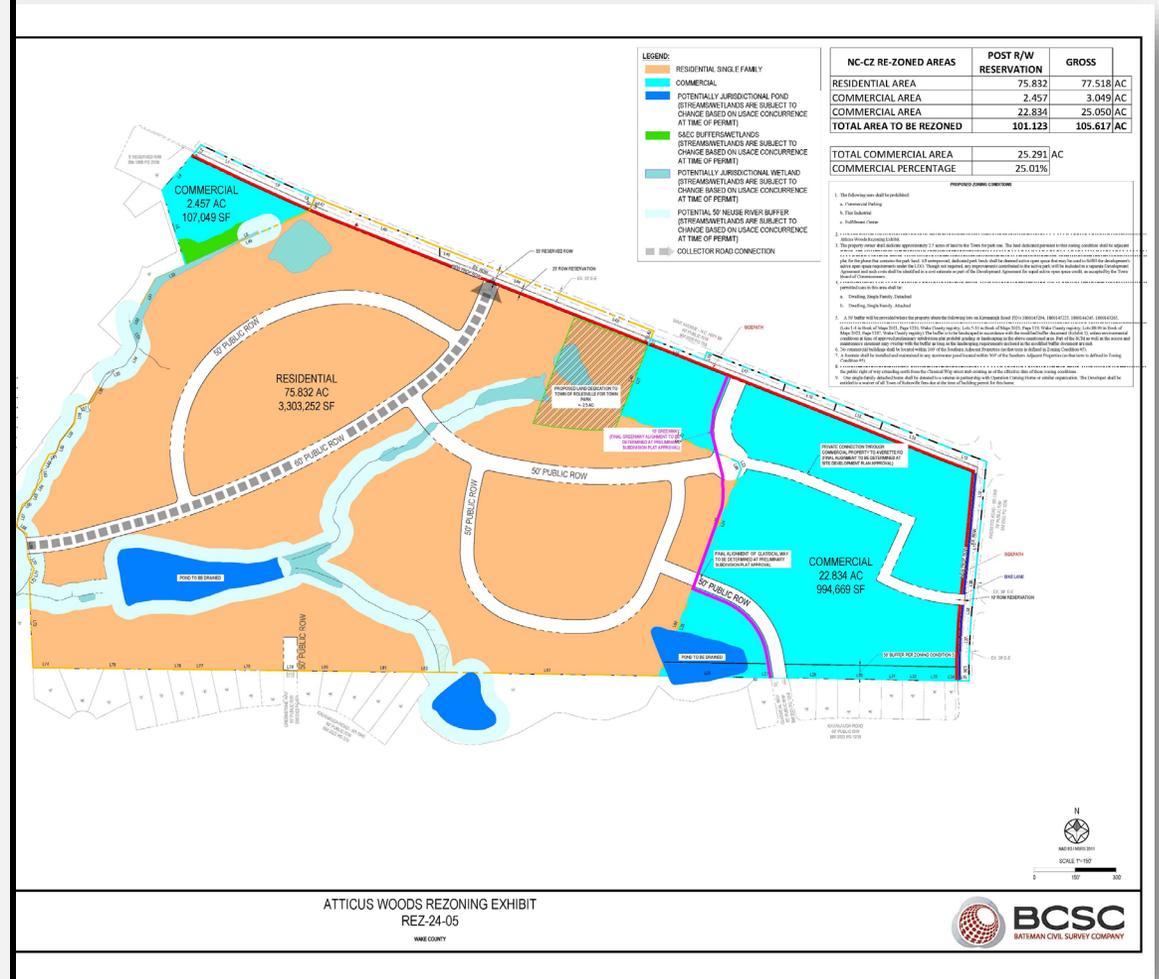




**11.c. REZ-24-05 Atticus Woods – Wait Avenue
Planning Department
March 3, 2026**

REZ-24-05 Atticus Woods

- 2028, 2200, 2206, 2216, and 2232 Wait Avenue
- 105.619 Acres
- Current Zoning: Residential & Planned Unit Development (R&PUD) and Residential Low (RL)
- Proposed Zoning: Neighborhood Center Conditional Zoning District (NC-CZ)
- Proposed Uses: Single Family Housing and Commercial Development
- Previous Cases: MA-18-02, SUP-18-01, SUP-21-01



