

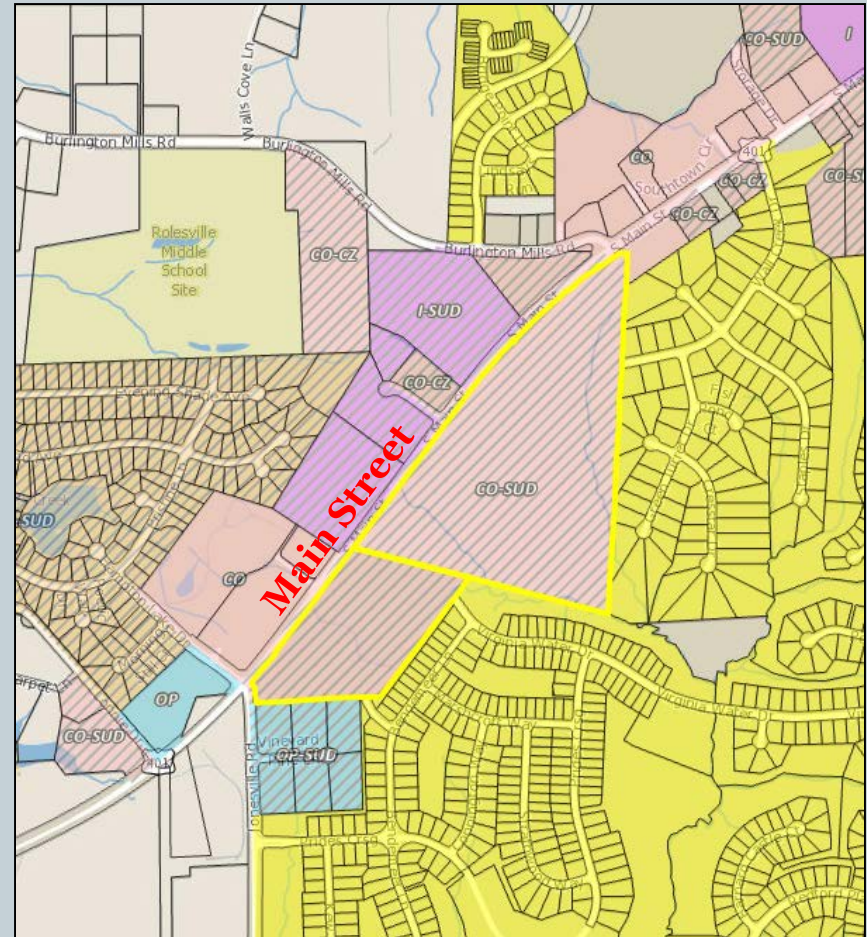
# Wallbrook Special Use Permit 20-02



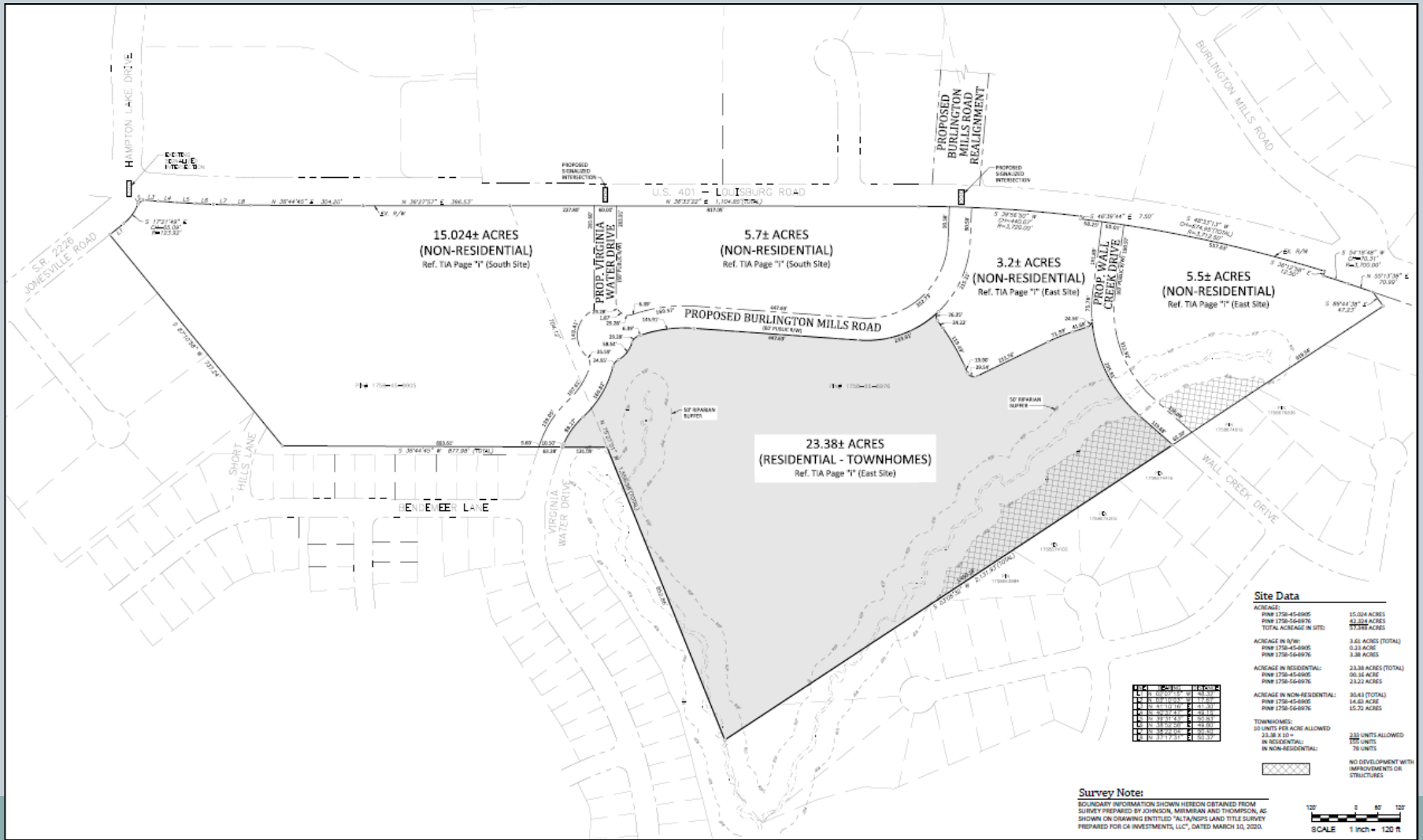
# Request Overview



- **Special Use Permit**
  - To construct a mixed-use development along S. Main St between Burlington Mills Rd Hampton Lake Dr.
  - Designate the TYPE and LOCATION of Residential pod(s) within the mixed-use project
- **Zoning: CO-SUD**
  - Commercial uses permitted by right
  - Residential townhouse use requires SUP (UDO 8.3.12.1)



# Special Use Permit Site Plan



**Site Data**

ACREAGE:	
PIN# 1758-45-8006	15.024 ACRES
PIN# 1758-56-8076	42.024 ACRES
TOTAL ACREAGE IN SITE:	57.048 ACRES
ACREAGE IN R/W:	3.65 ACRES (TOTAL)
PIN# 1758-56-8076	0.23 ACRES
