

P:\2024 Projects\24081 Wake_Avenue_Triple-ET\160\GIS\Sheet\F24081_C200 SITE REZONING.dwg

ADJOINING PARCEL INFORMATION						
ID	PIN	OWNER(S)	DB / PG	BM / PG		
AA	1850867237	WAKE ELECTRIC MEMBERSHIP CORP	8182 / 2604	1998 / 2036		
AB	1850856710	VILLAGES OF AUSTIN CREEK HOMEOWNERS	17277 / 2713	2010 / 527		
AC	1850852022	VILLAGES OF AUSTIN CREEK HOMEOWNERS	17277 / 2713	2010 / 527		
AD	1850841696	VILLAGES OF AUSTIN CREEK HOMEOWNERS	17277 / 2713	2017 / 1040		
AE	1850841551	LENNAR CAROLINAS LLC	15377 / 2089	2023 / 2306		
AF	1850843268	MUNOZ, HELLMAN FRANKLIN; MUNOZ, KRISTEN BRAUN	19407 / 1343	2022 / 575		
AG	1850844370	TRIPP, MICHELE L	19344 / 1384	2022 / 575		
AH	1850845277	BRATLEE-WHITAKER, EMILY; WHITAKER, TYLER	19328 / 555	2022 / 575		
AI	1850846285	BIZIEFF, MICHAEL P; BIZIEFF, VESAL	19508 / 2570	2022 / 574		
AJ	1850847266	BURGOA, CHRISTOPHER	19481 / 1310	2022 / 574		
AK	1850848247	GIBBS, MICHAEL & STEFANI	19509 / 1828	2022 / 574		
AL	1850849227	DEMIAN, JILL & BEVERLY LAVERY	19418 / 975	2022 / 574		
AM	1850940208	HOISETH, BRUCE CAVERLY & MARYELLEN	19366 / 1724	2022 / 574		
AN	1850940289	MCNEAL, BERLONDIKA JERTORIA	19342 / 1506	2022 / 574		
AO	1850941279	FAYAD, AKRAM & RANIA	19368 / 2463	2022 / 574		
AP	1850943209	JENSEN, KENT & LINDA	19616 / 1836	2022 / 574		
AQ	1850943299	MILLER, THOMAS W & BARBARA M	19470 / 962	2022 / 574		
AR	1850944298	WINFREE, CRYSTAL ROSE & ANDREW CLAY	19425 / 429	2022 / 574		
AS	1850945275	ORTALS, EDWARD J & EILEEN	19328 / 1625	2022 / 574		
AT	1850946232	BAVISOTTO, DANIELLE M & ERIC N	19699 / 2162	2022 / 574		
AU	1850947236	EXPERIENCEONE HOMES LLC	17509 / 1101	2022 / 574		
AV	1860041295	EXPERIENCEONE HOMES LLC	17509 / 1101	2021 / 122		
AW	1860049264	GIVENS, MICHAEL R & JODY L	19557 / 1264	2021 / 121		
AX	1860141226	BOORADY, ANDRE J; ORTALS, MEREDITH B	19159 / 911	2021 / 1210		
AY	1860142205	PETWAY, MARCUS M & KENA G	19204 / 1027	2021 / 1210		
AZ	1860142285	AUTRY, BETSY SMITH & DAVID EARL	19197 / 530	2021 / 1210		
BA	1860143265	RODICO, PAMELA & JOHN RAINIER	19198 / 2595	2021 / 1210		
BB	1860144245	BARTLETT, BRIANNE; BARTLETT, SALLY & DOUGLAS	19413 / 2008	2022 / 1238		
BC	1860145225	EXPERIENCEONE HOMES LLC	17509 / 1101	2022 / 1238		
BD	1860145294	THIGPEN, APRIL LINDSAY	19736 / 2558	2022 / 1238		
BE	1860146265	EXPERIENCEONE HOMES LLC	17509 / 1101	2021 / 121		

RESIDENTIAL LINE TABLE		
LINE #	LENGTH	DIRECTION
L40	273.29'	N21° 35' 45"E
L41	25.00'	N21° 33' 17"E
L42	30.00'	N21° 35' 33"E
L43	289.03'	N68° 25' 12"W
L44	485.12'	N68° 36' 29"W
L45	67.90'	N68° 29' 21"W
L46	430.18'	N68° 23' 19"W
L47	62.15'	N66° 45' 05"W
L48	55.00'	S23° 14' 55"W
L49	493.27'	S66° 17' 31"W
L50	120.37'	S66° 17' 31"W
L51	139.83'	S29° 02' 26"W
L52	62.39'	S27° 04' 26"W
L53	85.05'	S22° 30' 36"E
L54	82.65'	S35° 17' 49"W
L55	77.79'	S66° 41' 13"W
L56	119.64'	S30° 41' 32"W
L57	48.52'	S70° 24' 48"W
L58	58.77'	S07° 59' 45"W
L59	84.46'	S38° 16' 44"W

RESIDENTIAL LINE TABLE		
LINE #	LENGTH	DIRECTION
L60	44.78'	S19° 10' 58"W
L61	26.68'	S76° 49' 28"W
L62	63.59'	S27° 16' 11"W
L63	35.70'	S05° 25' 37"E
L64	53.96'	S35° 40' 08"W
L65	31.53'	S20° 09' 38"W
L66	35.88'	S56° 19' 27"W
L67	82.48'	S15° 56' 39"W
L68	47.18'	S54° 15' 58"E
L69	86.56'	S03° 11' 49"E
L70	47.68'	S27° 21' 06"E
L71	29.73'	S15° 39' 43"W
L72	12.33'	S44° 18' 30"W
L73	325.02'	S02° 18' 54"E
L74	92.70'	S89° 08' 31"E
L75	398.59'	S89° 22' 03"E
L76	80.37'	S89° 22' 03"E
L77	80.29'	S89° 22' 03"E
L78	265.88'	S89° 22' 03"E
L79	50.09'	S89° 29' 05"E