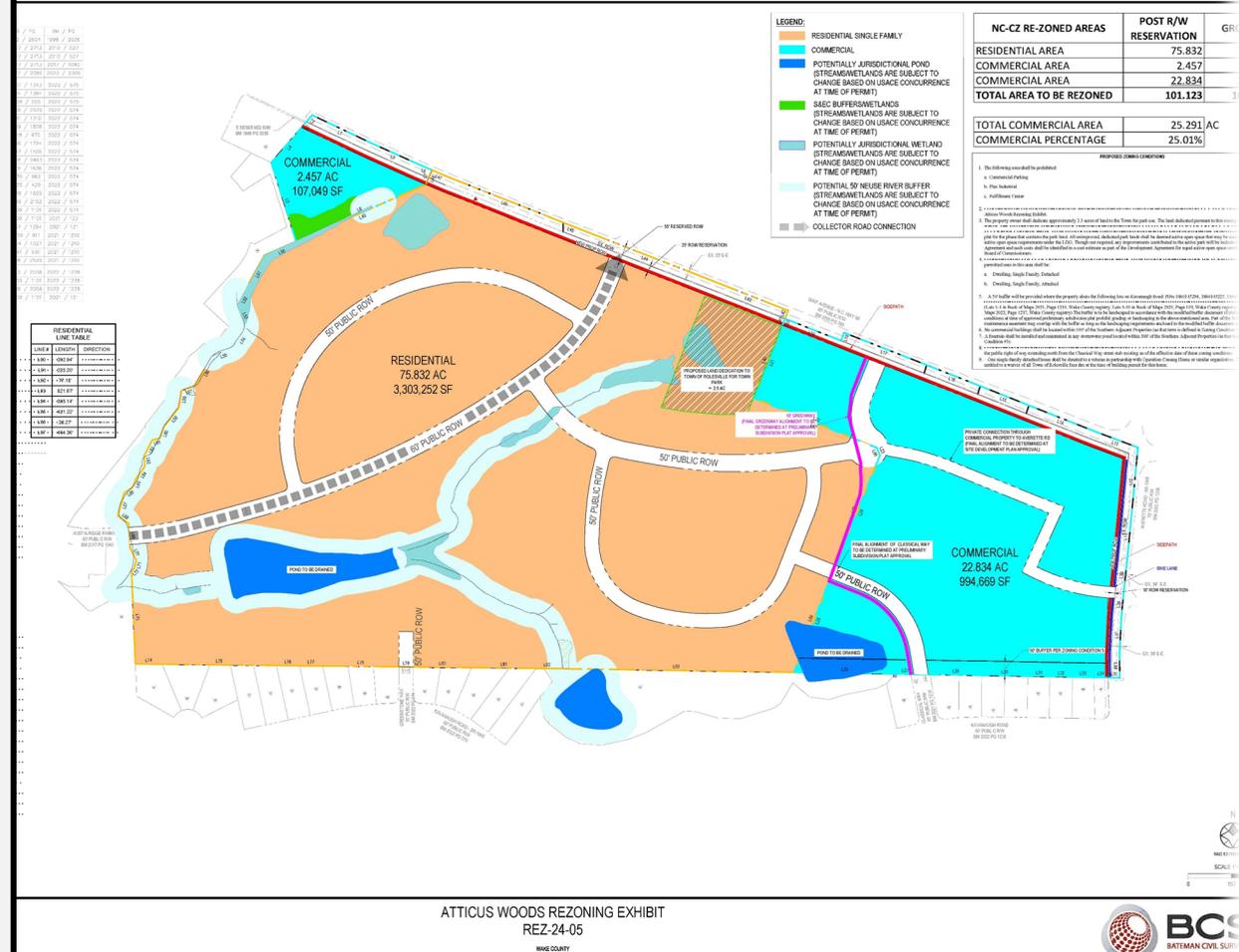
REZ-24-05 Proposed Conditions of Approval

- Prohibiting Commercial Parking, Flex Industrial, and Fulfillment Center uses;
- Self Storage Use only viable in +/- 2.4 acre commercial area
- Parkland dedication of 2.5 acres
- Maximum 300 single family detached and attached housing units
- 50' Perimeter Buffer abutting Elizabeth Springs lots
- No commercial buildings located within 100' of Elizabeth Springs lots
- Fountain provided in any stormwater pond located within 300' of Elizabeth Springs lots
- No vehicular access from commercial area to Classical Way
- Single family detached home to be donated to a veteran