PIN# 1758-56-8076	3.38 ACRES
ACREAGE IN RESIDENTIAL:	23.38 ACRES (TOTAL)
PIN# 1758-45-8006	06.16 ACRES
PIN# 1758-56-8076	23.22 ACRES
ACREAGE IN NON-RESIDENTIAL:	30.63 (TOTAL)
PIN# 1758-45-8006	14.60 ACRES
PIN# 1758-56-8076	15.72 ACRES
TOWNHOMES:	
50 UNITS PER ACRE ALLOWED	233 UNITS ALLOWED
IN RESIDENTIAL:	150 UNITS
IN NON-RESIDENTIAL:	78 UNITS
	NO DEVELOPMENT WITH IMPROVEMENTS OR STRUCTURES

AREA	ACRES	PERCENT
1	15.024	26.34%
2	5.700	10.00%
3	3.200	5.61%
4	23.384	41.05%
TOTAL	47.308	83.00%

**Survey Note:**  
 BOUNDARY INFORMATION SHOWN HEREON OBTAINED FROM SURVEY PREPARED BY JOHNSON, MERRIAM AND THOMPSON, AS SHOWN ON DRAWING ENTITLED "ALTA/NGPS LAND TITLE SURVEY PREPARED FOR CA INVESTMENTS, LLC", DATED MARCH 30, 2020.