RESIDENTIAL LINE TABLE		
LINE #	LENGTH	DIRECTION
L80	202.94'	S89° 21' 30"E
L81	225.20'	S89° 21' 30"E
L82	77.18'	S89° 21' 30"E
L83	821.67'	S89° 05' 43"E
L84	395.14'	N20° 51' 04"E
L85	421.22'	N22° 11' 38"E
L86	28.27'	N22° 49' 54"W
L87	464.36'	N67° 51' 27"W

COMMERCIAL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	225.89'	N64° 34' 13"W
L2	31.09'	S40° 39' 22"W
L3	25.91'	S40° 39' 22"W
L4	161.80'	S40° 39' 22"W
L5	288.49'	S17° 27' 54"E
L6	493.27'	N66° 17' 31"E
L7	55.00'	N23° 14' 55"E
L8	52.86'	N66° 45' 05"W
L9	180.85'	N65° 41' 26"W
L11	145.63'	N05° 35' 13"E
L12	242.72'	N05° 20' 11"E
L13	159.43'	N69° 23' 18"W
L14	248.14'	N68° 22' 23"W
L15	182.46'	N68° 12' 44"W
L16	200.54'	N68° 31' 07"W
L17	308.77'	N68° 30' 12"W
L18	30.00'	S21° 35' 33"W
L19	210.00'	N68° 26' 43"W
L20	25.00'	S21° 33' 17"W
L21	273.29'	S21° 35' 45"W

COMMERCIAL LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	421.22'	S22° 11' 38"W
L25	395.14'	S20° 51' 04"W
L26	353.08'	S89° 03' 29"E
L27	69.22'	S88° 46' 48"E
L28	51.37'	S89° 20' 02"E
L29	180.15'	S89° 03' 25"E
L30	160.72'	S89° 04' 00"E
L31	76.42'	S88° 46' 32"E
L32	79.04'	S89° 02' 22"E
L33	74.04'	S88° 59' 25"E
L34	50.72'	S88° 59' 26"E
L35	40.01'	S88° 59' 26"E
L36	82.81'	N00° 26' 49"W
L37	133.25'	N02° 54' 54"E
L38	79.84'	N05° 27' 34"E
L39	124.58'	N05° 58' 10"E

REV #	DATE	DESCRIPTION
1	04.11.2025	TOR REZ COMMENTS 2: 03.11.2025
2	07.30.2025	TOR REZ COMMENTS 3: 06.22.2025
3	11.10.2025	TOR PLANNING BOARD COMMENTS

V8 - received 01-20-2026

LEGEND:

RESIDENTIAL SINGLE FAMILY

COMMERCIAL

POTENTIALLY JURISDICTIONAL POND
(STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USACE CONCURRENCE AT TIME OF PERMIT)

S&EC BUFFERS/WETLANDS
(STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USACE CONCURRENCE AT TIME OF PERMIT)

POTENTIALLY JURISDICTIONAL WETLAND
(STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USACE CONCURRENCE AT TIME OF PERMIT)

POTENTIAL 50' NEUSE RIVER BUFFER
(STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USACE CONCURRENCE AT TIME OF PERMIT)

COLLECTOR ROAD CONNECTION

NC-CZ RE-ZONED AREAS	POST R/W RESERVATION	GROSS
RESIDENTIAL AREA	75.832	77.518 AC
COMMERCIAL AREA	2.457	3.049 AC
COMMERCIAL AREA	22.834	25.050 AC
TOTAL AREA TO BE REZONED	101.123	105.617 AC

TOTAL COMMERCIAL AREA	25.291 AC
COMMERCIAL PERCENTAGE	25.01%

PROPOSED ZONING CONDITIONS

1. The following uses shall be prohibited:

a. Commercial Parking

b. Flex Industrial

c. Fulfillment Center

2. If pursued, Self storage, enclosed will only be a viable use in the +- 2.4 ac commercial portion at the northwest corner of the property.

3. Developer shall dedicate approximately 2.5 acres of land as Town park land as indicated on the concept plan accompanying this rezoning application. Developer shall convey the land to the Town at the time of recording of the final plat for the phase that contains the park land. All unimproved, dedicated park lands shall be deemed active open space that may be used to fulfill the development's active open space requirements under the LDO. Though not required, any improvements contributed to the active park will be included in a separate Development Agreement and such costs shall be identified in a cost estimate as part of the Development Agreement for equal active open space credit, as accepted by the Town Council.

4. The proposed residential subdivision will include a maximum of 300 single-family and townhome units, at an overall density of 4 units per acre.

5. A 50' buffer will be provided where commercial use abuts lots (PIN: 1860145294, 1860145225, 1860144245, 1860143265, 1860142285, 1860142205, 1860141226, 1860049264, 1860048290, 1860048119, 1860047147, 1860046167, 1860045197). The buffer is to be landscaped in accordance with the modified buffer document (Exhibit 1), unless environmental conditions at time of approved preliminary subdivision plat prohibit grading or landscaping in the above-mentioned areas. Part of the SCM as well as the access and maintenance easement may overlap with the buffer as long as the landscaping requirements enclosed in the modified buffer document are met.