Development Agreement

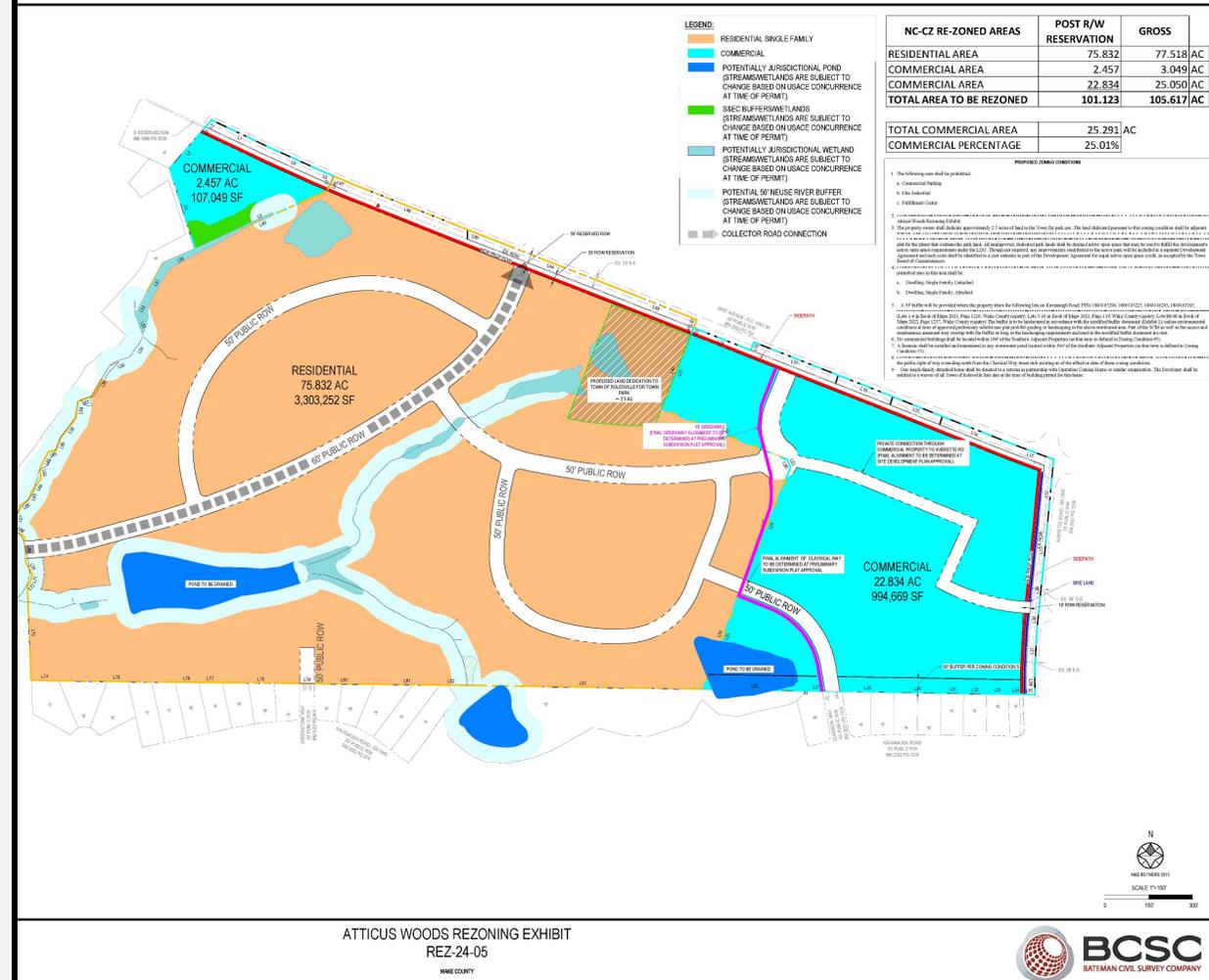
The applicant is proposing a Development Agreement to modify the following standards:

- The NC District Development Standards in Table 3.4.3. of the LDO are modified as follows:
 - 5' minimum side setback for detached, single-family homes.
 - Maximum single-use/building size shall be 100,000 SF.
 - Maximum single-use/building size for grocery store use 65,000 SF.



REZ-24-05 Comprehensive Plan Consistency

- Proposed residential and commercial uses consistent with the Mixed-Residential Community District.
- Vehicular circulation network includes Collector connection from Austin Ridge Parkway through the subject property connecting to Wait Avenue opposite Carrie May Lane as recommended by Rolesville's CTP.
- Concept Site Plan includes sidepaths, bike lanes, and the developer-built greenway as recommended by Rolesville's Greenway and Bike Plans.