120' 0' 60' 120'  
 SCALE 1 inch = 120 ft

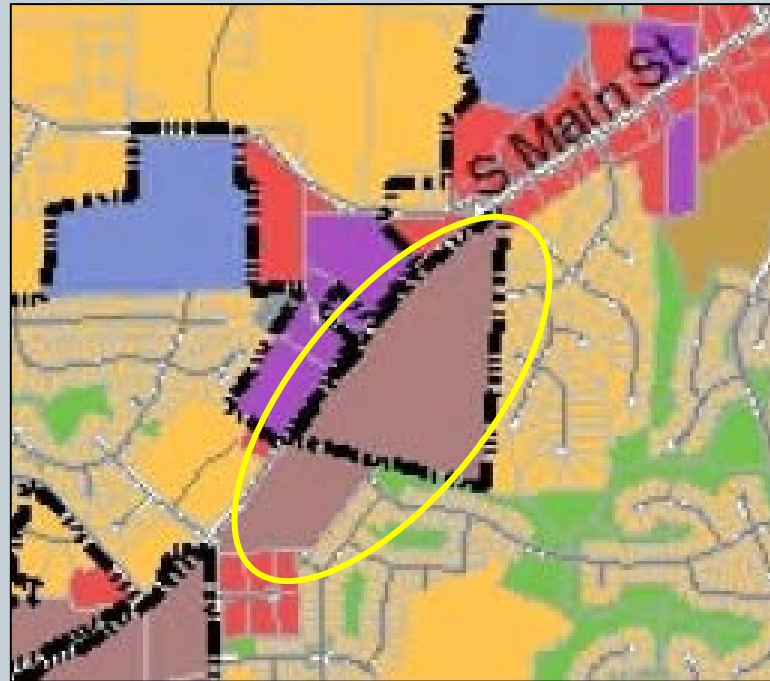
# UDO § 3.6.2 Special Use Criteria



The proposed development and/or use:

1. Will not materially endanger public health or safety;
2. Will not substantially injure the value of adjoining property;
3. Will be in harmony with the scale, bulk, coverage, density, and character of surrounding area;
4. Will conform to Rolesville's Comprehensive Plan and other adopted plans;
5. Is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;
6. Will not cause undue traffic congestion or create traffic hazard; and
7. Comply with all applicable requirements of the UDO.

# Rolesville Future Land Use Map



ETJ Boundary	High Density Residential	Industrial
Town Boundary	Town Center	School
Water Supply Watershed	Mixed Use Neighborhood	Preserved Open Space
Low Density Residential	Commercial	Water Sewer Services
Medium Density Residential	Business Park	

