



B.1. REZ-25-03 – 625 Averette Road Planning Department

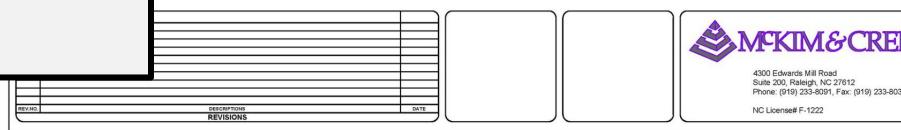
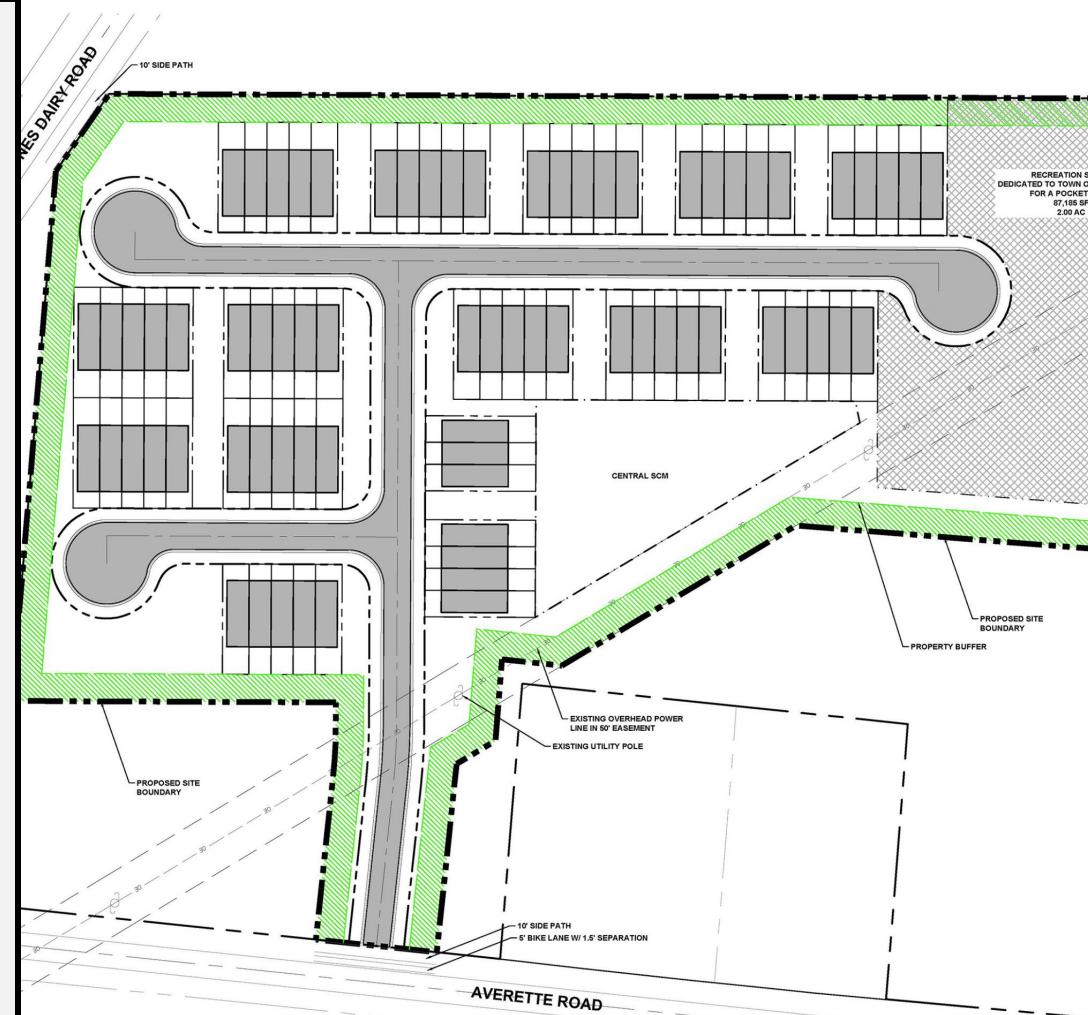
Rezoning application REZ-25-03, 625 Averette Road, was presented by Planning staff at the October 27, 2025 Planning Board meeting. The Board continued the application to their next meeting so the applicant could be in attendance.