REZ-24-05 & Atticus Woods Development Agreement Proposed Motions

- Motion to (*approve or deny*) rezoning request **REZ-24-05 Atticus Woods – Wait Avenue** based on (consistency or inconsistency) with Rolesville’s Comprehensive Plan. (*Please include examples of consistency or inconsistency.*)
- (*If approved*) Motion to adopt a Statement of Consistency and Reasonableness as **REZ-24-05** is consistent with Rolesville’s Comprehensive Plan—as per the Mixed Residential Future Land Use Category, the Community Transportation Plan Network, and the Bike and Greenway Plans Network—and is therefore reasonable.
- (*If approved*) Motion to (approve or deny) the **Atticus Woods Development Agreement**.

Or

- Motion to continue **REZ-24-05, Atticus Woods – Wait Avenue**, to a future Town Board of Commissioners’ meeting. (**Provide date certain.**)

**Reserve Slides
for
REZ-24-05 Atticus Woods**

REZ-24-05 Atticus Woods

- 2028, 2200, 2206, 2216, and 2232 Wait Avenue
- 105.619 Acres
- Current Zoning: Residential & Planned Unit Development (R&PUD) and Residential Low (RL)
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- Proposed Uses: Single Family Housing and Commercial Development
- Previous Cases:
MA-18-02, SUP-18-01, SUP-21-01

MA-18-02 – Map Amendment (Rezoning) for Thales Academy development (*Approved*)

SUP-18-01 – Special Use Permit for Thales Academy development (*Approved*)

SUP-21-01 – Special Use Permit Amendment to SUP-18-01 by Pulte Homes to development residential only (*Denied*)

