

TOWN OF ROLESVILLE

502 Southtown Circle (physical)
PO Box 250 (mailing)
Rolesville, North Carolina 27571

P: 919.556.3506
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RolesvilleNC.gov



MEMO TO: Mayor and Town Board of Commissioners

FROM: Danny Johnson, AICP, Planning Director

Date: September 27, 2018

Subject: Special Use Permit Request, SUP 18-04, Elizabeth Heights PUD Master Plan Amendment, 1205 Averette Road.

Item

Case SUP 18-04 – Elizabeth Heights PUD Master Plan Amendment; A request for Special Use Permit Request (quasi-judicial) to amend the previous case Special Use Permit 17-02 approved conditions #5 and #7.

Applicant and Property Owner

Douglas Branch Jones, Property Owner
Teddie Whitley, Applicants

Request

A request for Special Use Permit Request (quasi-judicial) to amend the previous case Special Use Permit 17-02 approved conditions #5 and #7 to read as follows.

- “5) At least 51% of all homes within the subdivision will have minimum heated square feet stated below. The subdivision will be broken up into the following tracts as shown on the attached map.
- a) Residential Type-A Tracts –
 - i) Any single-family, single story plan or a single story plan with a single room located on the second floor will be a minimum of 1,800 square feet of living area.
 - ii) Any single-family, two-story home will be a minimum of 2,000 square feet of living area.
 - b) Residential Type-B Tracts – all residences will be town-home style dwellings greater than 1,600 heated square feet. Fifty percent of the town-homes will have one and/or two car garages.”
- “7) All single-family detached homes, within the Residential-Type A section, shall either be “crawl space” or “stem wall” type foundations. Those houses with “stem wall” type foundations shall have a brick veneer around the full perimeter and be made accessible in compliance with the Americans with Disabilities Act (ADA) at the discretion of the homebuilder and/or homebuyer. This condition does not apply to any Residential-Type B Section as presented on the PUD master plan.”

The approved Special Use Permit 17-02 reads as follows:

- “5) At least 51% of all homes within the subdivision will have a minimum of 2,500 heated square feet. The subdivision will be broken up into the following tracts as shown on the attached map.
- c) Residential Type-A Tracts – all residences will be single-family detached dwellings greater than 2,500 heated square feet.
 - d) Residential Type-B Tracts – all residences will be town-home style dwellings greater than 1,100 heated square feet. Fifty percent of the town-homes will have one and/or two car garages.
- 7) All single-family detached homes, within the Residential-Type A section, shall either be “crawl space” or “stem wall” type foundations. Those houses with “stem wall” type foundations shall have a brick veneer around the full perimeter and be made accessible in compliance with the Americans with Disabilities Act (ADA). This condition does not apply to any Residential-Type B Section as presented on the site plan.”

The attached Special Use Permit application contains the finding of facts and reasons for the request.

Planning Staff Recommendations.

Planning Staff recommendation is the recommend approval of the special use permit request subject to the evidence and testimony contained in the application and received at the public hearing.

Suggested Town Board motion

I move to approve public hearing Case SUP 18-04, Elizabeth Heights PUD Master Plan Amendment with the evidence and testimony received at the hearing to determine the findings of fact.