# Main Street Vision Plan

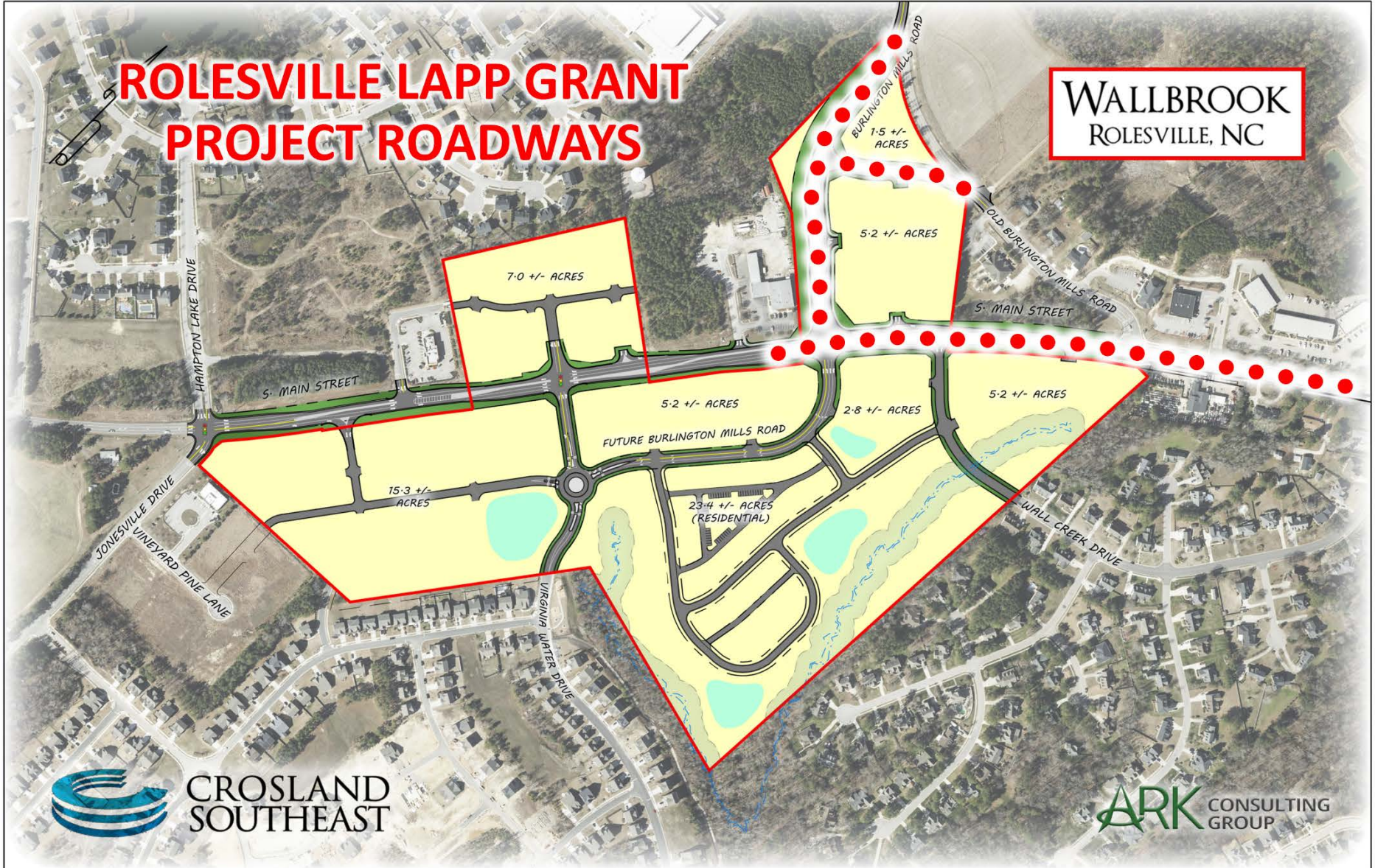


- 1) Rebuild Main Street into 2-lane divided roadway with a meandering 10' - 12' side path from US 410 Bypass to Burlington Mills Road;
- 2) Realign Burlington Mills Road to address problematic skew, creating a new intersection with Main Street; and
- 3) Connect Wall Creek Drive to new intersection at Burlington Mills/Main Street (including sidewalk on one side).

