

## TA-25-05 – Transparency-Multifamily Buildings – V1 Submittal review cycle

START DATE: <b>APRIL 2025</b>	DUE DATE: <u>  ASAP  </u>	TRC/STAFF Comments issued on: <u>  2025-06-22  </u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> <li>The application had one requested revision in Section 3 changing the word ‘residential’ to the more specific and appropriate to the essence of this proposed amendment “multifamily” in regards to the building type; the Applicant provided this on 6-18-2025.</li> <li>The application will be presented to the Planning Board on June 23, 2025 for their review and recommendation to the Board of Commissioners.</li> <li>The application will then be slated for inclusion on the August 5, 2025 Board of Commissioners meeting for a Legislative hearing and consideration by the Town BOC.</li> </ol>	
WithersRavenel	<ol style="list-style-type: none"> <li><b><u>Text Amendment Justification</u></b> – The 25% ground floor transparency request feels reasonable, and in alignment with similarly sized communities as the Town of Rolesville. However, the following language proposed as part of the LDO Section 3 redlines (for both the NC and AC districts) are recommended to be revised as such:   <div style="display: flex; justify-content: space-between;"> <div>                     Minimum Transparency % (By Story) (<del>Excluding Residential Multifamily Only Structures, where a minimum of 25% ground-floor transparency, as outlined in LDO 6.8.6, shall be required</del>) </div> <div>                     40% Transparency on First Story, 35% Transparency for Each Story Above </div> </div> <p>This recommended language does not leave room for interpretation on whether multifamily only, when located in the NC and AC districts, shall refer to Section 6 or not.</p> </li> </ol>	