Attachments

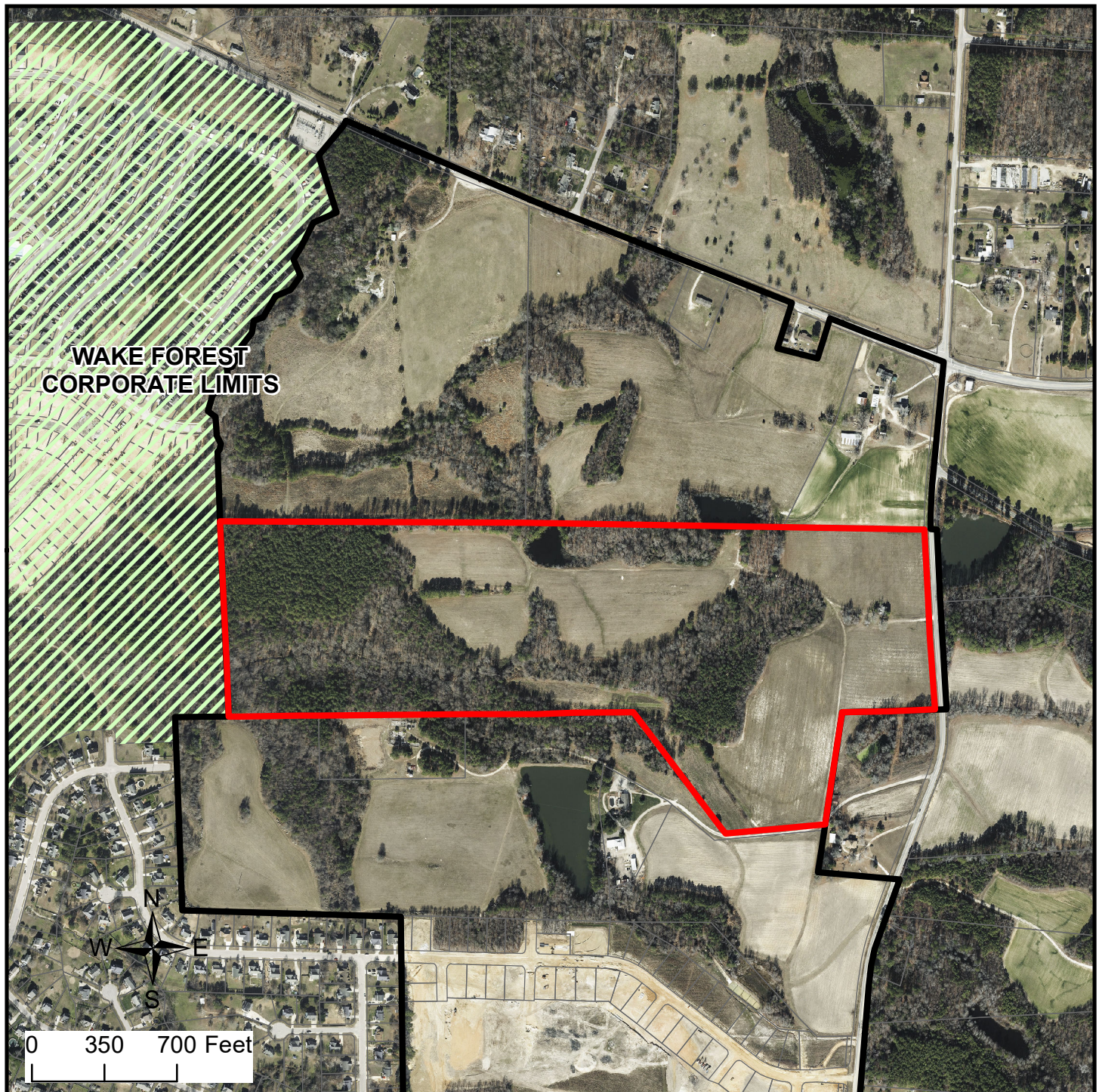
SUP 18-04 Location Map

SUP 18-04 Elizabeth Heights PUD Master Plan Amendment application

SUP 18-04 SUP Amendment to Conditions 5 & 7 for Elizabeth Height PUD Master Plan
Section 3.6, Special Use and Quasi-Judicial Evidentiary Hearings

SUP 17-02 Elizabeth Heights PUD Master Plan map



SUP 18-04 Elizabeth Heights Site Location



Planning Department

Data provided in part by Wake County GIS

Legend

-  SUP 18-04 Site
-  Rolesville Town Limits

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SPECIAL USE PERMIT APPLICATION

FOR PUBLIC HEARING AND APPROVAL BY THE TOWN BOARD OF COMMISSIONERS

Section A. **SUBMITTAL CHECKLIST**

Prior to submittal, contact Planning and Development staff to review this completed application for completeness and to verify the parcel(s) information. Do not leave this completed application on the front desk without review. Incomplete application submittal packages will not be processed. Please schedule an appointment for application review to ensure prompt service upon arrival.

SUBMITTAL PACKAGE MUST INCLUDE ALL OF THE FOLLOWING: (CHECK OFF)

- ☐ **APPLICATION FEE.** The fee for Special Use Permit application in a non-residential zoning district is \$600. The fee for a Special Use Permit application in a residential zoning district is \$300 plus \$8 per unit. Payments may be made by cash or by check, but not by credit card. Checks made payable: Town of Rolesville.
- ☐ **THREE ORIGINALS OF THIS APPLICATION FORM** completed (Section B), signed by the property owner and notarized.
- ☐ **THREE COPIES OF PROPOSED PLANS.** Maximum sheet size shall be 30" x 42". Plans must be to engineering scale (1" = 20', 1" = 100', etc.). Proposed plans must be prepared by a licensed professional and need an engineer's, surveyor's, or landscape architect's seal. A list of items required to be shown on the plans, from sections 3.1.2 and 3.1.3 of the Rolesville UDO, are attached in Section E. Information shown on the plan should relate to the findings that must be made by the Board of Commissioners. See Section 3.6.2 and Article 8 of the Rolesville UDO for specific findings the Board is to make for this special use.
- ☐ **A DIGITAL COPY OF THE PLAN AND ELEVATIONS.** A digital copy of the plan must be included with the submission of the above mentioned plan proposals. The digital image should be provided in pdf format on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

PROCEDURE FOR HEARING AND APPROVAL OF A SPECIAL USE PERMIT BY BOARD OF COMMISSIONERS:

It is very important that this application is complete, accurate, and the signature of the property owner is notarized! A special use hearing is a quasi-judicial proceeding, and the special use permit may be invalidated if any information is inaccurate or incomplete.

If the initial application is complete, it will be reviewed by staff. If the application contains a site plan, it will be reviewed by the Town's Technical Review Committee (TRC) in the interim. After receiving comments from town staff and TRC, the special use permit will most likely be heard by the Board of Commissioners approximately four (4) weeks later at a public hearing.

Applicant must be present at the hearing to present the case for issuance of the special use permit. Town staff will provide a written draft set of findings for the Board to consider. Staff will contact the applicant with the time and place of the proceeding and will also provide a draft of the special use findings prior to the hearing.