B.1. REZ-25-03 – 625 Averette Road Planning Department

REZ-25-03

625 Averette Road

- 625 Averette Road (portion of)
- 12.283 Acres
- Current Zoning: Residential & Planned Unit Development (R&PUD)
- Proposed Zoning: Residential High Conditional Zoning District (RL-CZ)
- Proposed Uses: Single Family Attached Housing
- Previous Case: MA-07-07 – Averette Farms



Proposed Conditions of Approval

- Subject property shall be developed in accordance with the Concept Site Plan;
- Maximum residential density shall not exceed 5.9 units per acre;
- Parkland dedication of a minimum of two (2) acres.

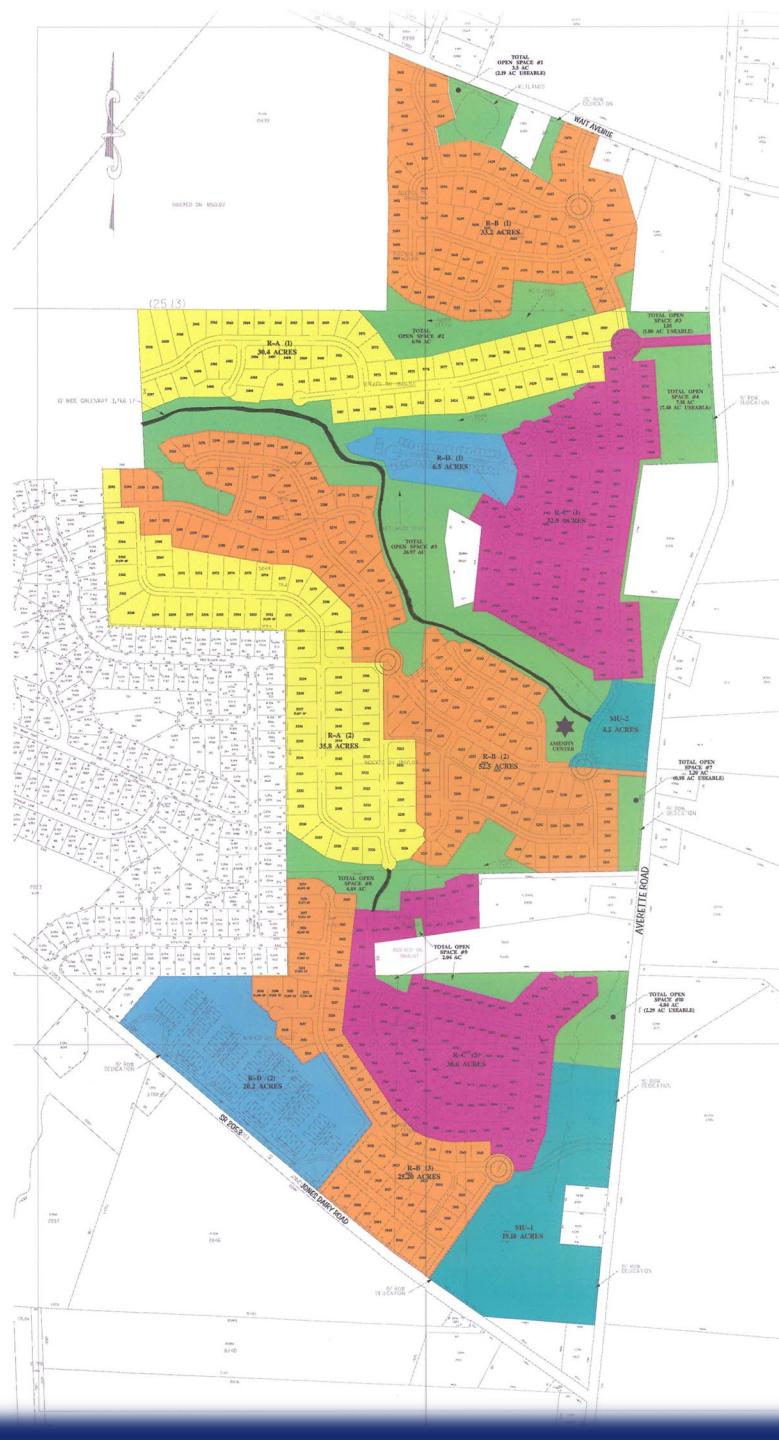
REZONING CASE NUMBER
REZ-25-03

DATE:	2025-07-26	SCALE:	1"=50' (Horizontal)
MCE PROJ. #	10300-0001	HORIZONTAL:	
DRAWN		VERTICAL:	
DESIGNED		DRAWING NUMBER	
CHECKED		REVISION	
PROJ. MGR.	X00		
STATUS:	REVIEW DRAWINGS ONLY NOT FOR CONSTRUCTION		

REZ-25-03

625 Averette Road

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(portion of)
- 12.283 Acres
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Residential & Planned
Unit Development
(R&PUD)
- Proposed Zoning:
Residential High
Conditional Zoning District
(RL-CZ)
- Proposed Uses: Single
Family Attached Housing
- Previous Case:
MA-07-07 – Averette
Farms



