

## MEMORANDUM

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

**From:** Liza Monroe  
Karen Morgan Mallo, AICP

**Date:** July 28, 2022

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

**Subject:** Rezoning Application – 3<sup>rd</sup> Review Comments

---

We have completed a review of the zoning map amendment (rezoning) application completed by 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 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 and a maximum 398 housing units, of which no more than 134 units may be townhomes, as outlined in the conditions and on the associated site plan, prepared by Timmons Group, last revised July 1, 2022. An associated annexation application has also been submitted.

### A. Application Documents Provided

We provide the following requirements for Staff and Board information and consideration of the conditions of approval. No further response or comment from the applicant 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 on the content of the conditions, however we would like to call attention to the Board that the conditions may allow for a greater number of units than those shown on the plan.

### 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. Site Plan**

**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 applicant has submitted a site plan with the second submittal, and we offer the following comments:

1. Provide a key or legend to explain the dot and hatched meanings.
2. Within the site data table, ensure that the *total* parking provided is within the table for both zoning districts and uses.
3. Adjust the buffering widths shown on the plan to meet scale. As noted, the widths are different but shown as the same on the plan.
4. Dimension the front yard setback.
5. PLEASE NOTE: A minimum driveway length of 19' feet is required OUTSIDE of the right-of-way to be considered as a parking space. We would suggest a minimum setback of 19' feet be provided.
6. Please ensure that there is consistency amongst the Site Plan and the bubble diagram regarding about the number of units provided. On the site plan, within the NC zoned area, 119 townhomes are proposed and 69 single-family homes. Within RM zoned area, 191 single-family homes are proposed. On the conceptual master plan, there are 134 townhomes and 69 single-family homes proposed in the NC zoned area, a 15-unit increase. There is also an increase of 4 single-family homes within the RM area where 195 units are proposed.