Section B.

SUMMARY INFORMATION – (SHOW ON PLANS)

DEVELOPMENT NAME: Elizabeth Heights

LOCATION: 1205 Averette Rd. (PIN 1860038619)

Show Wake County Property Identification (PIN) Number(s) on plan. Submit PIN Map. See Submittal Checklist on front page.

ZONING DISTRICT: R& PUD & R40W

SPECIAL USE REQUESTED:

TOTAL SITE ACREAGE: 82.399* (*6.53 ac R40W is excluded from this Master Plan Amendment for an applicable parcel acreage of 75.869 ac inclusive of R&PUD)

To develop the parcel as a PUD with 88 Single Family Detached Residential and 98 Residential Townhome lots.
(It is our intention to add 14 SFD & 6 TH lots following a regrading, Watershed Adjustment & rezoning of the 6.53 ac

Currently zoned R40W.)

OWNER/DEVELOPER:

NAMES(S): (Owner) Douglas Branch Jones (Power of Attorney Alexander Douglas Jones) /
(Developer) Thomas Richard Wright, Jr.

ADDRESS: (O) 1109 Averette Rd., Wake Forest, NC 27587-8213, (D) 1225 N. White St. Wake Forest, NC 27588

TELEPHONE: (D) 919-349-5220

FAX: (D) 919-556-8680

EMAIL: (D) TWhitley@MillRidgeEstate.com teddicwhitley@gmail.com

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): Tom Speight, Jr., PE, PLS – Carrie M. Powell, PMP, LEED AP BD+C

ADDRESS: 2524 Reliance Ave., Apex, NC 27539

TELEPHONE: 919-577-1080

FAX: 919-577-1081

EMAIL: tom@batemancivilsurvey.com – carrie@batemancivilsurvey.com

OWNER'S SIGNATURE:

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Date:

08-29-18

Signed:

AS Jones

STATE OF NC

COUNTY OF

Granville

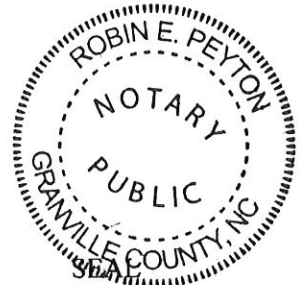
I, a Notary Public, do hereby certify that

Alexander Douglas Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the

29th day of August, 2018. My commission expires July 21, 2023

Signed:

Robin E. Peyton



Section C.

APPLICANT STATEMENT

Section 3.6.2 of the Unified Development Ordinance (UDO) imposes the following FINDINGS before a special use permit may be issued. Please address each of them in the area below as they relate to this request. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Town Board of Commissioners, the proposed use will comply with each of the following findings. *(Attach additional sheets if necessary):*

1. That the proposed development and/or use will not materially endanger the public health or safety;
Elizabeth Heights will continue to be designed for clear circulation, both vehicular and pedestrian; support property and utility connectivity; and meet or exceed the standards dictated by the Town of Rolesville UDO to ensure the proposed development protects the public health and safety as originally stated and approved.

 2. That the proposed development and/or use will not substantially injure the value of adjoining property;
Through the careful development of residential lots, preservation of natural features, incorporation of recreation amenities, addition of vehicular road and utility connections to adjacent properties, extension of the Greenway and adherence to required landscape buffers and setbacks, the proposed development will continue to seek to improve, not injure the value of adjoining properties as originally stated and approved.

 3. That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;
The Proposed PUD development is in harmony with the scale, bulk, coverage, density and the character of the neighborhood in which its located.
Consistent lot size and density with the adjacent Austin Creek Subdivision as well as the concentration of residential lots in developable pods permits this development to preserve substantial areas of wetlands, streams and stream buffers. Proposed amenities and a greenway trail system with further highlight the natural character of the site for its residents. Although there will be no changes to the requirement as stated and approved above, please note our request to amend the following conditions as stated in Exhibit A with additional supporting documentation as provided in Exhibit B.

 4. That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town;
The Future Land Use Map in the Rolesville Comprehensive Plan 2017 shows this parcel as Medium Density Residential. By amending the Averette Farms PUD and upholding the PUD guidelines which restrict overall density to 4 dwelling units per acre, this development is consistent with the Town's goals for Development of this parcel. Due to the extensive environmental features on the site, the proposed total density is calculated to be under 2.6 dwelling units per acre as originally stated and approved.

 5. That the proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;
The development will be provided water and sewer service from the City of Raleigh. We have been working with the City and the developers of adjacent Austin Creek to establish capacity and pipe size requirements. We are submitting our TIA and been in contact with NCDOT to ensure we meet any required improvements. All roads interior to the development will be public and built to current standards. Fire and Police protection will be handled by the Town of Rolesville. The proposed design will be developed with regards to and fire and/or police concerns as originally stated and approved.

 6. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;
The proposed development of 88 single family detached homes and 98 townhomes will not cause undo traffic congestion or create a traffic hazard along Averette Rd. or the surrounding neighborhood. The vehicular connection to Austin Creek as well as the north/south Collector created Through the property as shown on the Town of Rolesville Thoroughfare Plan will disperse traffic and offer more vehicular options as originally stated and approved.

