



Case No. REZ-24-05

Date \_\_\_\_\_

## Map Amendment Application

### Contact Information

Property Owner THALES ACADEMY

Address 4641 PARAGON PARK RD City/State/Zip RALEIGH NC 27616-3407

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer ARDENT BUILDING, LLC

Contact Name PAUL C SCHMIDT

Address P.O. BOX 5509 City/State/Zip CARY, NC 27512

Phone 919-991-1428 Email cschmidt@e1homes.com

### Property Information

Address 2206 WAIT AVE / 2200 WAIT AVE / 2216 WAIT AVE / 2232 WAIT AVE

Wake County PIN(s) 1860045778 / 1860056400 / 1860151206 / 1860143789

Current Zoning District R&PUD AND RL Requested Zoning District NC-CZ

Total Acreage 53.861 AC

### Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature Robert L Luddy Date APRIL 11, 2025

STATE OF NORTH CAROLINA

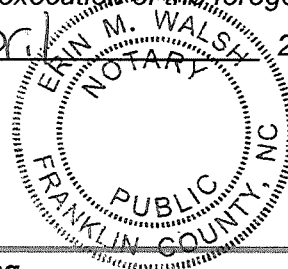
COUNTY OF Wake

I, a Notary Public, do hereby certify that Robert L Luddy

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 11<sup>th</sup> day of April, 2025.

My commission expires 1-20-2030.

Signature Erin M. Walsh Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517

## Metes and Bounds Description of Property

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## Rezoning Justification

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## Property Owner Information

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## **REZONING JUSTIFICATION**

The proposed rezoning of the Property to Neighborhood Center- Conditional Zoning (NC-CZ) will permit the property to be developed for a mix of uses, including up to 125,000 sf of commercial for grocery stores, restaurants and other retail uses and up to 300 residences within walking distance of this new retail center.

The development team seeking this rezoning considers the proposed commercial portions of the development as crucial to the overall success of the development and plans on commencing construction of commercial areas in the initial phases of development. The proposed NC-CZ zoning will further ensure that the commercial areas actually develop during build out of residential areas and do not become another set of undeveloped lots set aside by a residential developer for commercial uses that may never come.

The proposed development is consistent with the Property's Moderate Density Residential designation on the Future Land Use Map. The residential portions of the development will include a mix of high-quality single-family homes and townhomes at an overall density of up to 4 units per acre, which is consistent with Comprehensive Plan guidance. The commercial portions of the development will be consistent with Comprehensive Plan guidance.

The proposed residential uses are consistent with surrounding residential developments and will benefit residents of northern Rolesville and surrounding areas by providing needed retail uses not currently available in this part of town, including grocery and restaurants.

The proposed development is also consistent with the intent of the existing zoning of the Property. All of the Property outside of the watershed is zoned Residential and Planned Unit Development (R&PUD). The legacy PUD zoning district subjects the Property to a master plan that permits a school on the eastern portion of the site and up to 143 single-family homes on the western portion of the site. The legacy master plan is now infeasible because Thales Academy no longer intends to build a school on the eastern portion of the Property. Under the Town's Land Development Ordinance, the only way to update the legacy master plan is to rezone the property into a mixed-use district such as the NC district.

In addition to the proposed rezoning, the applicants are seeking a development agreement and text amendments with the Town. The applicant expects that the specific modifications needed as part of text amendments and development agreement will be determined in cooperation with Town staff.

## **PROPOSED ZONING CONDITIONS**

1. The following uses shall be prohibited:
  - a. Commercial Parking
  - b. Flex Industrial
  - c. Fulfillment Center
2. Developer to dedicate land to the Town of Rolesville within the project boundary at time of preliminary subdivision plat approval for use as a town park in exchange for active open space credit. A pedestrian path will be provided to the town park for connectivity.