Corporate Limits

Study Area

Future Land Use

Business and Innovation Corridor

Civic

Commercial Center

Community Commercial

Downtown Residential

Mixed-Residential Community

Parks and Conservation

Rural Residential and Agriculture

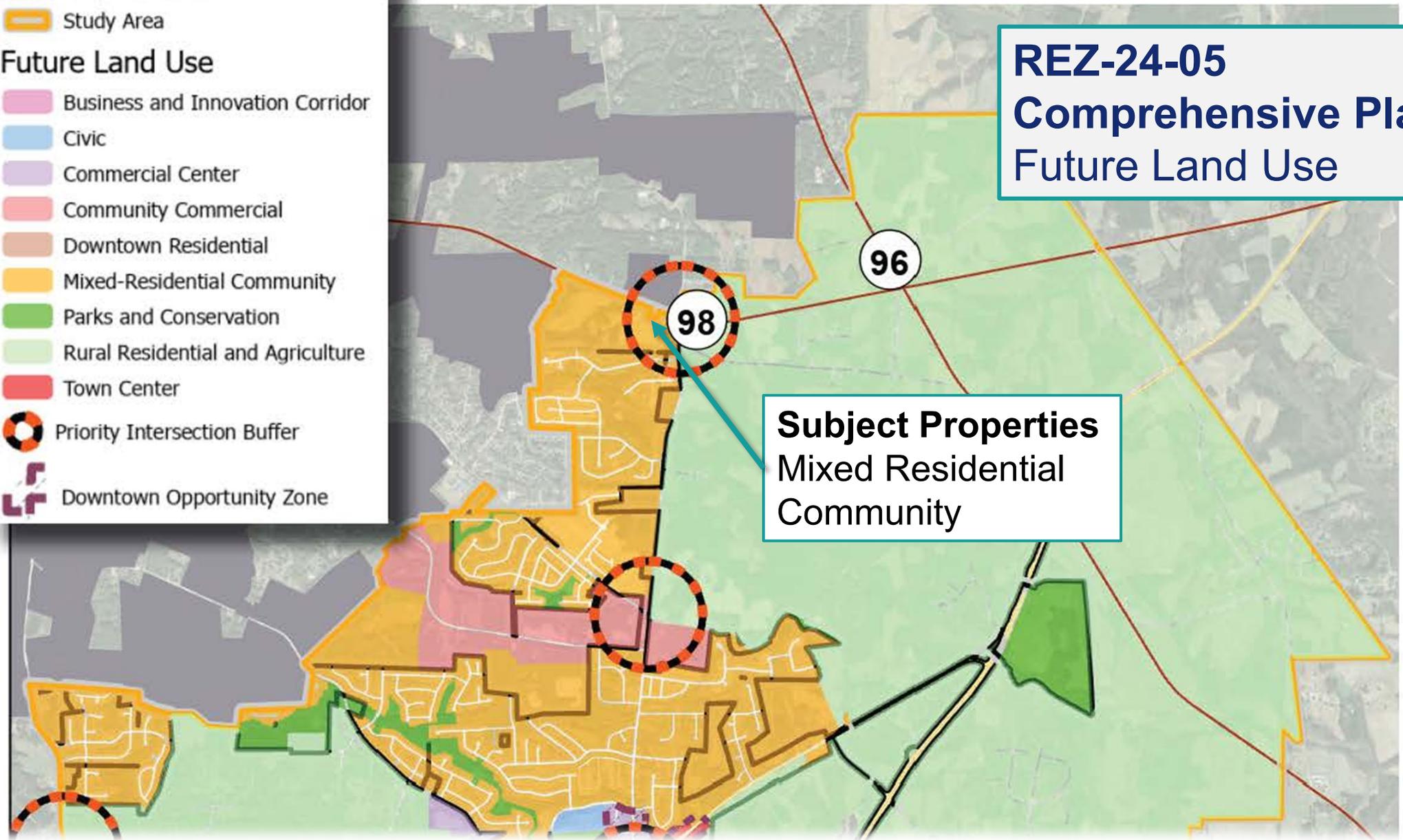
Town Center

Priority Intersection Buffer

Downtown Opportunity Zone

REZ-24-05 Comprehensive Plan: Future Land Use

Subject Properties
Mixed Residential
Community



REZ-24-05

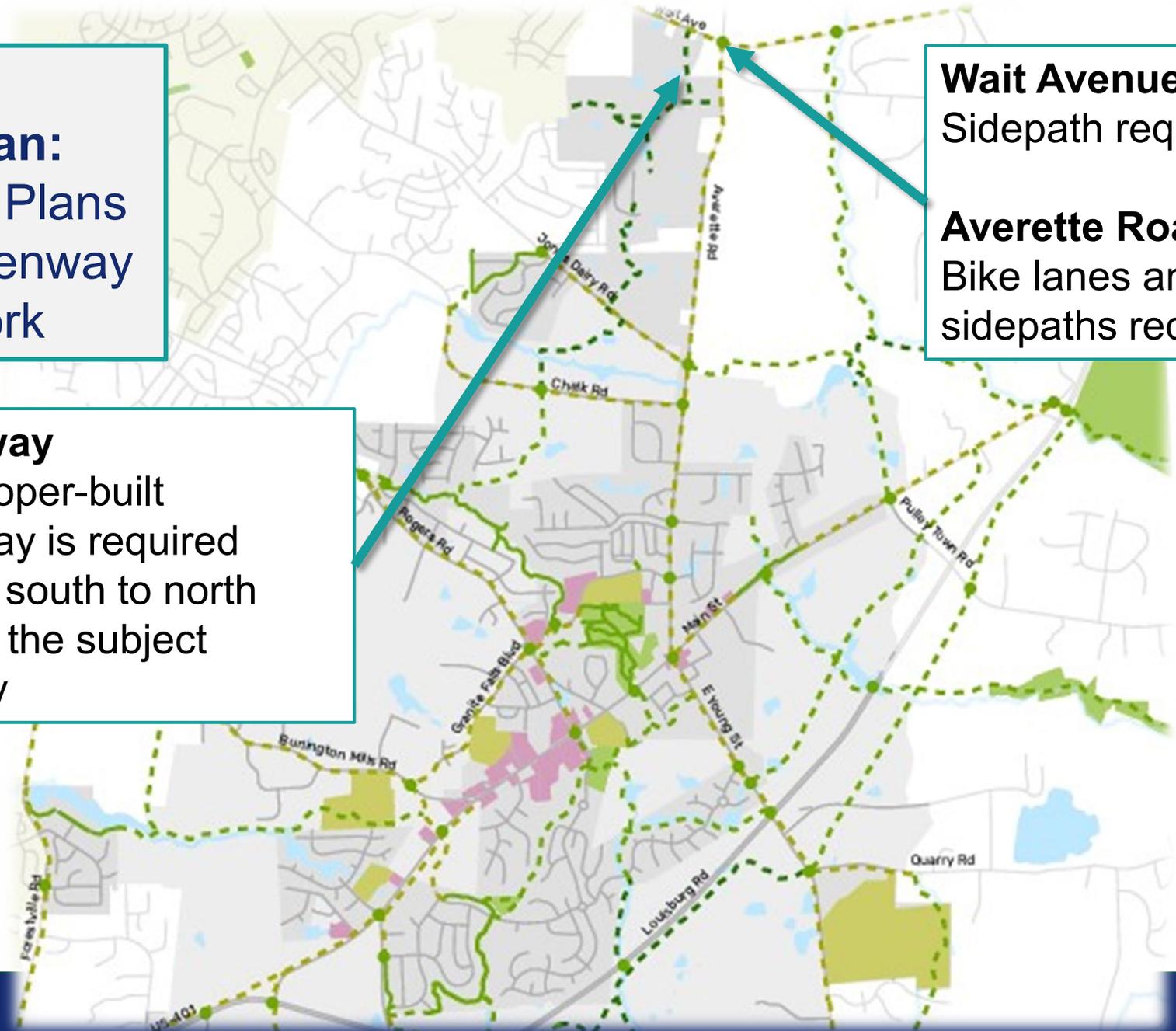
Comprehensive Plan: Greenway and Bike Plans Recommended Greenway and Sidepath Network