- (G) That the proposed development and use comply with all applicable requirements of this ordinance.
The proposed development complies with all applicable requirements of the Rolesville UDO as originally stated and approved.

ADJACENT PROPERTY OWNERS (Attach additional sheets, if necessary)

This information should be taken from the county tax abstract at the time of filing.

[illegible]

Section E.

Items to be included on submitted plans, found in sections 3.1.2 and 3.1.3 in the Rolesville UDO. Items missing will result in an incomplete application. All applications shall be in the form prescribed by the Zoning Administrator and shall include a plot or site plan drawn to scale which shall clearly show:

- ☐ The actual shape and dimensions of the lot to be built upon or used and total acreage in the lot.
- ☐ The location of the proposed structure or use on the lot.
- ☐ The exact location and size of existing structures and uses, including the square footage of each building.
- ☐ The existing and intended use of each structure or part of structure.
- ☐ The number of dwelling units the building is designed to accommodate, if applicable.
- ☐ The height and number of stories of the structure.
- ☐ The location and design of any off-street parking and/or loading.
- ☐ The location and dimensions of driveways. Driveway approval procedures as required by the North Carolina Department of Transportation shall be initiated. (NCDOT Driveway Permit Application has been concurrently submitted)
- ☐ Date of plan preparation.
- ☐ Location and descriptions of landscaping, buffering, and signs.
- ☐ Such other information as may be necessary for determining whether the provisions of this ordinance are being met.

In addition to the above information required, any use which involves the grouping of more than one (1) principal building or use on the same lot shall include the following information:

- ☐ A vicinity map showing the relationship of the proposed development to the surrounding area.
- ☐ North arrow and declination.
- ☐ Detailed layouts for all utilities, right-of-way, and roads and other improvements
- ☐ Railroads, bridges, culverts, storm drains, wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds, and any other similar features affecting the site.
- ☐ A copy of any proposed deed restrictions or similar covenants. (see attachment: Section E)
- ☐ For projects over an acre in size, or if otherwise required by the Zoning Administrator, a topographic map showing vertical contours every two (2) feet.
- ☐ The names, addresses, and telephone numbers of owners, mortgagees, registered surveyors, land planners, architects, landscape architects, and professional engineers responsible for the development.



BCSC
BATEMAN CIVIL SURVEY COMPANY

Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, NC 27539

Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

EXHIBIT A

SPECIAL USE PERMIT SUP 17-02 AMENDMENT REQUEST ELIZABETH HEIGHTS DEVELOPMENT AUGUST 24, 2018

We request the following Amendments to the Approved Special Use Permit SUP 17-02 as follows:

1. Change the minimum square footage of planned townhomes from 1,100 sf to 1,600 ft. This will provide a larger footprint to residents while keeping pricing reasonable.
2. Change the requirement that 50% of all homes have a minimum square footage of 2,500 sf and replace with the following:
 - a. Any single family, single story plan, or a single story plan with a single room located on the second floor be a minimum of 1,800 sf of living area. This allows the empty nester and retiree residents a more reasonably priced option, as opposed to the higher priced 55 and over retirement communities. This is a large demographic in the market i.e. aging baby boomers.
 - b. Any single family, two story home would have a minimum of 2,000 sf of living area. The general market area is already saturated with new home communities priced over \$350,000.00 with larger square footage. This will allow prices for a single-family home to be much closer or possibly below \$300,000 for area homebuyers.
3. Under the Rezoning & Special Use Justification and Revised Permit Provisions Item No. 8, we respectfully request to remove the language that all stem wall foundations shall be made accessible in compliance with the Americans with disabilities Act (ADA). We request the option for exterior ramp accessibility be at the discretion of the homebuilder and/or homebuyer. Please see entire condition No. 8 from the original approval below:

All single family detached homes, within the Type A, Type B and Type C sections, shall either be "crawl space" or "stem wall" type foundations. Those houses with "stem wall" type foundations shall have a brick veneer around the full perimeter and be made accessible in compliance with the Americans with Disabilities Act (ADA). This does not apply to any Residential Type D tracts as presented on the site plan. Type A sections may be either "crawl space" or "stem wall" type foundations. Type B and Type C are no longer represented. Proposed Type B (Townhouse) is still excluded.

EXHIBIT B**SPECIAL USE PERMIT SUP 17-02 AMENDMENT REQUEST
ELIZABETH HEIGHTS DEVELOPMENT
AUGUST 24, 2018**

**Elizabeth Springs Market Summary
August 2018**

Prepared by:

Gaye B. Orr, MIRM

President and Partner

Coldwell Banker Advantage New Homes, LLC

Gaye Burwell Orr, MIRM is president and partner of Coldwell Banker Advantage New Homes a full-service new home sales and marketing company in Raleigh, NC. She has been working with builders and developers in the greater Raleigh area successfully marketing their new home communities for over 34 years. She is currently 2nd Vice President of the Raleigh-Wake HBA, is a past Chairman of the Triangle Sales & Marketing Council, has served on the Executive Committee of the Raleigh-Wake Home Builders Association, continues to serve on their Board of Directors and is a National Director for the National Association of Homebuilders (NAHB).

