



# Memo

**To:** Mayor and Town Board of Commissioners  
**From:** Meredith Gruber, Planning Director  
**Date:** December 1, 2021  
**Re:** Agenda Item B2: Rezoning Case MA 21-05 Preserve at Moody Farm – Updated Conditions

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The Board of Commissioners voted to approve the rezoning request, case MA 21-05 Preserve at Moody Farm, on November 4, 2021. As part of the approval, the applicant is required to resubmit the updated sketch plan with conditions.

## Background

An application was received by the Town of Rolesville Planning Department in May 2021 for 51.78-acres located on Amazon Trail and Rolesville Road. The applicant requested to change the zoning from Residential-30 Wake County (R-30 WC) to Residential-3 Conditional District (R-3-CZ) to accommodate 82 single family lots. Based on the timing of the application, the review fell under the Unified Development Ordinance.

## Zoning Conditions

The following conditions were part of the approval for case MA 21-05 and are included on the updated sketch plan:

1. Permitted use limited to “dwelling – single family.”
2. All dwellings to be constructed on raised foundations with crawlspaces. No on-slab construction.
3. Development to incorporate a public greenway as shown on the sketch plan incorporating option 2 together with wayfinding signage and construction of a 10’ off-site multi-use path along Woodlyn Park Drive, connecting this greenway to the proposed Kalas Falls Greenway.
4. Prior to completion of the on-site greenway, a 6’ solid board fence shall be erected long the property boundary line fronting the eastern terminus of the greenway and bordering the Shore property (PIN 1767-38-1953).
5. On-site construction shall not commence until the Kalas Falls Rolesville Road widening project is complete.

