

## 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:** June 1, 2022

**Project:** 1216 Rolesville Road  
MA 22-05

**Subject:** Rezoning Application – 2<sup>nd</sup> Review Comments

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We have completed a review of the zoning map amendment (rezoning) application completed by Robert Sharr of Optimal Development, dated May 2, 2022. The application requests the subject property, 1216 Rolesville Road (PIN 1768-33-7689), be rezoned from RL, Residential Low Density to NC, Neighborhood Center Mixed Use. The 11.78-acre parcel is proposed to be utilized for 30,000 square foot of commercial space and 68 townhouse units, as outlined on the concept plan, prepared by FLM Engineering, dated May 2, 2022.

### A. Application Documents Provided

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.

Some areas of concern include the various roads proposed off site into the adjacent parcels. Aside from “The Point”, the remaining adjacent parcels do not currently have any developments under review. The applicant is proposing two separate connections to the Gunz property as well as a 50-foot public ROW leading into the Self property. LDO Section 9.2.1B.15 would require those adjacent parcels to provide the remainder of the full required ROW once those parcels are subdivided. The number of connections shown on this project would result in substantial design influence of those adjacent parcels, something else that should be considered here.

### B. Comprehensive Plan Consistency/FLUM

The proposed rezoning is mildly consistent with the 2017 Comprehensive Plan and Future Land Use Map distinction which shows this parcel as *Mixed Use Neighborhood* on the FLUM.

Mixed Use Neighborhood is classified as neighborhoods with a mix of uses that offer residents the ability to live, shop, work and play, in one community. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets that often support multiple modes of transportation.

While the neighborhood is too small to offer a true mix of uses as suggested in the comp plan, it should be noted further that the concept plan and proposed zoning is consistent with the development approved in the area. The adjacent development, the Point, has similar layout as

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proposed by this applicant, provides the mix of residential uses to support the proposed commercial, and provides an extension of the road network.

### C. Concept Plan

1. 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.*
2. The applicant should note that building architectural elevations will be required to determine compliance with the requirements of Table 3.4.3. Elevations are expected to be provided during the site plan review process.
3. Table 3.4.3 indicates that the maximum single use / building size shall be 25,000 sq ft, unless the increase is approved as part of a development agreement, or the building is mixed use. The proposed commercial building is 30,000 and appears to only be commercial in use.
4. The plans indicate that the guest parking areas will be located to the rear of the property, raising concerns that townhome guests will park at the commercial building and result in less parking for those uses. WithersRavenel would suggest a site design that disperses the guest parking to be located near each block of townhomes to discourage parking in the commercial area or along public rights-of-way.
5. The existing site is well forested according to iMap aerials. LDO Section 6.2.4.5 focuses on vegetation preservation. WithersRavenel is unsure if the applicant has already gotten a tree survey but would like to call attention to preservation standards in LDO Section 6.2.4.5B so that the applicant can begin taking into consideration tree replacement requirements. The concept plan does not show any tree save areas or vegetation to be preserved.
  - a. At least ten (10) percent of all existing trees in good health (as determined by a professional arborist) shall be preserved within developments that are two (2) acres or greater in size, excluding non-native invasive plants as listed by the US Forest Service or the NC Forest Service.
  - b. Within applicable sites, evergreen trees at least twenty (20) inches diameter at breast height and deciduous trees at least eighteen (18) inches diameter at breast height, and in good health (as determined by a professional arborist), and within required buffering and landscaping areas, shall be tagged prior to any site clearance and be preserved to the greatest extent possible.
  - c. In any case where removal of a qualifying evergreen or deciduous tree from subsection (2) is required for site development, it shall be replaced on-site with at least four (4) or more trees of similar species and size.
  - d. Trees sixty (60) inches diameter at breast height and in good health based upon a professional arborist, must be preserved to the greatest extent possible and not be removed. If removal is required for site development, diameter at breast shall be replaced one (1) for one (1) using three (3) inch caliper trees on site. Existing buffers and canopy may be used for up to twenty-five (25) percent of replacement.