On a national level, Gaye is a Past President of the Institute of Residential Marketing (IRM), a past chairman of the NAHB's National Sales and Marketing Council (NSMC), past chairman of NAHB's Education Committee and a Life Director for NAHB. She is a past Chair of NSMC's Nationals Awards and continues to serve on the committee. She is the recipient of both the NSMC Bill Molster Award and the IRM Trina Ripley Award for Excellence in Education. She was also honored as the 2011 MIRM of the Year by the NSMC.

In addition to the MIRM designation, Gaye also holds the Certified New Home Sales Specialist (CSP), Certified Residential Specialist (CRS) and Certified Real Estate Brokerage Manager (CRB) designations.

Market

Elizabeth Springs is a new home community under consideration located in the Rolesville ETJ in Wake County. The property is on Averette Road just south of Highway 98 intersection.



We're in the habit of Excellence.™

There are currently 5 active new townhome communities within a 5-mile radius of the subject property. The average square footage is 2,165 square feet with an average sales price of \$275,541. All 5 properties are in Wake Forest.

There were 119 closings in 7 new townhome communities within the radius in the last twelve months. The average square footage was 2,023 with an average sales price of \$257,552. The top-selling community was D.R. Horton in Traditions with 29 sales with an average sales price of \$223,447 for 1,861 square feet. Austin Creek was second with 25 sales with an average sales price of \$256,382 for 2,320 square feet.

There are currently 18 active new home communities with detached houses within a 5-mile radius of the subject property. The average square footage of these houses 2,989 square feet with an average sales price of \$432, 470. This represents a mixture of Corporate, Regional and Custom builders. Of the 18, 6 are in the Rolesville ETJ. The average square footage and pricing are as follows:

Averette Ridge: average price \$431,649, average 3,020 square feet
Carlton Pointe: average price \$373,495, average 2,821 square feet
Cedar Lakes: average price \$361,640, average 3,281 square feet
Granite Falls: average price \$377,834, average 3,030 square feet
Willoughby: average price \$481,374, average 3,768 square feet
Perry Farms: These homes are starting at \$450,000

Tryon which is 2 miles from the subject property has 32 inventory homes for sale with an average list price of \$424,035 and an average square footage of 3,006. They have had only 4 sales since the community opened in late 2017. Traditions also has 32 inventory homes with an average price of \$364,656 and an average of 2,779 square feet; however, they have sold more homes with small square footage and a lower price point.

There were 639 closings in 31 new home communities with detached houses in the radius in the last twelve months. The average sales price was \$394,779 with an average square footage of 2,870. Traditions was the top-selling community with 88 sales with an average sales price of \$394, 608 with an average of 2,788 square feet. Holding Village South Lake was second with 51 sales with an average price of \$352,470 with an average of 2,470 square feet. Del Webb at Traditions and Epcon Communities at Courtyards at Heritage Grove had 26 and 22 sales respectively. These two builders cater to the 55+ buyer exclusively. Del Webb average sales price was \$391,763 with an average square footage of 2,154. Epcon Communities had an average sales price of \$410,196 with an average square footage of 1,975.

There are 172 active resale houses within the 5-mile radius. The prices range from \$189,000 to \$685,000 with an average of \$342,216. There were 683 closed resales in the last 12 months. The prices ranged from \$34,000 to \$750,000 with an average of \$294,754.

Target Market

The median age for Rolesville is 38 years with a median household income for 2018 estimated to be \$84,922. The most common buyer segments for the Rolesville zip code 27571 from PRIZM Premier are:

Country Squires: Under 55 years old, most with kids, in management and professional employment levels and a household income of \$114,087

New Homesteaders: 25-44 years old, most with kids, in management and professional employment levels and a household income of \$88,565

Township Travelers: Under 55 years old, most with kids, in management and professional employment levels and a household income of \$74,552

Pick-up Patriarchs: 45-64 years old, most with kids, in management and professional employment levels and a household income of \$82,459

Campers and Camo: 35-54 years old, some with kids, in service mix employment levels and a household income of \$25,207

Recommendation

After looking at all the current product and market data for this area, it is my recommendation there be two product lines in this community, townhomes and single family detached:

The townhomes should be no less than 1,600 square feet with a 2-car garage. The interior units should be 2 story with all the bedrooms on the second floor and the end units should offer a master bedroom on the main level. The price point for these should be in the \$240,000 to \$250,000 price range but certainly not over \$250,000.

The single family detached product should offer plans for families with all the bedrooms up, a guest room on the main level and a true ranch plan. The ranch should be 1,800 square feet with a 2-car garage. This would offer an option for a 55+ buyer to live in this area without having to live in an age-restricted neighborhood. The price point for the ranch needs to be in the \$275,000 range. The 2 story houses should be around 2,000 square feet but no more than 2,300 square feet with a 2-car garage. A small, more reasonably priced home with a nice backyard will be appealing to the family buyer that is currently priced out of most of the other communities in the area. The price point for the single family detached houses should be between \$270,000 and \$295,000 but certainly needs to stay under \$300,000.