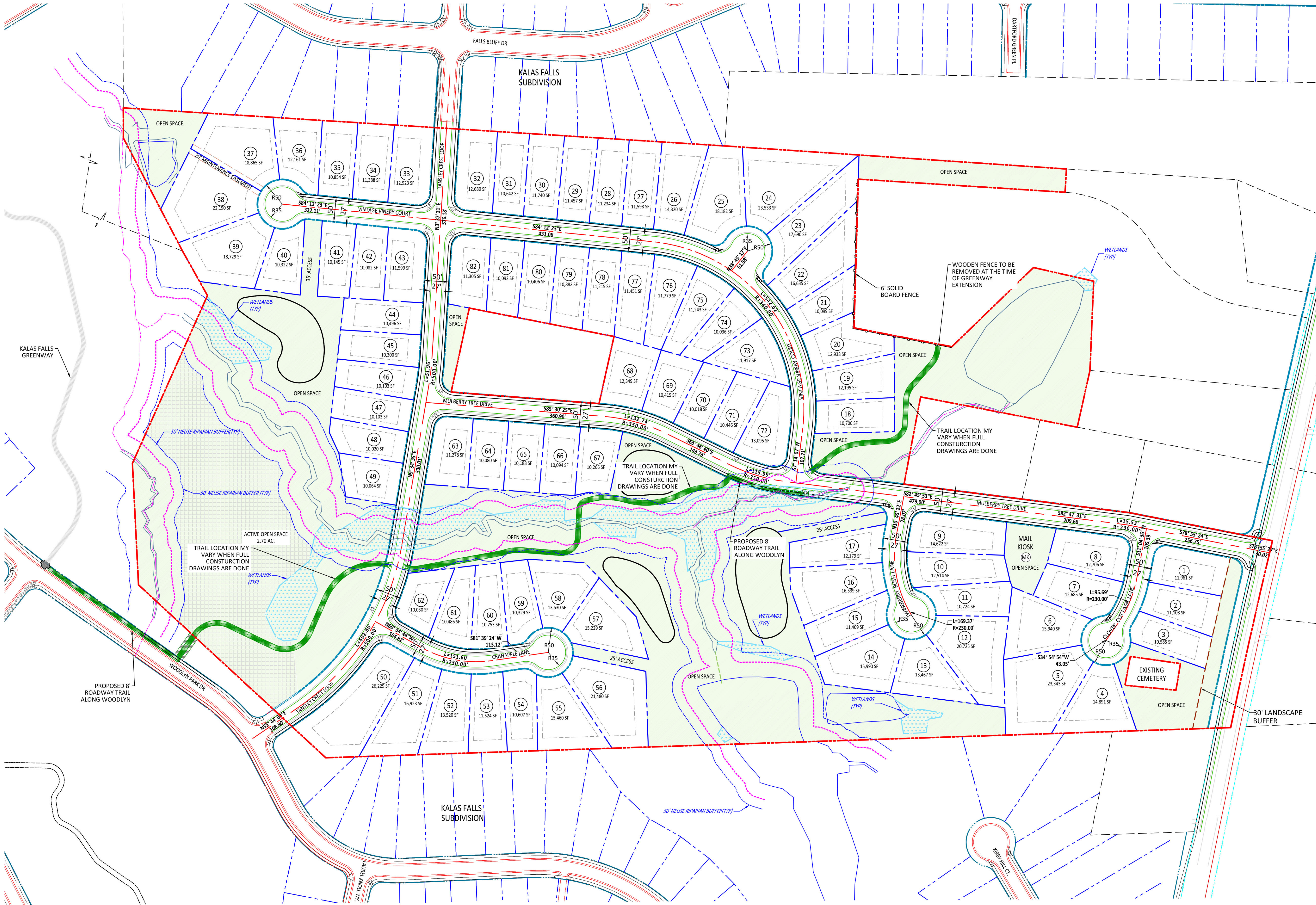
## Suggested Motion

Approve the updated sketch plan with documented zoning conditions for rezoning case MA 21-05 Preserve at Moody Farm.

**Attachments**

MA 21-05 Updated Sketch Plan





SITE INFORMATION	
TOTAL ACRES	49.917
TOTAL LOTS	82
MIN LOT SIZE	10,000 SF
MIN LOT WIDTH	65'
FRONT SETBACK	25'
FRONT SETBACK	25'
SIDE SETBACK	10'
CORNER SETBACK	25'
DENSITY	1.6 UNIT/AC.
OPEN SPACE REQ.	10% / 5 AC.
OPEN SPACE PROVIDED	37% / 18.81 AC
ACTIVE REQUIRED	2.5 AC (50% OF 5 AC)
ACTIVE SHOWN	2.7 AC

- NOTES
- EXISTING BUILDINGS TO BE REMOVED
  - SCM'S ARE SHOWN FOR LOCATION ONLY. FINAL EROSION CONTROL PLAN WILL CALCULATE CORRECT SCM SIZES
  - SEWER ACCESS FROM ADJACENT DEVELOPMENT TO BE DETERMINED UPON FINAL LAYOUT
  - ALL EXISTING PONDS ARE TO BE REMOVED



PRELIMINARY

FOR INFORMATION, ONLY

NO. DATE REVISION:

STIPULATION FOR REUSE  
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

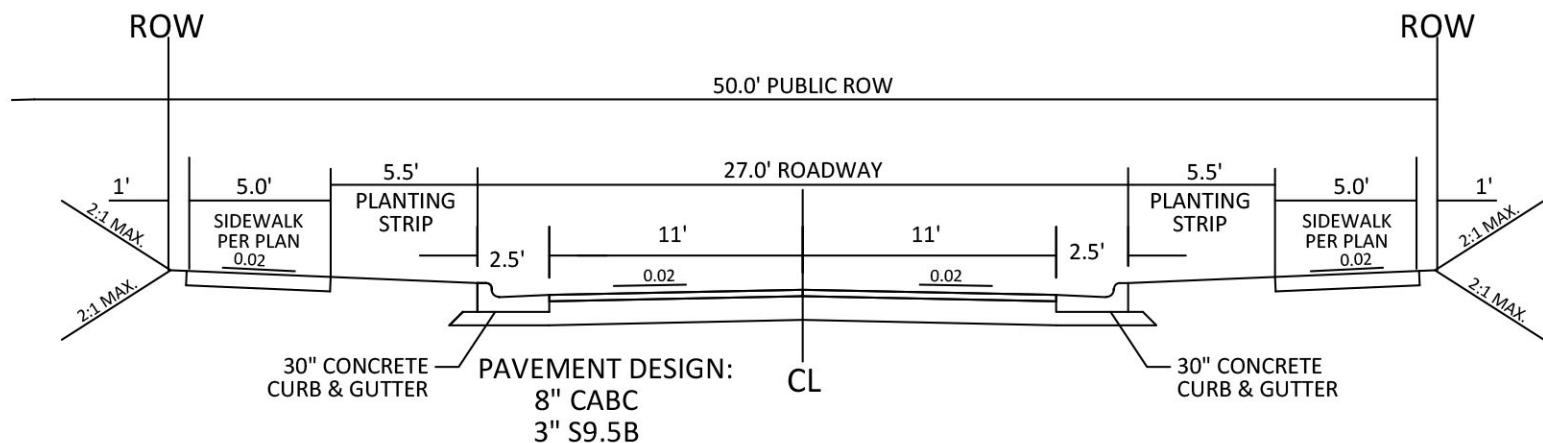
THE PRESERVE AT  
MOODY FARM  
ROLESVILLE ROAD  
WAKE COUNTY, NC

JOB NUMBER:  
CHECKED BY:  
DRAWN BY:  
DATE:  
SHEET TITLE:

OVERALL  
SITE PLAN

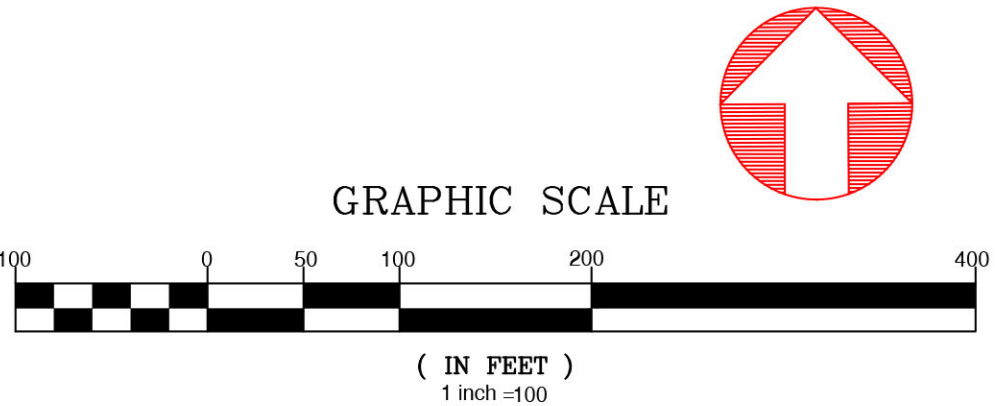
SHEET NO.:  
1.0

- ZONING CONDITIONS (CASE # MA2105)
- PERMITTED USE LIMITED TO "DWELLING - SINGLE FAMILY."
  - ALL DWELLINGS TO BE CONSTRUCTED ON RAISED FOUNDATIONS WITH CRAWLSPACES. NO ON-SLAB CONSTRUCTION.
  - DEVELOPMENT TO INCORPORATE A PUBLIC GREENWAY AS SHOWN ON THE SKETCH PLAN INCORPORATING OPTION 2 TOGETHER WITH WAYFINDING SIGNAGE AND CONSTRUCTION OF A 10' OFF-SITE MULTI-USE PATH ALONG WOODLYN PARK DRIVE, CONNECTING THIS GREENWAY TO THE PROPOSED KALAS FALLS GREENWAY.
  - PRIOR TO COMPLETION OF THE ON-SITE GREENWAY, A 6" SOLID BOARD FENCE SHALL BE ERECTED ALONG THE PROPERTY BOUNDARY LINE FRONTING THE EASTERN TERMINUS OF THE GREENWAY AND BORDERING THE SHORE PROPERTY (PIN. 1767-38-1953) .
  - ON-SITE CONSTRUCTION SHALL NOT COMMENCE UNTIL THE KALAS FALLS ROLESVILLE ROAD WIDENING PROJECT IS COMPLETE.



- NOTE:
- NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
  - ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

27' B-B ON A 50' R/W  
TYPICAL SECTION



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION  
Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.  
City of Raleigh Development Approval  
Raleigh Water Review Officer

