

MEMORANDUM

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

From: Christian Campbell
Karen Morgan Mallo, AICP

Date: October 31, 2022

Project: Arden/4724 Burlington Mills Road
MA 22-10

Subject: Map Amendment (Rezoning) Application
1st Review Comments

We have completed a review of the **zoning map amendment (rezoning) application** completed by applicant and property owner Brothers Forty-Six, LLC, dated October 3, 2022. The application requests the subject property located at 4724 Burlington Mills Road (PIN 1758486155) be rezoned from GC-CZ to Residential High Density Conditional Zoning (RH-CZ). Proposed conditions are included as a portion of the application.

The applicant proposes a maximum of one hundred and sixty (160), multi-family units as a portion of a Residential Care facility.

This application has been reviewed for compliance with the Land Development Ordinance (LDO). We offer the following:

A. Application Documents Required

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.

B. Zoning, Comprehensive Plan, and Future Land Use Map Consistency

Consistency Statements Required

Appendix A, Section 2.3 of the LDO discusses the process for rezoning and specifically requires statements of consistency with the adopted Town Plans by both the Planning Board and the Governing Body, in accordance with the standards of NCGS 160D-604 and 605. It should be noted that if the map amendment is adopted and the action is deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land-use map in the approved plan.

Consistency with Comprehensive Plan

As mentioned previously, the applicant is proposing to rezone the subject parcel to RH-CZ. The 2017 Comprehensive Plan and Future Land Use Map designates this parcel as *Commercial*, which is described as, "Suburban commercial centers serving the daily needs of surrounding residential neighborhoods. They typically are located near roads with a high volume of traffic and key intersections that are designed to be accessed primarily by automobile. These consider other modes of transportation in design choices as well, both internally and externally of the commercial neighborhood. Common types include single tenant buildings on individual lots, single and multi-tenant buildings normally found in shopping centers, or multi-tenant units with big box or anchor

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retail businesses in commercial shopping facilities.” However, surrounding properties are shown as Medium Density Residential. The proposed RH-CZ conditional zoning would not necessarily be considered consistent as the property is shown as commercial but may fit with the intent of this area as shown on the Town’s Future Land Use Map.

On the current Future Land Use Map, no adjacent parcels are shown as High Density Residential. To best support the application, the applicant must address how the development will blend into the character of the future designated uses. The applicant has included a Rezoning Justification which is reviewed below.

Rezoning Justification

The applicant has provided a rezoning justification and support for the proposed change. Many of the statements correctly and strongly support the proposal. We offer the following:

- The applicant mentions Comprehensive Plan Goal LU1 in their justification of the rezoning. While the overall goal stands, the justification does not clarify which of the four tenants of the goal the applicant is aiding via the proposed development.
- The Greenway Plan is referenced in the justification for the proposed rezoning. Please clarify where the information from the Town’s Greenway Plan is found supporting this vision to provide further validity to this claim.
- Comprehensive Plan Goal D2.3 Response indicates that the project will connect with improvements along Main Street. We would recommend a connection from the internal site sidewalk to the sidewalk shown along Burlington Mills Road.

C. Concept Plan

It will be at the discretion of the applicant to address these comments prior to the rezoning or wait and address at the time of Preliminary Subdivision Plat / Construction Drawing/ Site Development Plan review(s), should the rezoning be approved. It should be noted that additional review and comments will be provided at the submission of the next required development application.

1. Add the Town of Rolesville Case number, MA22-10, to the Concept Plan
2. The project is referred to as the “Arden” within the Town of Rolesville filing system. Please add this title and reference to the Concept Plan.
3. Provide a site data table that includes the following information at a minimum: Property Identification Numbers (PIN), Watershed, River Basin, Current Use(s), Proposed Use(s), Current Impervious, Proposed Impervious, Tree Coverage Data, Building Height, and Building Square Footage(s).
4. Please indicate the zoning designation of all adjacent parcels to the proposed development.
5. The applicant should provide additional information on how the cottage homes are to be used. Will these be individual SF homes? Will they be multi-plex units? Further the applicant should clarify the number of units in each structure.
6. Include the street labels for Burlington Mills Road and Main Street.

7. Include setback dimensions between cottage and apartment structures. For cottage homes, include minimum width between structures (30 feet).
8. Required open space shall include at least one (1) small open space type and one (1) medium open space type, as defined in LDO 6.2.1.D.1. Please indicate the acreage and type of open spaces to see which open spaces satisfy this requirement. How will these areas be programmed?
9. Please clarify and differentiate the designated open space from the active space so that additional development regulations that apply may be properly evaluated by staff.
10. Please clarify the width of "NEW NCDOT R/W" shown on the cover sheet. Please clarify the difference between existing R/W and the new R/W dedicated to NCDOT.
11. Please indicate the number of EV and handicap accessible parking spaces separate from the total requested parking spaces to ensure compliance with the LDO. Additionally, the current ratio of parking spaces is 1.3 per unit, while the LDO requires a minimum of 1.5 parking spaces per dwelling unit with 0.10 guest spaces per dwelling unit for multi-family residential uses. Either the development standard must be met and demonstrated as in the LDO or the below-standard parking must be approved and listed as a condition with the rezoning application. Otherwise, the applicant may provide an Alternative Parking Plan (APP) as outlined in LDO section 6.4.3.K if the applicant believes that the requirements set forth by the town are not suited for the intentions of the proposed use of the land.
12. In accordance with perimeter buffer requirements found in Table 6.2.2.2 of the LDO, please indicate all buffer types and widths used on the concept map. Moreover, note that the use of fences, berms, and/or other structures that may/will be used to satisfy the requirements. Additionally, please clarify why the perimeter buffer stops on the eastern and southern sides of the property.
13. In accordance with Section 6.2.4.2.A., a tree and/or vegetative survey is required and compliance with the preservation standards of 6.2.4.5. shall be demonstrated.