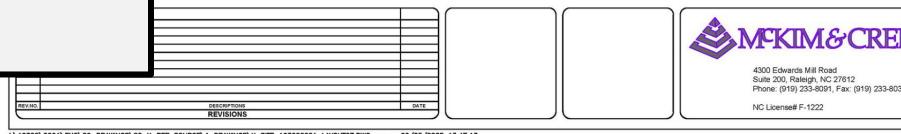
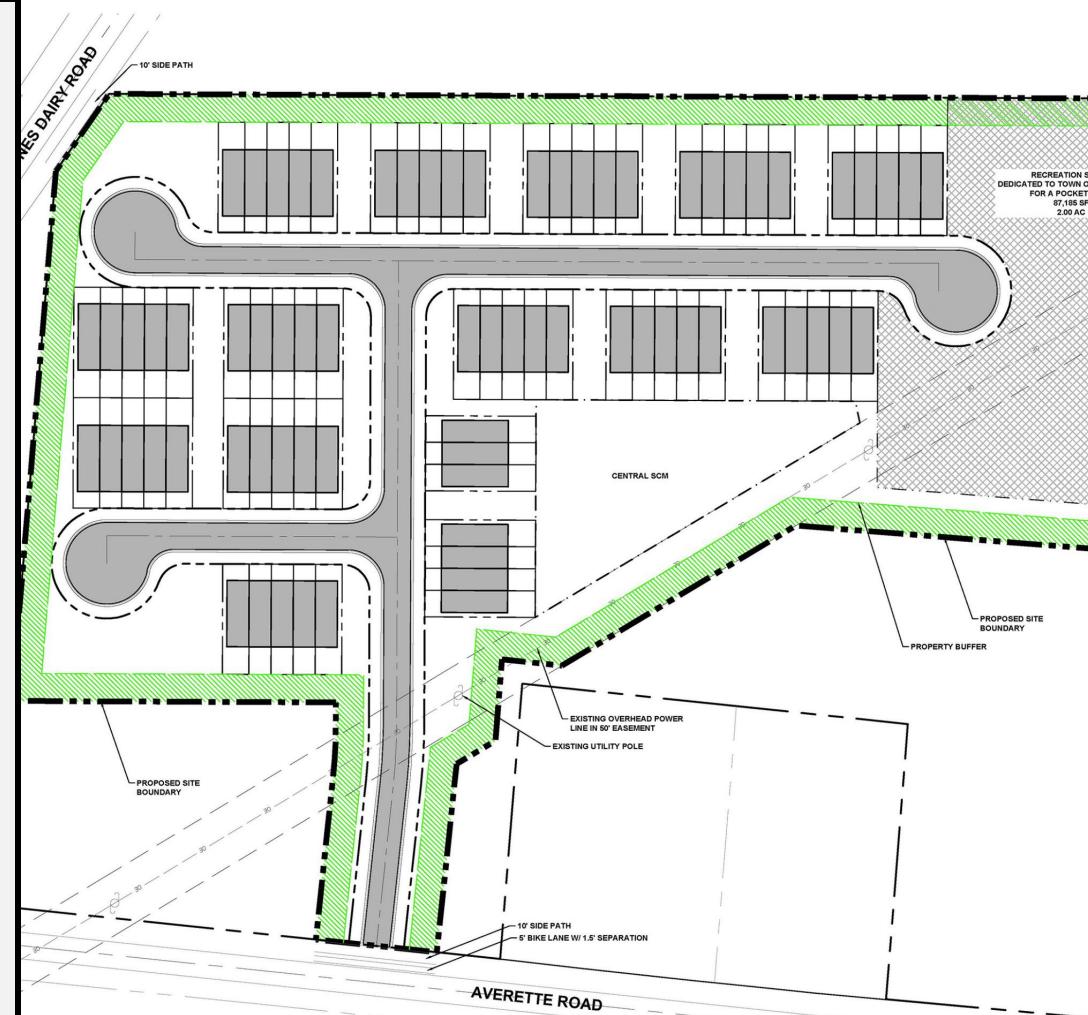
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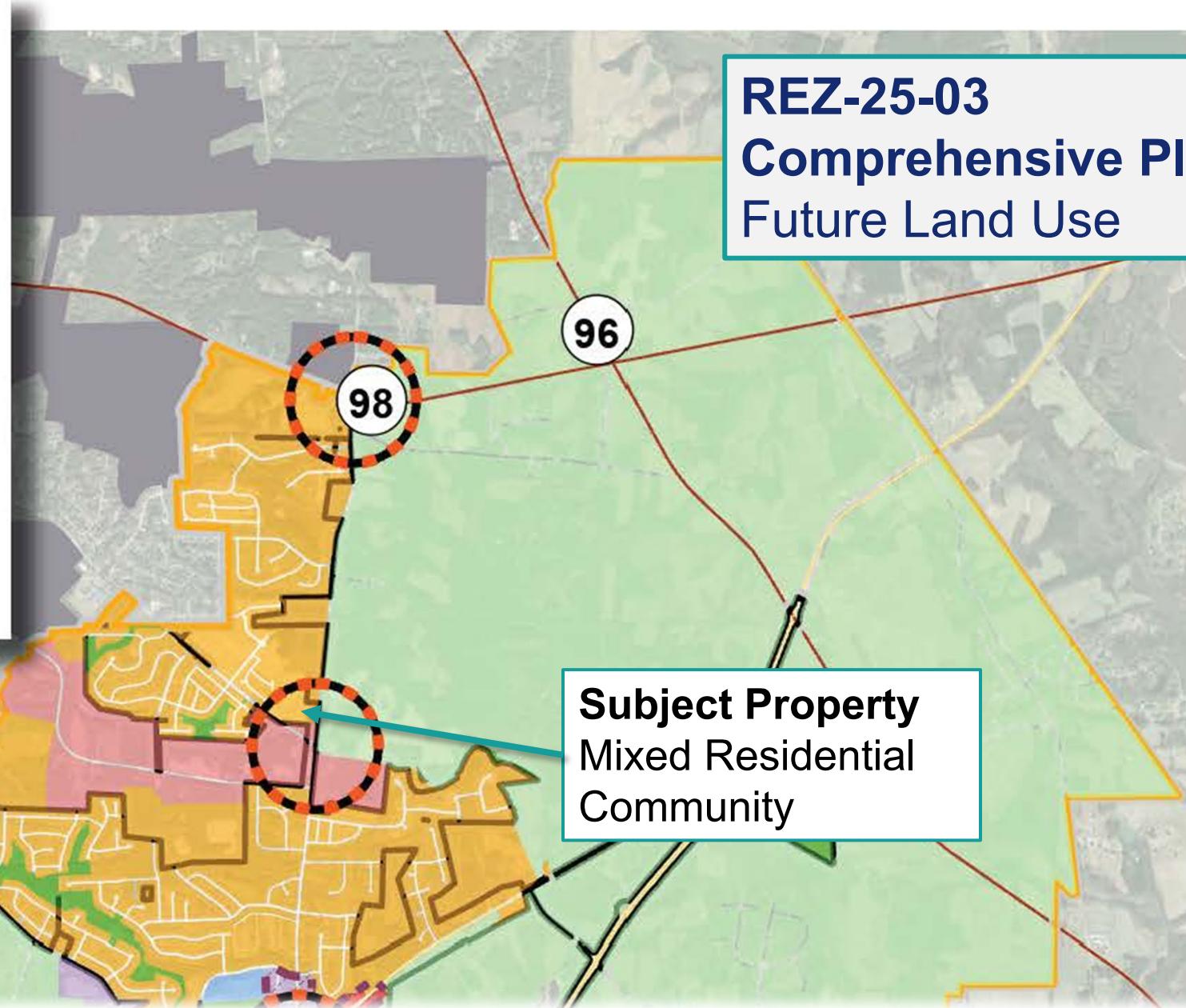
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PROJ. MGR.	X00	REVISION	
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Corporate Limits