# Wallbrook – SUP

## ROLESVILLE LAPP GRANT PROJECT ROADWAYS

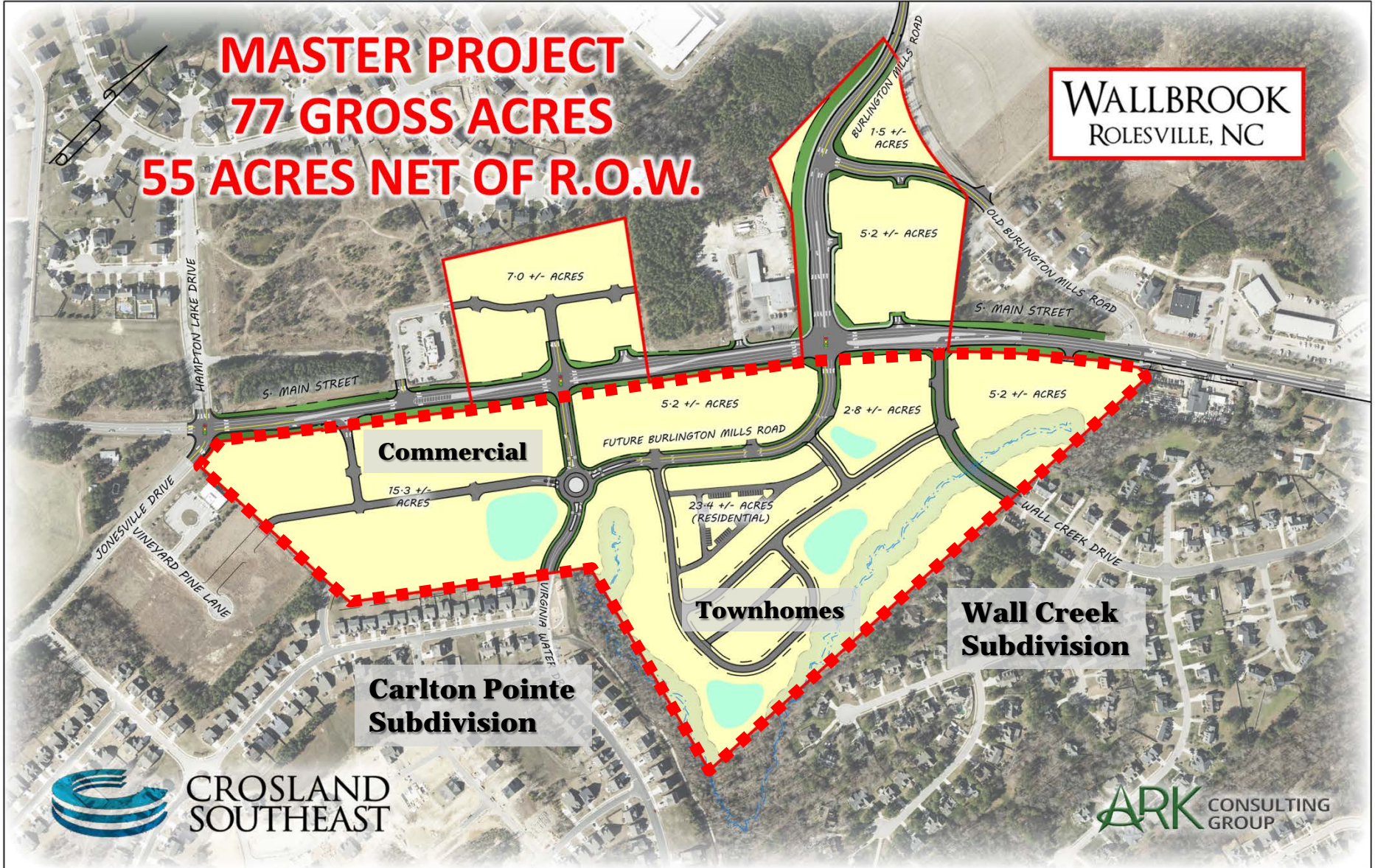
WALLBROOK  
ROLESVILLE, NC



# Context Map

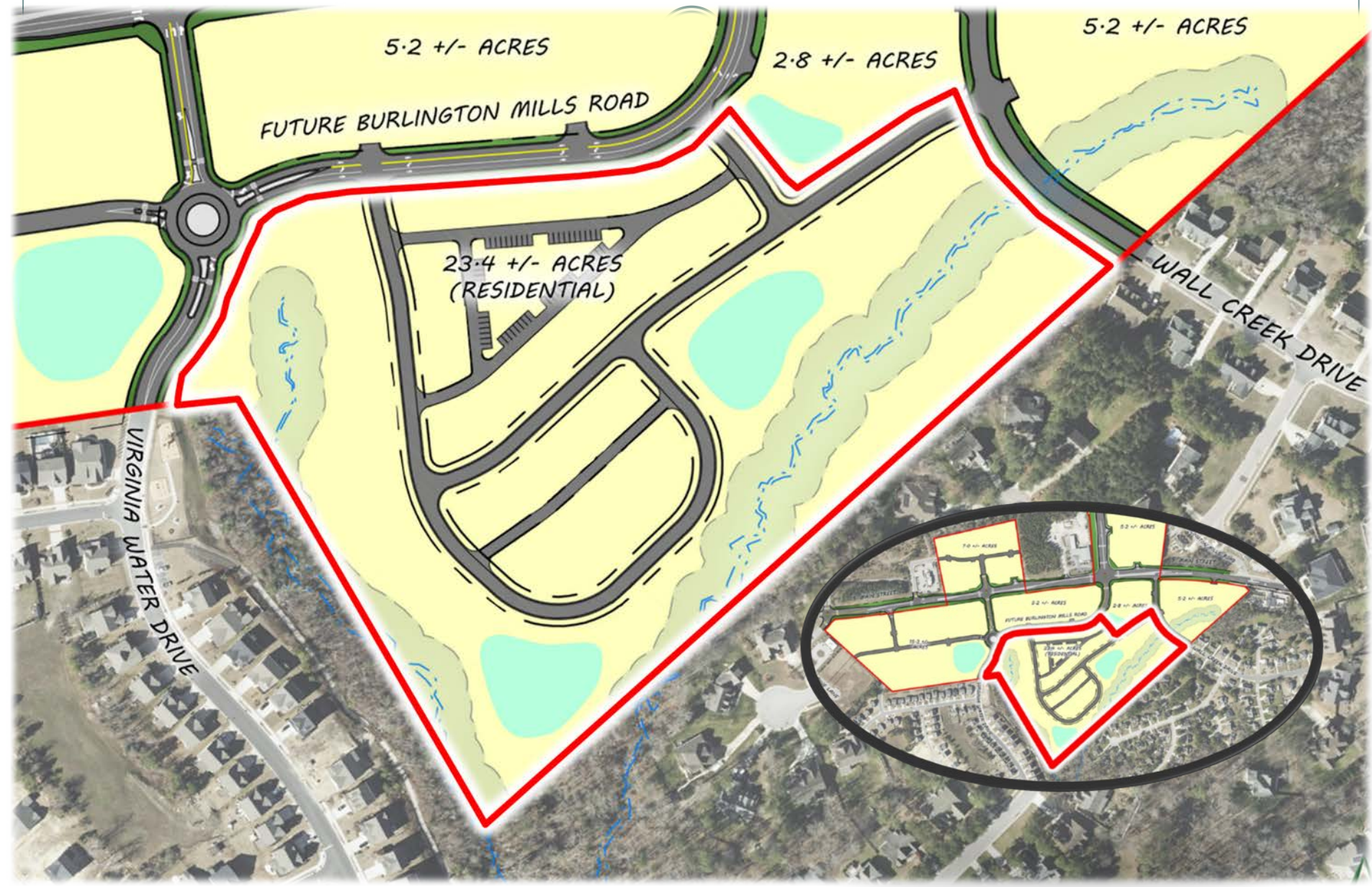
**MASTER PROJECT**  
**77 GROSS ACRES**  
**55 ACRES NET OF R.O.W.**

