

MEMORANDUM

To: Meredith Gruber, Town of Rolesville, Planning Director
Michael Elabarger, Town of Rolesville, Senior Planner

CC: Kelly Arnold, Town of Rolesville, Manager

From: Liza Monroe
Karen Morgan Mallo, AICP

Date: February 28, 2022

Project: Barham Land
MA 21-08

Subject: Rezoning Application Review Comments

We have completed a review of the map amendment (rezoning) application completed by JA2GA LLC, dated December 6, 2021. The project proposes the construction of 52 single-family, attached dwelling units on approximately 12.43 acres, located on two parcels (PINs: 1850962688 and 1850965586) on Wait Avenue. The current zoning of the site is HD. The proposed zoning is Residential High Density (RH).

The parcels are currently located within the Wake County jurisdiction. There is a subsequent annexation application, ANX 22-02, that will also need to appear before the Board to incorporate the parcels into Rolesville's jurisdiction. The annexation application will be reviewed by Town of Rolesville staff for completeness and compliance.

When resubmitting, please **cloud or highlight in another color any revisions** to the plan set. We offer the following:

A. Application Documents

1. Given the number of units, this development may exceed the thresholds mentioned in LDO Section 8.C.1. A Traffic Impact Analysis (TIA) is required prior to approval of any zoning map amendment that exceeds the thresholds. WithersRavenel staff will defer to the Land Development Administrator (LDA) whether a TIA is or is not necessary to determine needed road improvements, that adequate capacity exists to serve the proposed development, and that no unsafe or hazardous conditions will be created by the development as proposed.
2. The Board of Commissioners will consider the standards noted in LDO Appendix A Section 2.3.F. when reviewing the map amendment application. Although not required on the application, the applicant may consider addressing these standards themselves in the justification statement.

B. Concept Plan

1. Based upon a recent aerial on iMaps, this site is very well forested in the northeast corner & that is not clearly indicated with the "existing tree line" symbol. Deciduous and evergreen trees shall be preserved to the greatest extent possible. Consult LDO Section 6.2.4.5.B. to ensure that the preservation standards are being met and Subsection D, for the requirements of the Preservation Plan.

2. If mail kiosk parking is to be separate from guest parking, signage should be provided to indicate the use for which the spaces are reserved.
3. Parking calculations shall be exclusive of garage parking, which shall not be included in minimum and maximum parking provided. Further, it should be noted that the driveway length of 15' is not sufficient to park a car without overhang into the right-of-way. Driveway lengths should be increased to meet the parking standards of Section 6.4.4.4
4. Add dimensional standards for Lots to the Summary information, including Lot Width and Minimum Lot Area.
5. Remove the parking spaces that are shown under units 37-39.
6. Clarify what the 10' multi-use trail becomes once inside of the subdivision.
7. Clarify what the 6' planting strip becomes once inside of the subdivision.
8. Within the interior roadway detail, clarify what the 4.5' section will be. WR staff is assuming it might be a planting strip based upon site design.

C. Comprehensive Plan Consistency/FLUM

1. The proposed rezoning site is not included in 2017 Comprehensive Plan and Future Land Use Map. However, the proposed zoning district of RH is consistent with the future land use plan zoning districts across the Wait Avenue right-of-way.
 - a. *High density residential* is defined as a mixed-use neighborhood of single family, duplex, condominium, townhouse or multifamily residential. These are lots or tracts at a density range of six to twelve dwelling units per gross acre including preserved open space areas along with nonresidential uses under planned unit development or form base code provisions.