Greenway

A developer-built greenway is required running south to north through the subject property

Wait Avenue
Sidepath required

Averette Road
Bike lanes and
sidepaths required



REZ-24-05

Comprehensive Plan: Community Transportation Plan Proposed Network

Collectors

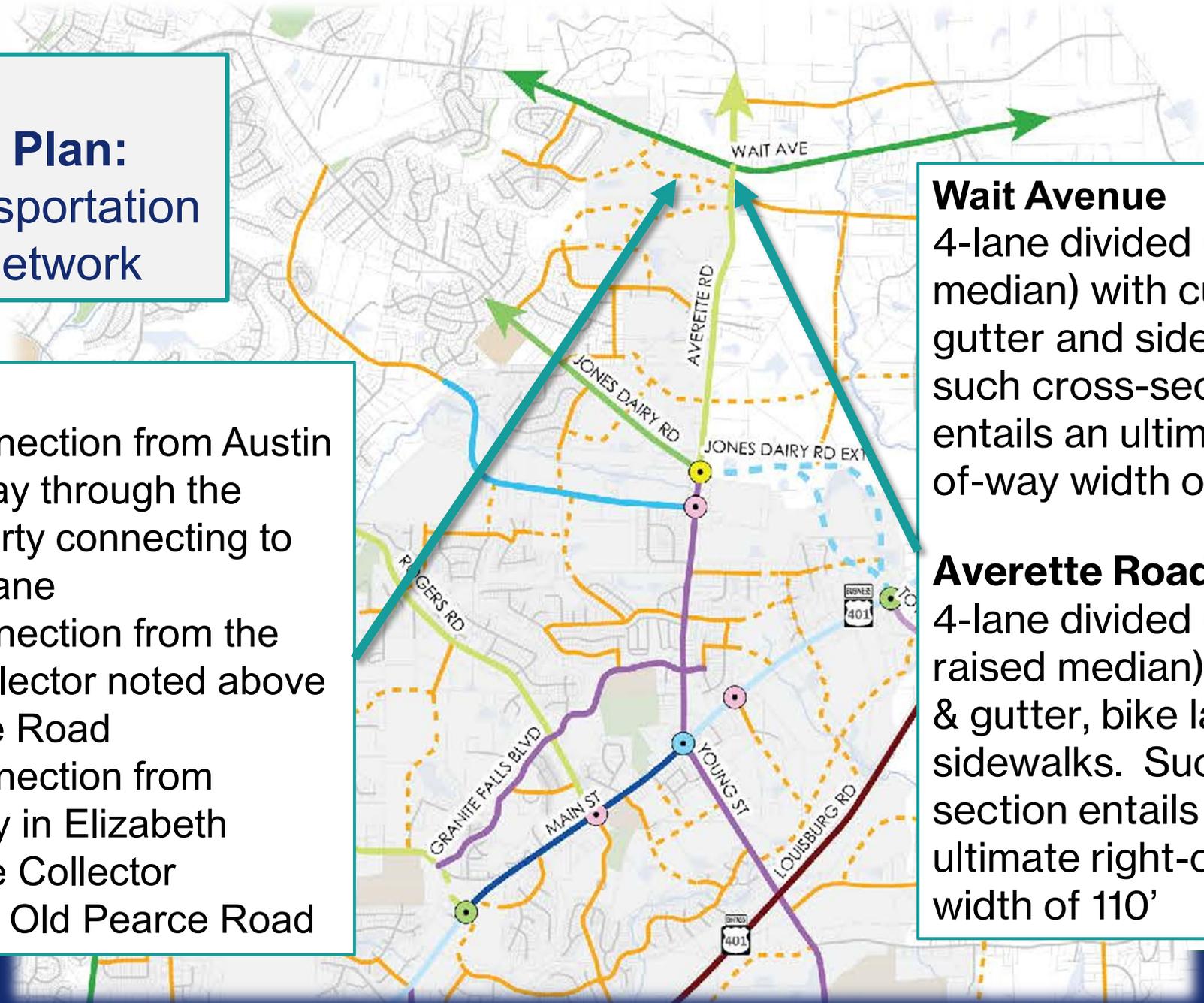
- Collector connection from Austin Ridge Parkway through the subject property connecting to Carrie May Lane
- Collector connection from the proposed Collector noted above to Old Pearce Road
- Collector connection from Classical Way in Elizabeth Springs to the Collector connection to Old Pearce Road

