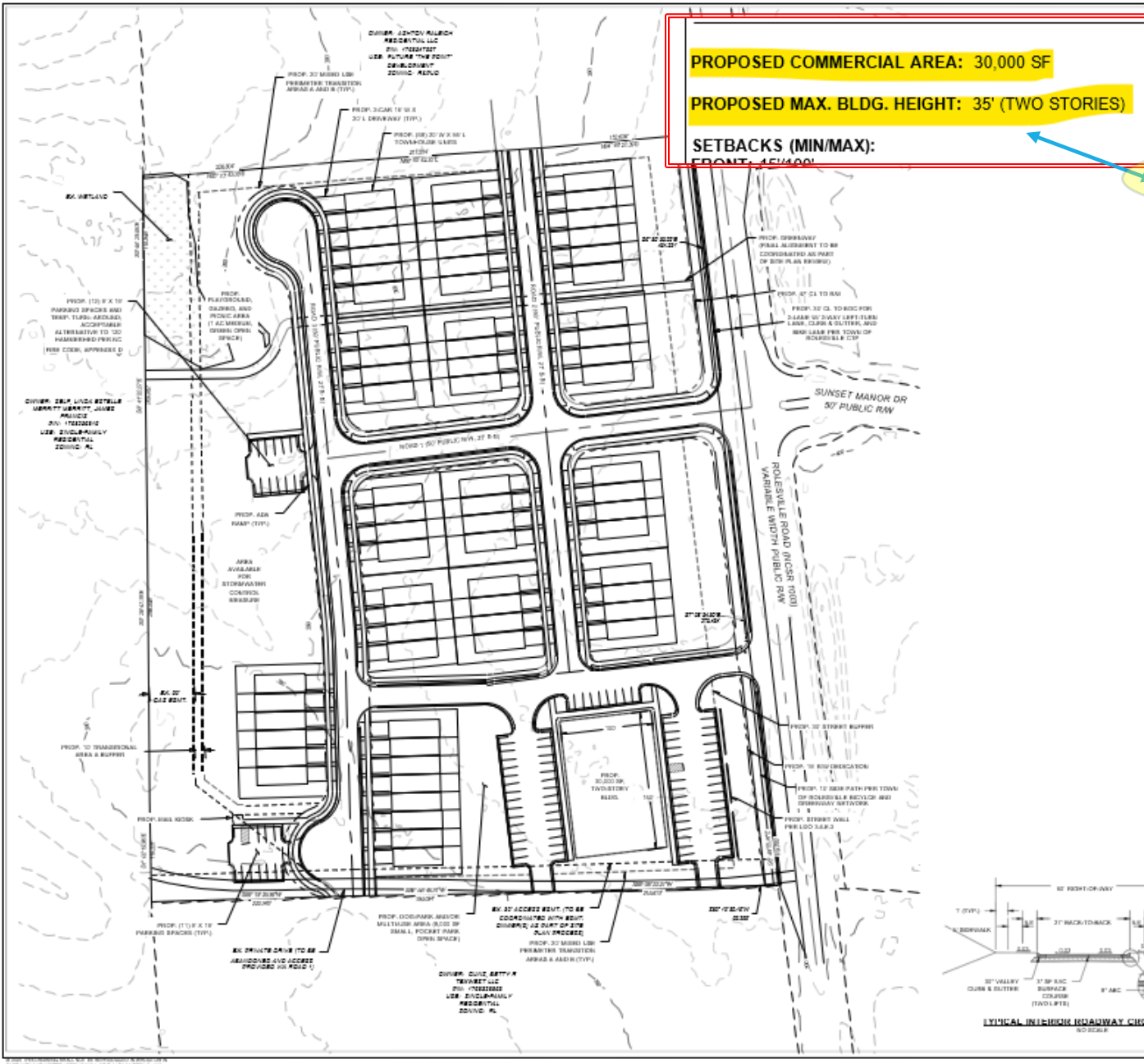
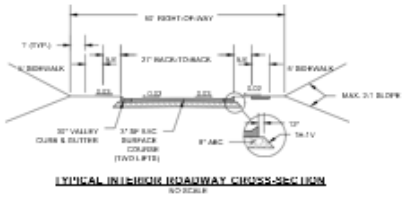
ROLESVILLE RD MIXED USE
MA 22-05
1216 ROLESVILLE RD
ROLESVILLE, NC

DATE: 10/25/23
SCALE: AS SHOWN
DESIGNED BY: FLM
APPROVED BY:
PROJECT NO.:

SKETCH PLAN

C-1

SHEET 1 OF 1



Forestville Square





2049

Buku and Wine & Beer 101





Spanish For Fun

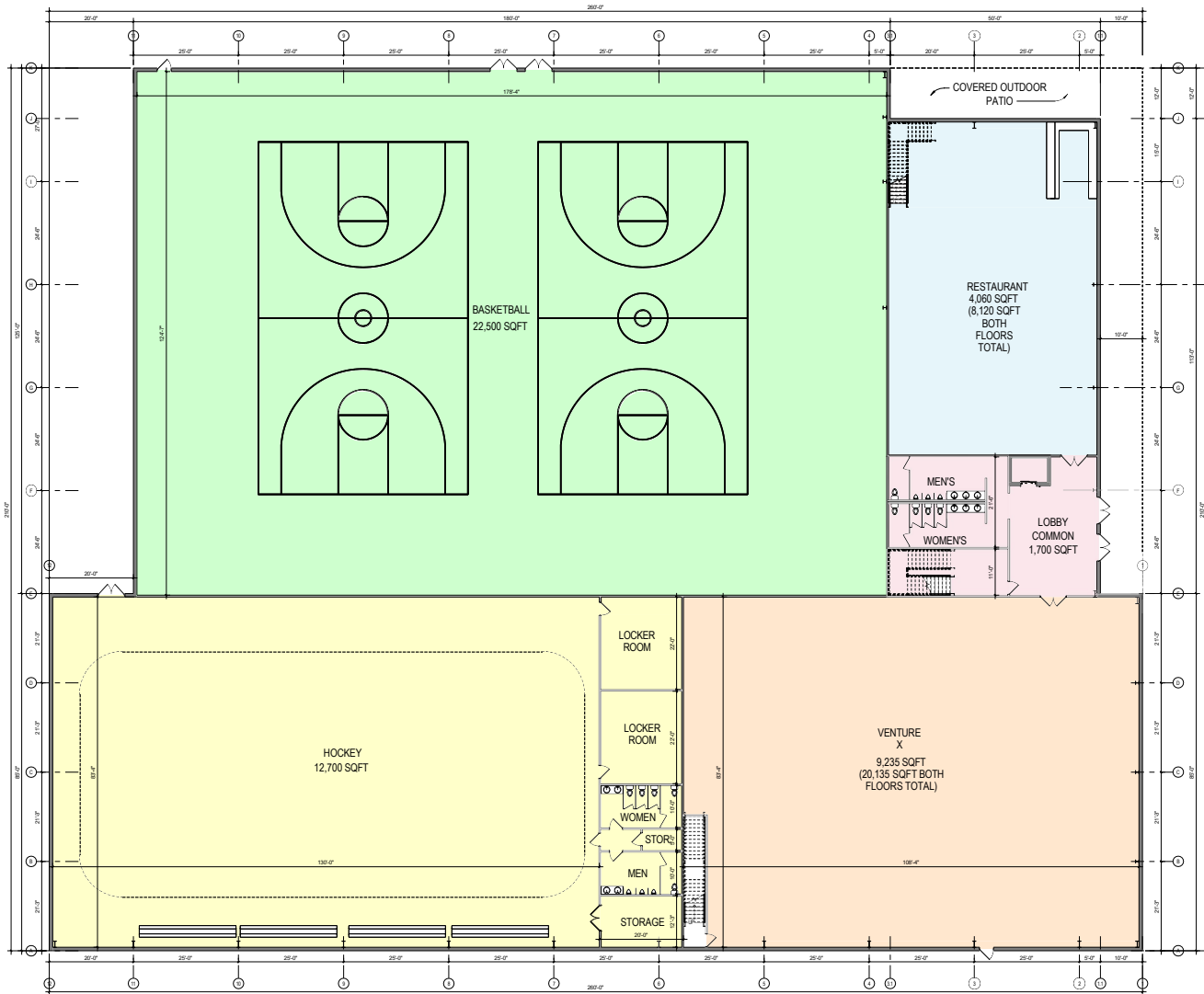


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1 NEW - 1-Level
 1" = 10'-0"

1st FLOOR

BASKETBALL	22,500 sqft
HOCKEY	12,700 sqft
VENTURE X	9,235 sqft
RESTAURANT	4,060 sqft
COMMON AREA	1,700 sqft
TOTAL = 50,195 sqft	

2nd FLOOR

VENTURE X	10,900 sqft
RESTAURANT	4,060 sqft
COMMON AREA	1,700 sqft
TOTAL = 16,660 sqft	

TOTAL = 66,855 SQFT

**REVIEW SET
 NOT FOR
 CONSTRUCTION**

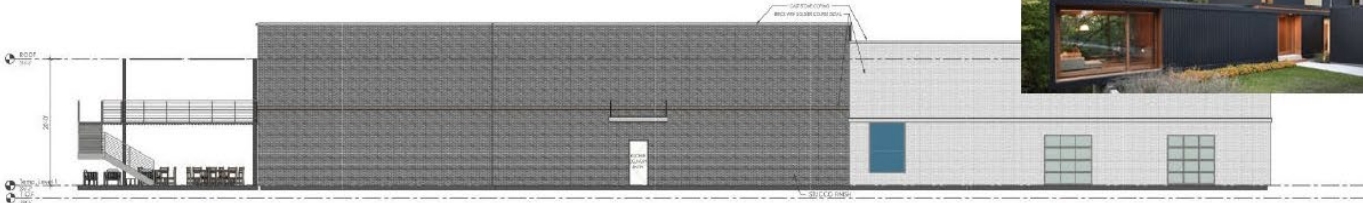
PINE GLO BUILDING RENOVATIONS
 414 S. MAIN ST
 ROLESVILLE, NC 27571

No.	Description	Date

PROJECT #: 210072
 DATE: Issue Date
NEW FLOOR PLAN

ELEVATION
G
F
E
D
C
B
A

5 NORTH ELEVATION
100' 0" x 100'



4 EAST ELEVATION
100' 0" x 100'



DATE: 10/15/2014 11:58 AM
PROJECT: GLO ON MAIN STREET
DRAWN BY: J. HARRIS

MA 22-05 / ANX 23-02
1216 Rolesville Road



Proposed Motions

- Motion to (approve or deny) MA 22-05
- (*Following approval*) Motion to adopt a Plan Consistency Statement and Statement of Reasonableness for MA 22-05
- Motion to (approve or deny) ANX 23-02

OR

- Motion to continue the legislative hearing for MA 22-05 and ANX 23-02 to a future Town Board meeting