**WALLBROOK**  
ROLESVILLE, NC

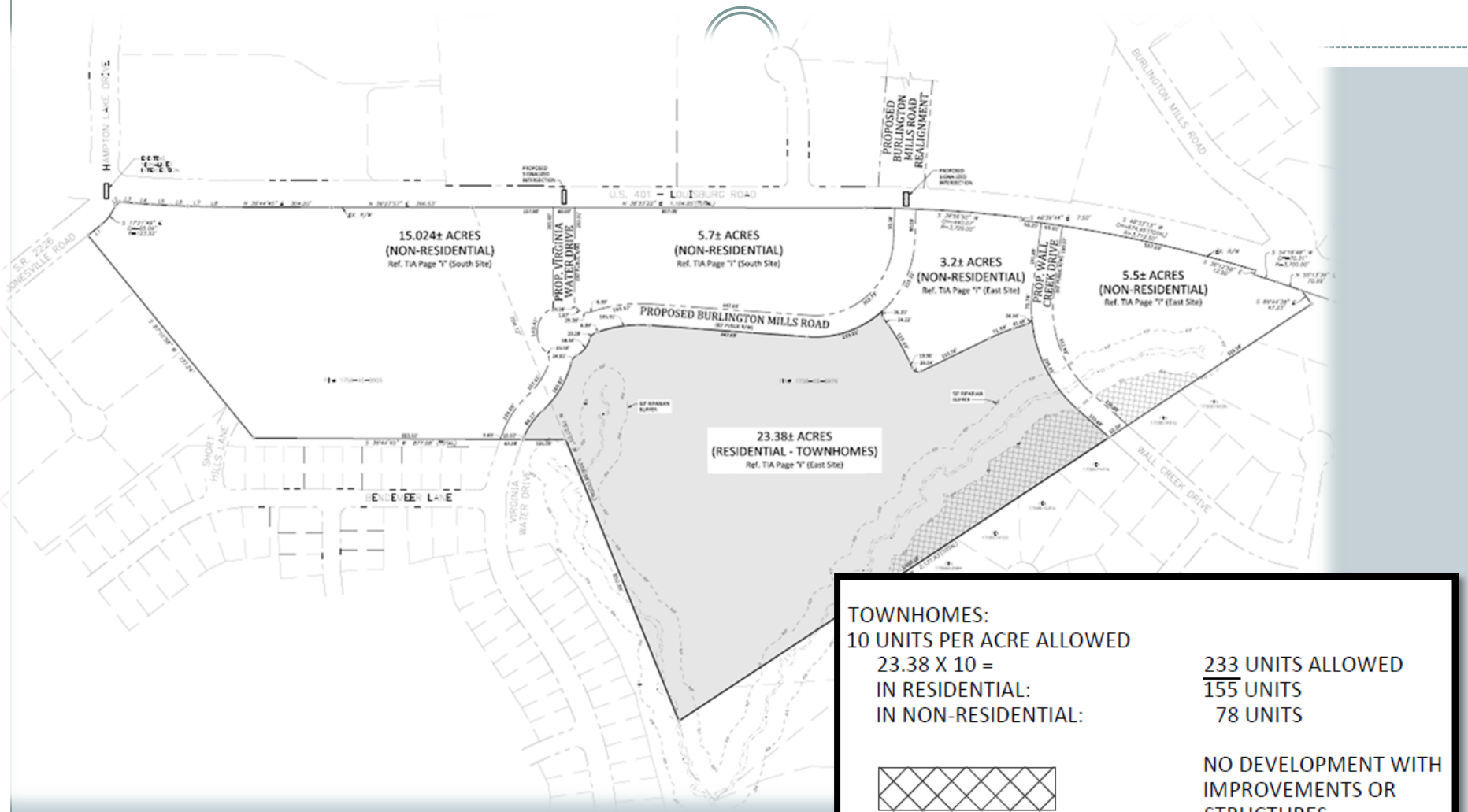




# Wallbrook – Residential Area




# Special Use Permit Site Plan



**TOWNHOMES:**  
 10 UNITS PER ACRE ALLOWED  