It is important to note there is a wealth of product currently on the market over \$350,000. The market data shows a lack of product under \$350,000 and especially around \$300,000 leaving a void for buyers looking for a single family, detached home in that area priced at \$300,000 or under. I believe it is critical to offer that price point in Elizabeth Springs



SPECIAL USE PERMIT CONDITIONS

CASE SUP 18-04

CASE: SUP 18-04

PROPERTY OWNERS/DESCRIPTION: Douglas Branch Jones, (Elizabeth Heights Subdivision)

PIN NUMBER: 1860038619

ZONING: Residential and Planned Unit Development Zoning District (R&PUD)

ZONING DISTRICT CONDITIONS OF APPROVAL:

1. The previous case Special Use Permit 17-02 approved zoning condition #5, and #7 is hereby amended to read as follows:

“5) At least 51% of all homes within the subdivision will have minimum heated square feet stated below. The subdivision will be broken up into the following tracts as shown on the attached map.

a) Residential Type-A Tracts –

- i) Any single-family, single story plan or a single story plan with a single room located on the second floor will be a minimum of 1,800 square feet of living area.
- ii) Any single-family, two-story home will be a minimum of 2,000 square feet of living area.

b) Residential Type-B Tracts – all residences will be town-home style dwellings greater than 1,600 heated square feet. Fifty percent of the town-homes will have one and/or two car garages.”

“7) All single-family detached homes, within the Residential-Type A section, shall either be “crawl space” or “stem wall” type foundations. Those houses with “stem wall” type foundations shall have a brick veneer around the full perimeter and be made accessible in compliance with the Americans with Disabilities Act (ADA) at the discretion of the homebuilder and/or homebuyer. This condition does not apply to any Residential-Type B Section as presented on the PUD master plan.”

2. These above stated zoning conditions shall be effective upon the adoption of the Special Use Permit 18-04 by the Rolesville Town Board of Commissioners on

Frank Eagles
Town of Rolesville Mayor

Robin Peyton
Town of Rolesville Clerk

I acknowledge that these restrictions and conditions are offered voluntarily and I certify that all owners of the subject property have signed these rezoning conditions:

Printed Name

Signature

Date

Printed Name

Signature

Date

Printed Name

Signature

Date

Town of Rolesville, NC Unified Development Ordinance

Section 3.6 Special Uses and Quasi Judicial Evidentiary Hearings

All quasi-judicial evidentiary hearings conducted by the Board of Commissioners and the Board of Adjustment shall be subject to the following provisions:

3.6.1 Procedures.

(A) All applications, including applications for rehearings, shall be accompanied by a filing fee in accordance with the Town's schedule of fees in effect at the time of filing. No fee shall be required if the application is made by the Town or any agency created and appointment by Town of Rolesville Board of Commissioners to perform governmental functions.

(B) All applications shall be accompanied by a site plan prepared in accordance with Section 3.1, including the number of copies required by the Zoning Administrator. Applicants shall supplement their application with additional information requested by the Zoning Administrator at least thirty (30) days prior to public hearing. Applicants are encouraged to meeting with the Zoning Administrator prior to filing an application.

(C) No application shall be heard until a notice of public hearing is published in a newspaper of general circulation in the Town at least seven (7) days prior to the hearing and no more than twenty-five (25) days prior to the hearing.

(D) The Town will post a sign or signs either upon the subject property or at a convenient location it deems appropriate. Such posting shall advise that a proceeding has been filed and direct further inquiry to a listed telephone number. All postings are for the convenience of the public and any defective postings shall not invalidate the proceedings.

(E) The Town will make a reasonable attempt to notify, by first class mail, the applicant and all persons shown on the county tax abstract at the time of filing, as the property owners of the subject property and properties immediately adjacent to or directly opposite across the street from the subject property. Such mailings shall advise that a petition has been filed affecting the subject property, the general nature of the question involved, and the time and place of the hearing. All notice made by mail shall be deemed completed upon mailing. All mailings are for the convenience of the public and any defective mailing shall not invalidate the proceeding.

(F) All parties in interest shall have the right to present evidence and cross-examine witnesses, as to any competent, material and relevant facts, inspect documents and make oral arguments.

(G) The reviewing body shall act as fact-finding body and shall approve or disapprove the application in accordance with the evidence presented before it which is competent, relevant and material.

(H) The burden of proof is upon the party who files the application, and if the party fails to meet its burden, the reviewing body shall deny the request.

3.6.2 Special Use Permit/Site Plan Findings of Fact

The following findings, based on evidence and testimony received at a public hearing in accordance with procedures specified in this Ordinance, must be made by the Board of Adjustment or Town Board in order to approve any special use permit or any application for site plan:

(A) That the proposed development and/or use will not materially endanger the public health or safety;

(B) That the proposed development and/or use will not substantially injure the value of adjoining property;

(C) That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;

(D) That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town;

(E) That the proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;

(F) That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;

(G) That the proposed development and use comply with all applicable requirements of this ordinance.

3.6.3 General Conditions and Limitations

When passing on any case, the reviewing body is authorized to impose conditions and safeguards that limited the request as may be necessary or appropriate. Such limitation and conditions and safeguards may include, but are not limited to, the following:

(A) Access with respect to pedestrian and vehicular safety, traffic flow, and emergency vehicles.

