

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: May 3, 2022

Project: Parker Ridge (FKA School Street) Rezoning
MA 22-03

Subject: Rezoning Application Review Comments

We have completed a review of the rezoning application completed by BGE for Lennar Carolinas LLC., resubmitted on April 1, 2022. The project proposes the construction of 170 single-family detached dwellings and 120 townhouse dwellings, on approximately 87 acres, located on School Street and Redford Place Drive. The current zoning of the site is RL and R&PUD. The proposed zoning is RM-CZ, Cluster option and RH-CZ.

We offer the following comments for Staff and Board review. We have no outstanding conditions or comments which warrant a resubmission at this time, with the exception of the provision of the TIA, and believe this application is ready for Board review at the discretion of the Town Staff.

A. Application Documents Provided

1. The applicant has indicated that a new cover page of the application has been submitted to the Town staff showing the proposed rezoning from RL and R&PUD to RM-CZ (Cluster) and RH-CZ. We provide the following requirements for Staff and Board information only. No further response is necessary.
 - a. LDO Section 3.3., with note to Section 3.3.B.2 which indicates, “Conditions and site-specific standards imposed in a conditional district shall be standards above and beyond the requirements of the LDO; conditions shall not lesser the standards in the LDO.”

The applicant has indicated, “The proposed conditions are not duplicative of the LDO requirements and do not propose lesser standards that the LDO.”
 - b. Any conditions of Approval shall be subject to: Section 1.14 of Appendix A. Conditions of Approval
 - c. Section 2.3 of Appendix A, with note to Section 2.3.F.8., which indicates, “If a conditional rezoning, the BOC may also consider if the conditional rezoning addresses the impacts reasonably expected to be generated by the development or use of the site, can reasonably be implemented and enforced for the subject property, and if it will mitigate specific issues that

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would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district.”

2. 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. The applicant has indicated that this process has begun and a copy of the TIA will be submitted to the Town upon completion.

B. Proposed Conditions

No comments

C. Comprehensive Plan Consistency/FLUM

The proposed rezoning is consistent with the 2017 Comprehensive Plan and Future Land Use Map distinction which shows this area of Rolesville as high density residential on the FLUM.

High density 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.

D. Concept Plan

Our previous comment letter requested the applicant provide additional information and plan details. The information requested has largely been provided and we would commend the applicant’s engineer for providing the requested level of details at this stage of the planning process. We offer the following comments (some of which are repeat comments), which should be addressed with preliminary plat submission:

Cover Sheet (Sheet 1)

1. Existing Zoning in the Site Data Table should be listed as RL and R&PUD.

Existing Conditions Sheet (Sheets 2 and 3)

2. There are four total parcels proposed as a part of this development, the PINS have been correctly updated, and the applicant has provided clarification from the surveyor for PIN 1768091558, referred to as the “corner lot”.

It appears it is the intent is to combine the parcels and resubdivide. As such, and to rectify the GIS/ County tax records error, we would suggest the “property

lines” be shown as “to be removed” and property features (contours, wetlands, riparian buffer) be shown in that area.

3. The recording information (Book, Page) for Redford Place Drive should be provided.
4. There appears to be an existing single-family house located on-site (or previously located on site) at 120 School Street (PIN 175893710). The location of the house and lot and any associated wells, septic or other tanks, utilities, etc. are not included on the plans. There is a note on the plans regarding the “location” of the lot, however, this information regarding the structure should be provided for demolition and grading.
5. All existing vegetation should be clearly shown. In accordance with 6.2.4.2.A, a Preservation Plan and a Tree Survey are required as a portion of the Landscape Plan. This may be submitted as a separate sheet.

General Plan and Design Comments

6. Architectural designs. An architectural design sheet that includes the following (and consent statement if applicable) will be required:
 - a. Building heights compliant with LDO 3.1.2
 - b. Facades of single-family structures that comply with the standards of LDO 6.8.5.D & 6.8.5.I
 - c. All materials noted and used in compliance with LDO 6.8.5E & 6.8.5F
 - d. A sketch of a block that shows compliance with Architectural Variability
7. The location of proposed kiosks, the number of mailboxes provided, and the location and number of associated parking spaces to be allocated for mailbox parking should be included on the plans.
8. A landscape plan should be submitted showing buffer plantings, site landscaping, planting in parking areas, details, preservation areas, location and details of tree protection fencing.
9. Street D and School Street are not shown in alignment. The alignment of these streets should be considered as a condition of rezoning. Further, the applicant should address the status of the access to the existing homes on School Street and the potential provision of a streetscape buffer.
10. The length of the cul-de-sac of Street G / Long Melford Drive is of concern providing the only one access for 79 SF homes, considering that Street H is only a stub street and has no proposed timeline for connection. Further, we believe a

turn-around at Street H is warranted until such time that the connection is made. Roads and blocks should be designed in accordance with Section 9.2.1 and 9.2.2

11. Buffers:
 - a. The streetscape buffer required along Town thoroughfares is 30' (6.2.2.2.D). The plans currently show 20'.
 - b. The applicant should be aware of the required buffering for cluster developments (3.1.B.2)
 - c. Perimeter buffers are required in accordance with Section 6.2.2.1
12. LDO Section 3.1.3.B indicates that no more than 15 gross acres may be assigned to attached or multiple family uses. The sketch plan appears to be in compliance; the final design will also need to be in compliance.