Wait Avenue

4-lane divided (raised median) with curb & gutter and sidepath; such cross-section entails an ultimate right-of-way width of 110'

Averette Road

4-lane divided (narrow raised median) with curb & gutter, bike lanes, and sidewalks. Such cross-section entails an ultimate right-of-way width of 110'

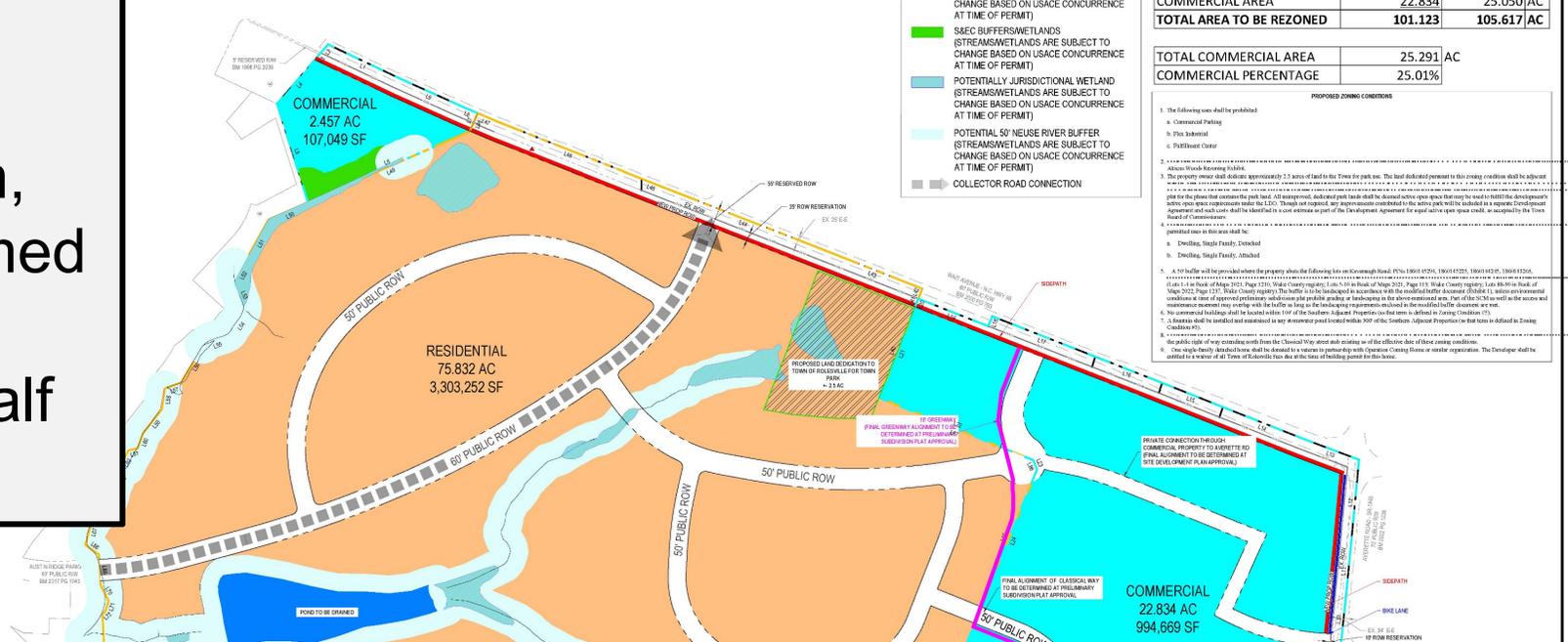


| ADJOINING PARCEL INFORMATION | | | |
|------------------------------|---------------|-------------------------------------|----------------------------------|
| ID | PARCEL NUMBER | OWNER | USE / PERM / REV / DATE |
| AA | 185087337 | WAKT ELECTRIC SERVICES-P | 0098 / 0192 / 2001 / 1998 / 2025 |
| AB | 185088570 | VILLAGES OF AUSTIN CREEK HOMEOWNERS | 17017 / 2761 / 2016 / 2021 |