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

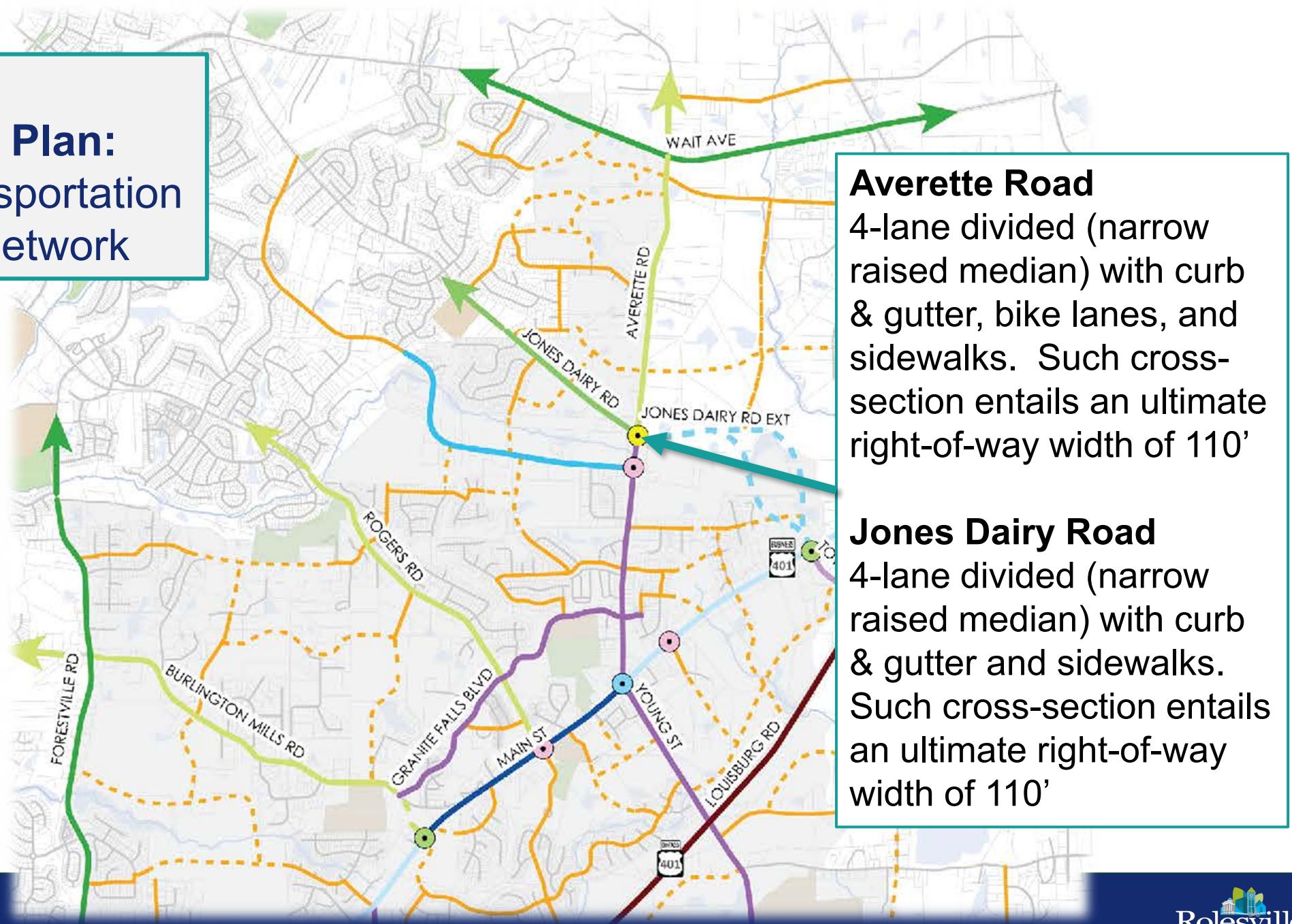


Subject Property