 23.38 X 10 =  
 IN RESIDENTIAL:  
 IN NON-RESIDENTIAL:

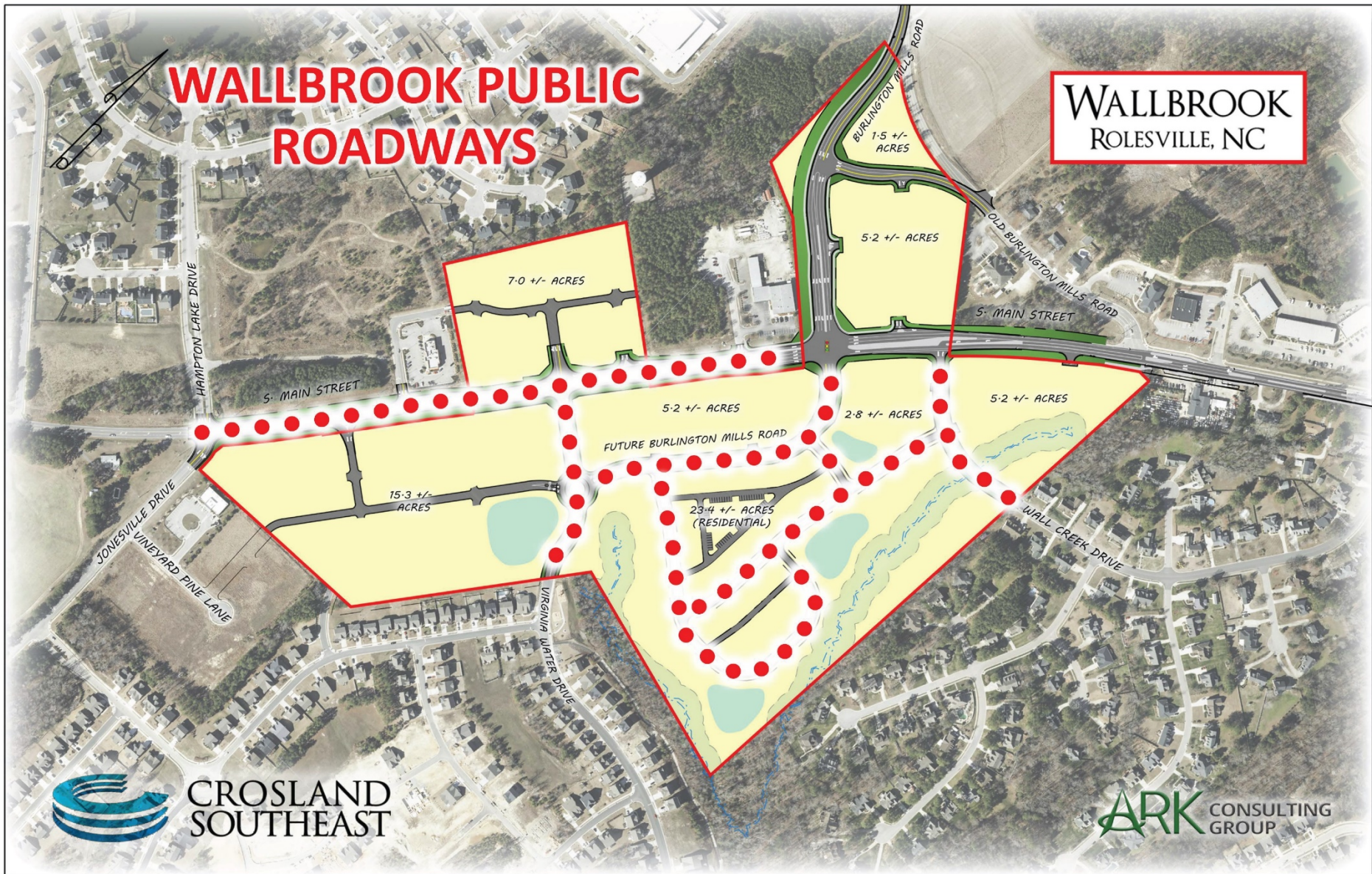
**233 UNITS ALLOWED**  
155 UNITS  
 78 UNITS

