

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: 5109 Mitchell Mill Road
MA 22-06

Subject: Rezoning Application – 2nd Review Comments

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, 119 townhomes, and 260 single family units, as outlined on the associated concept plan, prepared by Timmons Group, dated May 2, 2022.

A. Application Documents Provided

We provide the following requirements for Staff and Board information only. No further response is necessary.

1. 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.”
2. Any conditions of Approval shall be subject to: Section 1.14 of Appendix A. Conditions of Approval
3. 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 would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district.”

B. Proposed Conditions

No comments.

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.

It should be noted 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.

D. **Concept Plan/Advisory Comments**

In accordance with Section 3.4.3.B., a Site Plan is required as part of the Zoning Map Amendment when rezoning to NC. As a split zoning, technically only the NC portions of the site are required to have a site plan. The proposed concept plan does not show the detail necessary to determine any mitigation efforts of the impacts of the requested rezoning, such as buffers, traffic improvements, recreation, and environmental resource protection.

The applicant shall amend the application to include, at a minimum, a site plan addressing the following items, for staff and the Board to determine the impact of the proposed rezoning, compliance and/or exceedance of ordinance requirements, and what potential conditions are needed to reduce the impacts from the proposed rezoning and eventual development of this site.

1. Site Plan Sheet – Should include the following:
 - a. Site Data Table including acreage, existing and proposed zoning, proposed units/housing types, maximum density allowed, proposed density per housing type, open space required, open space proposed, parking required, parking proposed, building height allowed, building height proposed, percentage of gross area for nonresidential uses, percentage of gross area for residential areas, etc.
 - b. Proposed building locations including height and building footprint (houses and any proposed amenities)
 - c. Proposed rights-of-way and parking
 - d. Proposed easements

- e. Proposed utilities
 - f. Open space areas. There should be at least three (3) small open space types and two (2) medium open space types according to the LDO Section 6.2.1.D.2.
 - g. Environmental features and associated buffers. The 30-foot-wide streetscape buffers should be dimensioned. Also, the mixed-used perimeter compatibility transition areas should be dimensioned per LDO 6.2.3.1B.
 - h. Setbacks (per LDO 3.4.3 & LDO 6.8.5H for structures with street-facing garages)
 - i. Lot widths and areas compliant with LDO 3.4.3
 - j. Mailbox Units and associated parking
 - k. North arrow
 - l. Scale
2. Applicant should note that a street wall will be required for the parking area fronting on the public street.
 3. The concept plan only has a parking area 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 was not quantified within the concept plan site data table.
 4. 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.
 5. The plan does not clearly indicate where guest parking areas will be located on the property, raising concerns that townhome guests will park at the commercial building and result in less parking for that use. It is suggested that a site design dispersing the guest parking be located near each block of townhomes to discourage parking in the commercial area or along public rights-of-way.
 6. 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). The applicant shall demonstrate compliance with the buffer width and type requirements.
 7. Advisory Comment: 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.*
 8. Advisory Comment: 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.