Mixed Residential
Community

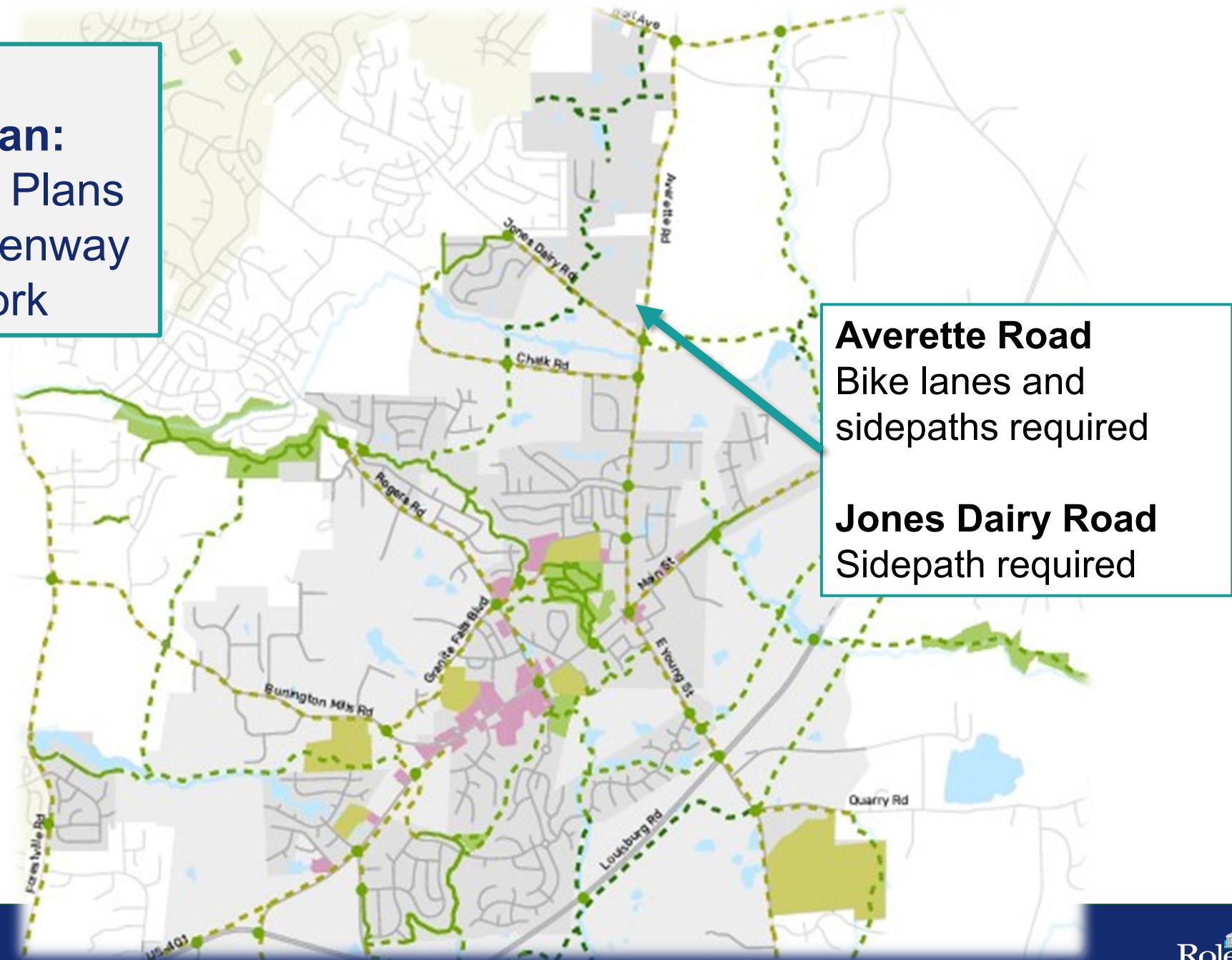
REZ-25-03

Comprehensive Plan:

Community Transportation Plan Proposed Network



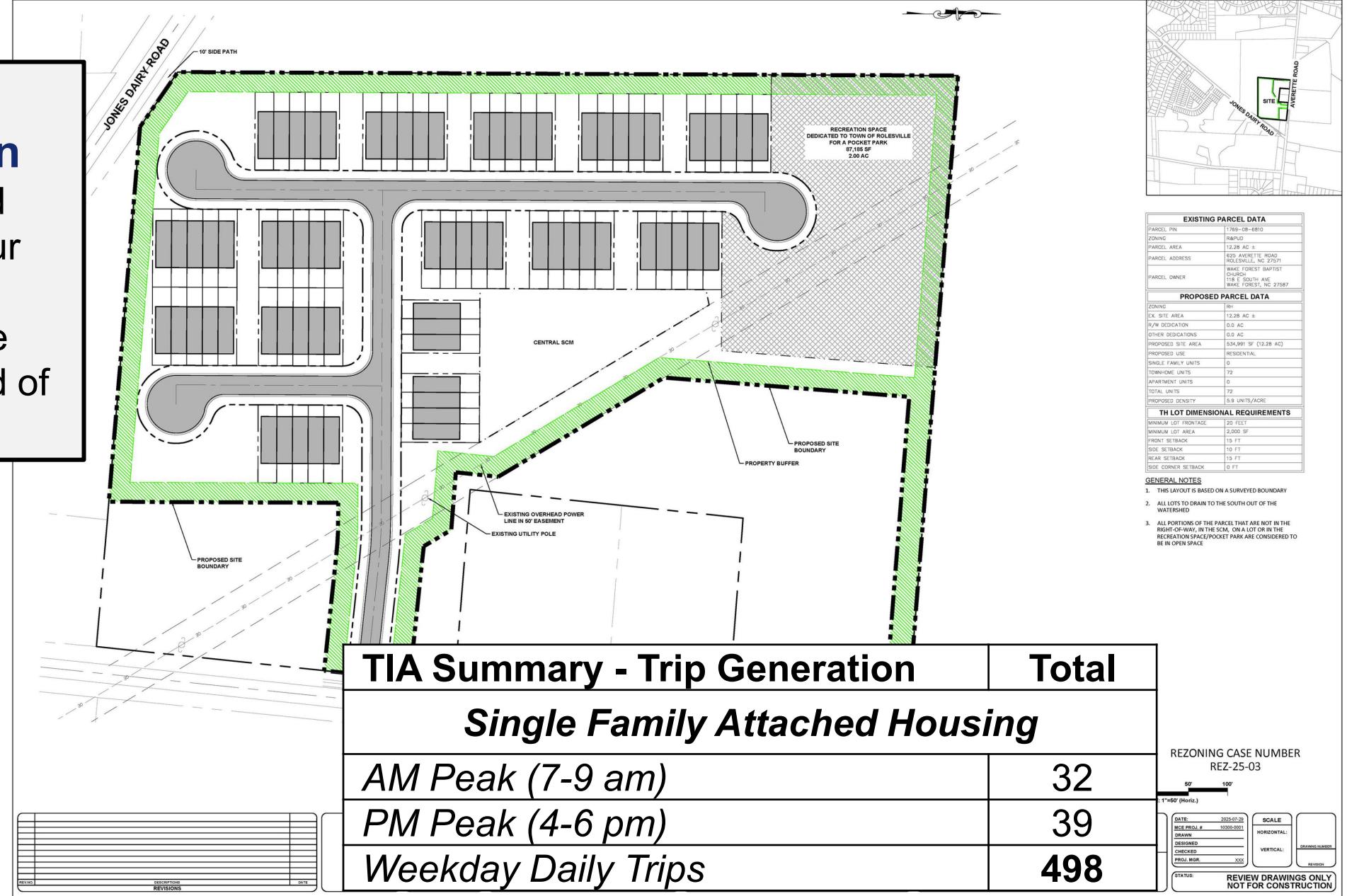
REZ-25-03
Comprehensive Plan:
Greenway and Bike Plans
Recommended Greenway
and Sidepath Network