(B) Appearance including architecture, fenestration and materials.

(C) Dedication of street and utility rights-of-way to the public, and facility improvements.

(D) Drainage with respect to erosion, siltation, pollution and flooding.

(E) Duration of the variance or special use for either a limited or an indefinite period of time.

(F) Intensity including such considerations as size, location, hours and/or conditions of operation, and number of participants.

(G) Landscaping, screening fencing with respect to protecting affected properties from anticipated noise, loss of privacy, and glare; preserving of important natural features; or harmonizing the request with affected properties.

(H) Location and character.

(I) Control or elimination of noise, dust, vibration, and lighting.

(J) Off-street parking.

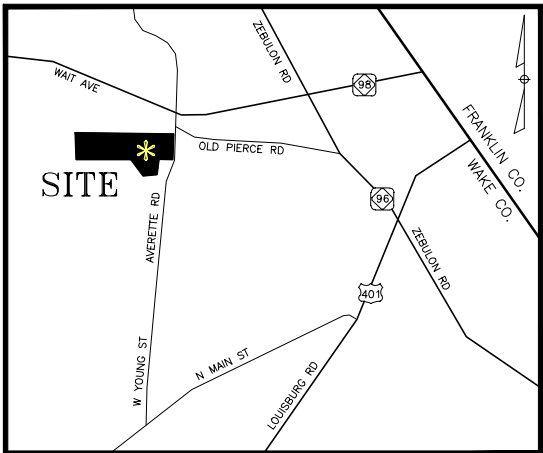
(K) Provision of recreational space and facilities

(L) Signage, if any, with respect to type size, placement, illumination, compatibility, property values of the affected area.

(M) Use restrictions.

3.6.4 Special Use Permit to be Recorded

The Property Owner shall record a copy of the special use permit approved by the Town Planning Director and describing the property subject to the special use permit by deed book and page, by metes and bounds description or other legal description approved by the Town Attorney with the Wake County Register of Deeds within ninety (90) days of approval of the special use permit by the Town Board of Commissioners. No building permit shall be approved by the Town until a copy of the recorded special use permit is provided to the Planning Director.



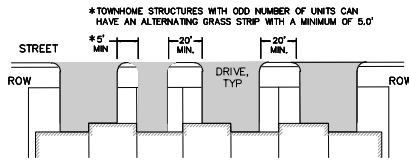
VICINITY MAP
(NTS)

LEGEND:

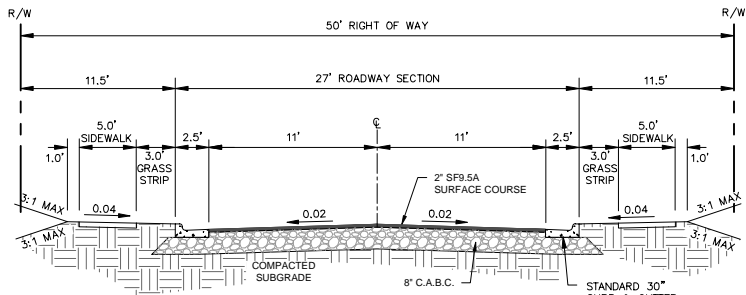
- EXISTING R40W ZONING (REST OF TRACT ZONED R&PUD)
- EXISTING POND
- EXISTING 50' NEUSE RIPARIAN STREAM BUFFER
- PROPOSED SINGLE FAMILY LOTS (RESIDENTIAL TYPE "A")
- PROPOSED TOWN HOMES (RESIDENTIAL TYPE "B")
- PROPOSED OPEN SPACE
- PROPOSED ACTIVE OPEN SPACE
- PROPOSED STORMWATER POND
- PROPOSED 10' WIDE PUBLIC GREENWAY TRAIL WITHIN A 30' PUBLIC EASEMENT

NOTES:

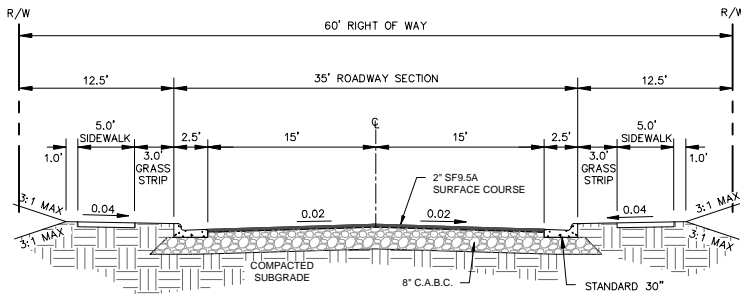
- THE 6.53 AC. ZONED R-40W WILL BE REGRADED AT CONSTRUCTION SO THAT IT CAN BE REMOVED FROM THE WATERSHED. FOLLOWING THE WATERSHED ADJUSTMENT, A REZONING REQUEST WILL BE FILED.
- FRONT FACING GARAGES SHALL HAVE AT LEAST TWENTY FEET (20') SEPARATING THE NEIGHBORING DRIVEWAYS OR NO MORE THAN FIVE FEET (5') SEPARATING NEIGHBORING DRIVEWAYS. IF THE SEPARATION MEASURES FIVE FEET (5') OR LESS, THE NEXT SEPARATION MUST BE AT LEAST TWENTY FEET (20'). REAR FACING GARAGES MAY BE ACCESSED BY A PRIVATE ALLEY WITH NO SEPARATION REQUIREMENTS.