REZ-24-05

TIA

- Consulting firm, DRMP, performed the TIA for this project on behalf of the Town



| 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**
- The following uses shall be prohibited:
 - Commercial Parking
 - Pico Industrial
 - Path/Bike Court
 - Access to Neuse River shall be maintained.
 - The property owner shall dedicate approximately 2.5 acres of land to the Town for park use. The land dedicated pursuant to this zoning condition shall be adjacent to the Neuse River and shall be dedicated to the Town within 180 days of the effective date of this ordinance. The dedication shall be subject to the approval of the Town Board of Commissioners. The dedication shall be subject to the approval of the Town Board of Commissioners. The dedication shall be subject to the approval of the Town Board of Commissioners.
 - Construction of a new building shall be subject to the following conditions:
 - Dwelling, Single Family, Detached
 - Dwelling, Single Family, Attached
 - A site plan shall be provided when the property shall be developed. The site plan shall include the following information:
 - Site plan showing the location of the building and the location of the parking area.
 - Site plan showing the location of the building and the location of the parking area.
 - Site plan showing the location of the building and the location of the parking area.
 - The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies.
 - Any single-family detached home shall be constructed in accordance with the applicable building code and shall be subject to the approval of the Town Board of Commissioners.

| | | | |
|-----|--------|-----|--------|
| L54 | 87.87 | L74 | 190.77 |
| L55 | 77.79 | L75 | 199.52 |
| L56 | 119.84 | L76 | 190.37 |
| L57 | 48.92 | L77 | 190.29 |
| L58 | 58.77 | L78 | 185.88 |
| L59 | 84.48 | L79 | 126.03 |

| COMMERCIAL LINE TABLE | | | COMMERCIAL LINE TABLE | | |
|-----------------------|--------|-----------|-----------------------|--------|-----------|
| LINE# | LENGTH | DIRECTION | LINE# | LENGTH | DIRECTION |
| L1 | 323.89 | ..... | L20 | 484.98 | ..... |
| L2 | 31.09 | ..... | L21 | 126.27 | ..... |
| L3 | 25.91 | ..... | L22 | 491.22 | ..... |
| L4 | 181.87 | ..... | L23 | 285.14 | ..... |
| L5 | 288.49 | ..... | L24 | 353.08 | ..... |
| L6 | 480.77 | ..... | L25 | 89.22 | ..... |
| L7 | 93.07 | ..... | L26 | 51.37 | ..... |
| L8 | 52.86 | ..... | L27 | 480.15 | ..... |
| L9 | 180.85 | ..... | L28 | 490.72 | ..... |
| L10 | 145.83 | ..... | L29 | 76.42 | ..... |
| L11 | 242.72 | ..... | L30 | 79.94 | ..... |
| L12 | 159.45 | ..... | L31 | 146.58 | ..... |
| L13 | 263.14 | ..... | L32 | 126.72 | ..... |
| L14 | 182.48 | ..... | L33 | 180.01 | ..... |
| L15 | 200.54 | ..... | L34 | 180.81 | ..... |
| L16 | 308.77 | ..... | L35 | 433.23 | ..... |
| L17 | 30.97 | ..... | L36 | 178.64 | ..... |
| L18 | 210.07 | ..... | L37 | 494.38 | ..... |
| L19 | 25.97 | ..... | L38 | ..... | ..... |
| L20 | 273.29 | ..... | L39 | ..... | ..... |

| REV# | DATE | DESCRIPTION |
|------|------------|--------------------------------|
| 1 | 04.11.2025 | TOR REZ COMMENTS 2: 03.11.2025 |
| 2 | 07.30.2025 | TOR REZ COMMENTS 2: 08.22.2025 |
| 3 | 11.10.2025 | TOR PLANNING BOARD COMMENTS |

| TIA Summary - Trip Generation | Total |
|---|---------------|
| 300 SF Units & ~200,000 SF Commercial Floorspace | |
| AM Peak (7-9 am) | 794 |
| PM Peak (4-6 pm) | 1,336 |
| Weekday Daily Trips | 14,353 |