 NO DEVELOPMENT WITH IMPROVEMENTS OR STRUCTURES

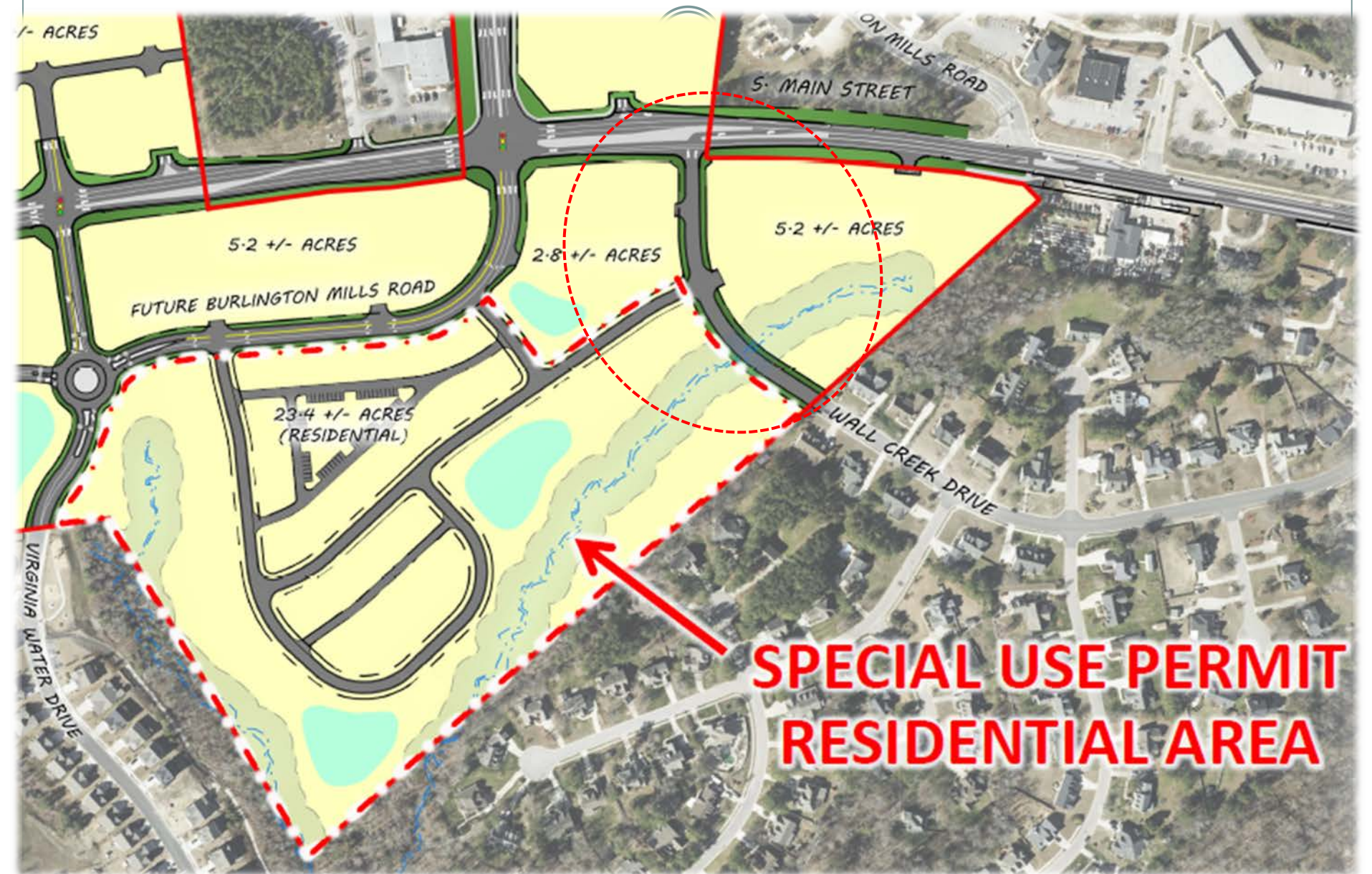
# Wallbrook Public Roadways

## WALLBROOK PUBLIC ROADWAYS

WALLBROOK  
ROLESVILLE, NC



# Residential Traffic Analysis



# Wallbrook Roadway Improvements

**WALLBROOK ROADWAY  
IMPROVEMENTS  
(PER S.U.P. CONDITIONS)**

**WALLBROOK  
ROLESVILLE, NC**



# LAPP Grant Roadway Improvements



# Surrounding Area



# Proposed Conditions



1. Uses and maximum densities are limited to those shown on each site on the Concept Plan. Any residential units not designated on the Residential - Townhomes tract may be used on any of the tracts labeled for Non-Residential use.
2. Prior to the issuance of the first Certificate of Occupancy for the first residential unit in the East Site as shown on the Concept Plan, Developer will complete the extension of Wall Creek Drive to Main Street.
3. If applicant seeks a Certificate of Occupancy prior to the commencement of work on the LAPP Grant project improvements, then prior to the issuance of the first Certificate of Occupancy of the first residential unit in the East Site and in accordance with the “Wallbrook Development TIA Addendum – Residential-Only Phase” dated February 13, 2020, Developer will construct a 100’ northbound right turn lane and a 100’ southbound left turn lane at the intersection of Wall Creek Drive (as extended) and Main Street. If work on the LAPP Grant project improvements is commenced before the first Certificate of Occupancy is requested, Developer is not required to construct the aforementioned improvements.
4. No later than six months following the completion of the LAPP Grant project improvements, Developer will complete both 1) the extension of Virginia Water Drive to Main Street and 2) the extension of Burlington Mills Road (as realigned) from Main Street to Virginia Water Drive.
5. Developer will complete traffic improvements as set forth in October 13, 2020 memo by Stantec.
6. Final acreage of sites are subject to change at site plan and construction plan based on final surveys and site plan review and approval.
7. As shown on the concept plan, areas of the site east of the riparian stream and adjacent to Wake County PINs 1758676836, 1758674619, 1758674416, 1758674204, 1758674100, and 1758663984 shall not be developed with structures or improvements



# UDO § 3.6.2 Special Use Criteria



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4. Will conform to Rolesville's Comprehensive Plan and other adopted plans;
5. Is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;
6. Will not cause undue traffic congestion or create traffic hazard; and
7. Comply with all applicable requirements of the UDO.