DRIVEWAY SEPARATION DETAIL
NOT TO SCALE



50' R/W SUBDIVISION LOCAL
TYPICAL SECTION
NOT TO SCALE



60' R/W COLLECTOR ROAD
TYPICAL SECTION
NOT TO SCALE

TOWN OF ROLESVILLE R & PUD ZONING REQUIREMENTS

GROSS TRACT AREA:	82.399 AC.
AREA IN EXISTING ROW:	0.613 AC.
AREA IN NEW DEDICATED ROW:	0.261 AC.
NEW GROSS TRACT AREA:	81.525 AC.

ALLOWED DENSITY	
SINGLE FAMILY DWELLINGS (TRACT "A")	4 / AC.
TOWNHOUSES (TRACT "B")	8 / AC.
TOTAL TRACT	4 / AC.

PROPOSED DENSITY	
AREA IN TRACT "A", SINGLE FAMILY DWELLINGS:	58.38 AC.
PROPOSED LOTS:	89 LOTS
PROPOSED DENSITY TRACT "A":	1.52 LOTS / AC.

AREA IN TRACT "B":	23.15 AC.
PROPOSED UNITS:	98 UNITS
PROPOSED DENSITY TRACT "B":	4.23 UNITS / AC.

TOTAL PROPOSED DENSITY:	2.28 UNITS / AC.
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LOT DIMENSIONS

TRACT "A" (SINGLE FAMILY)	
MINIMUM STREET FRONTAGE:	50'
PROPOSED:	80'
AVERAGE LOT SIZE:	11,382 SF

TRACT "B" (TOWNHOUSES)	
MINIMUM LOT WIDTH:	20'
PROPOSED:	26'

SETBACKS

TRACT "A" (SINGLE FAMILY)	
FRONT	25'
REAR	25'
SIDE	5'

TRACT "B" (TOWNHOUSES)	
FRONT	15' (FROM R.O.W.)
PROPOSED	20'
REAR	15' (FROM PROPERTY LINE)

PARKING

TRACT "A" (SINGLE FAMILY DETACHED)	
NUMBER OF UNITS:	89
CLUSTER MAILBOX UNITS:	
REQUIRED PARKING SPACES:	4 SPACES (79-104 DWELLING UNITS)
PROVIDED PARKING SPACES:	5 SPACES AT AMENITY CENTER

TRACT "B" (TOWNHOUSES)	
NUMBER OF UNITS:	98
PARKING REQUIRED:	3 / TOWNHOUSE 98 x 3 = 294)
PROPOSED:	324
GUEST PARKING:	1 / 4 TOWNHOUSES (98 / 4 = 24.5)
PROPOSED GUEST PARKING:	42 (3 LOTS AT 16 SPACES LESS 6 SPACES FOR CBU)
CLUSTER MAILBOX UNITS:	
REQUIRED PARKING SPACES:	4 SPACES (79-104 DWELLING UNITS)
PROVIDED PARKING SPACES:	6 SPACES AT NORTH VISITOR PARKING AREA

PERIMETER LANDSCAPE BUFFERS

TRACT "A" (SINGLE FAMILY)	
CLASS II ADJOINING CLASS II:	NONE
STREETSCAPE AVERETTE ROAD:	50'

TRACT "B" (TOWNHOUSES)	
CLASS III ADJOINING CLASS II:	20' TYPE B LANDSCAPE
	50' PERIMETER YARD BUFFER

RECREATION & OPEN SPACE

REQUIRED	
TRACT "A" (SINGLE FAMILY)	
10% OF SFD (58.38 AC.):	5.84 AC.
PROPOSED:	21.19 AC.

50% OF 5.84 AC. TO BE SUITABLE FOR ACTIVE:	2.92 AC.
PROPOSED ACTIVE OPEN SPACE:	4.17 AC.

PROPOSED PASSIVE OPEN SPACE:	17.02 AC.
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TRACT "B" (TOWNHOUSES)	
15% OF TH (23.15 AC.):	3.47 AC.
PROPOSED:	11.47 AC.

35% OF REQUIRED SPACE TO BE IMPROVED:	1.22 AC.
PROPOSED IMPROVED OPEN SPACE:	3.16 AC.

PROPOSED PASSIVE OPEN SPACE:	8.31 AC.
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PRELIMINARY
MASTER PLAN
FOR REVIEW

2-13-18

Bateman Civil Survey Company
Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378



SUBDIVISION PLANS
ELIZABETH HEIGHTS

1205 AVERETTE ROAD
WAKE FOREST, NC 27587

MASTER PUD PLAN

Project Engineer:	TSS
Designed By:	TAN
Drawn By:	TAN
Checked By:	TSS
Scale:	

Date: 11-28-17

Project Number: 170347

SHEET

C001

OF: 003