

## 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:** March 29, 2022

**Project:** 5109 Mitchell Mill Road  
MA 22-06

**Subject:** Rezoning Application Review Comments

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We have completed a review of the zoning map amendment (rezoning) application completed by Beth Trahos and Nelson Mullins of Hopper Communities, dated February 28, 2022. The application requests the subject property, 5109 Mitchell Mill Road (PIN 1757-57-1035), be rezoned from Wake County R-30, to NC, Neighborhood Center Mixed Use (NC) and Residential Medium Density (RM). The 139.054-acre parcel is proposed to be utilized for a maximum 25,000 square foot of commercial space, 134 townhomes, and 264 single family units, as outlined on the concept plan, prepared by Timmons Group, dated February 23, 2022.

We offer the following:

### A. Application Documents Provided

1. To ensure that new development and redevelopment does not adversely affect the capacity of streets and intersections to accommodate vehicular traffic safely and efficiently, a Traffic Impact Analysis (TIA) is required to be submitted with the rezoning application per LDO Section 8.C. This has not been provided.
2. The applicant should indicate if the proposed rezoning is a Conditional District or a straight rezoning by using "CZ" following NC. On the application, the applicant has written "NC CD".
3. Clarify which zoning districts are requested on the application. The concept plan has the site divided between NC zoning and RM zoning, but RM zoning is not mentioned on the application documents.

### B. Concept Plan Sheet

1. Within the conditions, it states that "no dwelling, single family, attached (townhome) building shall exceed six (6) dwellings. On several occasions on the concept plan, there are buildings with over 6 dwellings.
2. The site data table notes that the density allowed for the RM district is 5 units/acres. The maximum density allowed is 3 units/acre by-right. A density of 5 units/acre is only permitted with a cluster development.
3. In accordance with LDO Section 3.4.3.C, a maximum seventy-five (75) percent of gross acreage can be dedicated to residential uses within the NC District. Provide a breakdown of the percentages and acreages for each use type.

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4. The LDO requirements for open space are as follows:
  - a. For residential developments greater than fifty (50) acres in size, required open space shall include at least one (1) small or medium open space type and one (1) large open space type, or shall include one (1) small open space type and two (2) medium open space types. **At least fifty (50) percent of dwelling units must be within one-half (½) mile of a medium or large park.**
  - b. For mixed-use developments greater than fifty (50) acres in size, required open space shall include at least three (3) small open space types and two (2) medium open space types. (Section 6.2.1.D.2)
  - c. There appears to be a pool area, small parklets, and two dog parks. These areas could be utilized as open space types to demonstrate compliance. The acreage of these areas should comply with limits established in LDO Section 6.2.1.E.

Update the site data table so show compliance with LDO Sections 6.2.1.D(2) and (3). Within the table currently, there is a required acreage that does not match the LDO requirements.

5. The applicant shall demonstrate compliance with the requirements of LDO Section 3.4.3.D regarding the mixture of proposed uses and the timing of development. For purposes of the rezoning, the applicant shall provide this information in the hearing testimony.
6. The applicant should note that building architectural elevations will be required to determine compliance with the requirements of Table 3.4.3
7. Applicant should note that a street wall will be required for the parking area fronting on the public street.
8. The applicant should revise the plans to show the adjacent street / access easement to which the parking area and Road 3 will connect.
9. The concept plan only has parking indicated for the commercial section. For single-family, attached units parking is required at 2.0 spaces per dwelling unit, plus 0.25 spaces per unit for guests (Table 6.4.3.G). The parking required and the parking provided should be included in the site data table.
10. The plan does not indicate that two parking spaces are provided in the driveways. However, staff can assume they will be placed there as no other parking is labeled. A single, 90-degree parking space shall be 19' by 9' according to LDO Section 6.4.4.C. The applicant shall demonstrate compliance with the parking requirements.
11. Buffer widths and types should be labeled and measured to ensure compliance with LDO Section 6.2.2.1 (RM Perimeter Buffers), Section 6.2.2.2 (Street Buffers), and Section 6.2.3 (NC Mixed-Use Perimeter Compatibility Buffers).

### C. Comprehensive Plan Consistency/FLUM

The proposed rezoning is mildly consistent with the 2017 Comprehensive Plan and Future Land Use Map distinction which shows these parcels as *Medium Density* on the FLUM. The applicant has provided a letter (Exhibit C) that notes how their proposed development may be supported by The Board given a previous expressed desire "to include more commercial uses within Rolesville".

Medium Density is classified as predominantly single-family residential uses with portions of duplex, townhouse or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions

We will note that the proposed development also along Mitchell Mill Road, the Hills at Harris Creek, also provides the mix of residential uses to support the proposed commercial.