REZ-25-03

Trip Generation

- TIA not required due to peak hour and daily trips falling below the LDO's threshold of 50/500

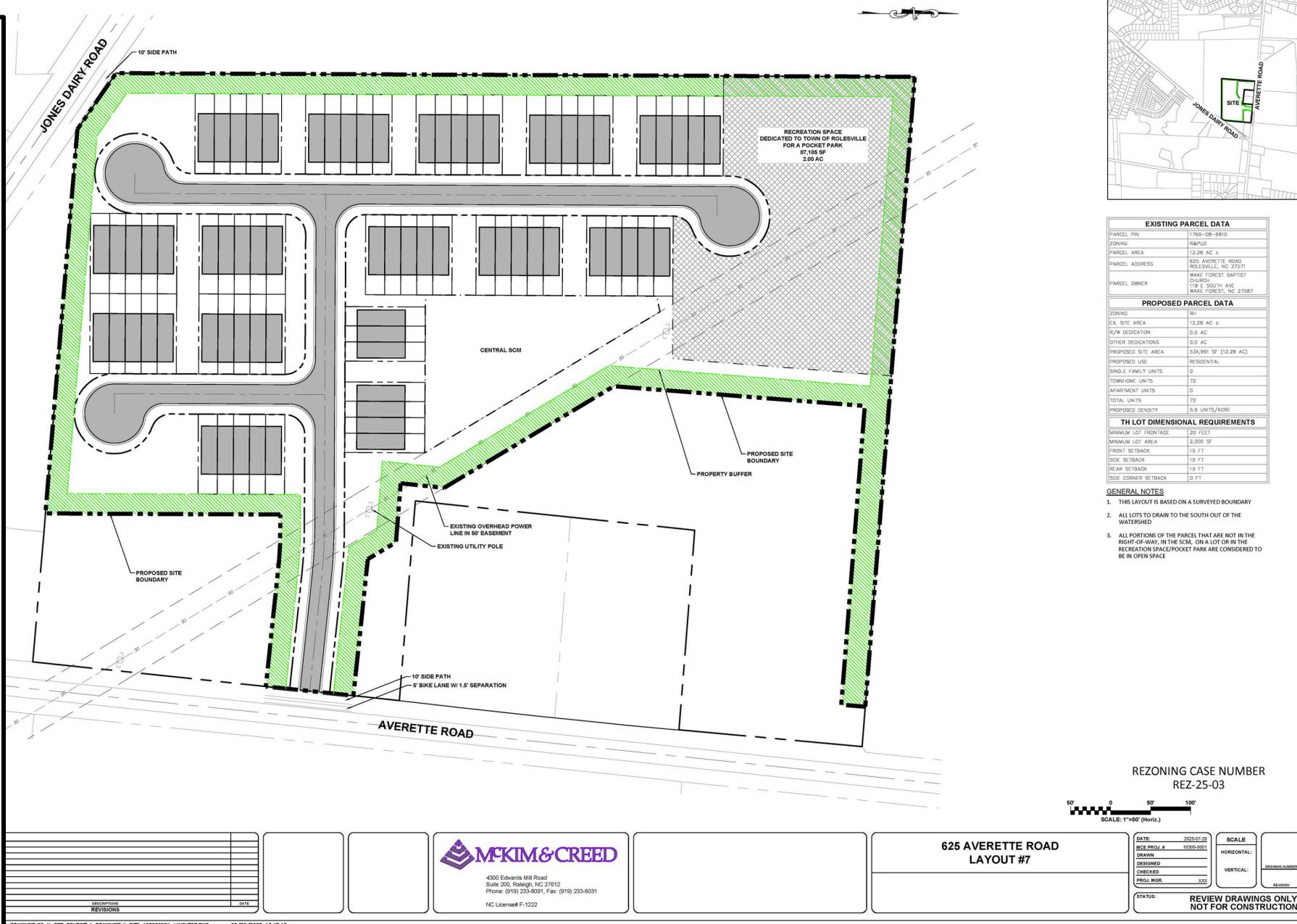


REZ-25-03

Comprehensive Plan

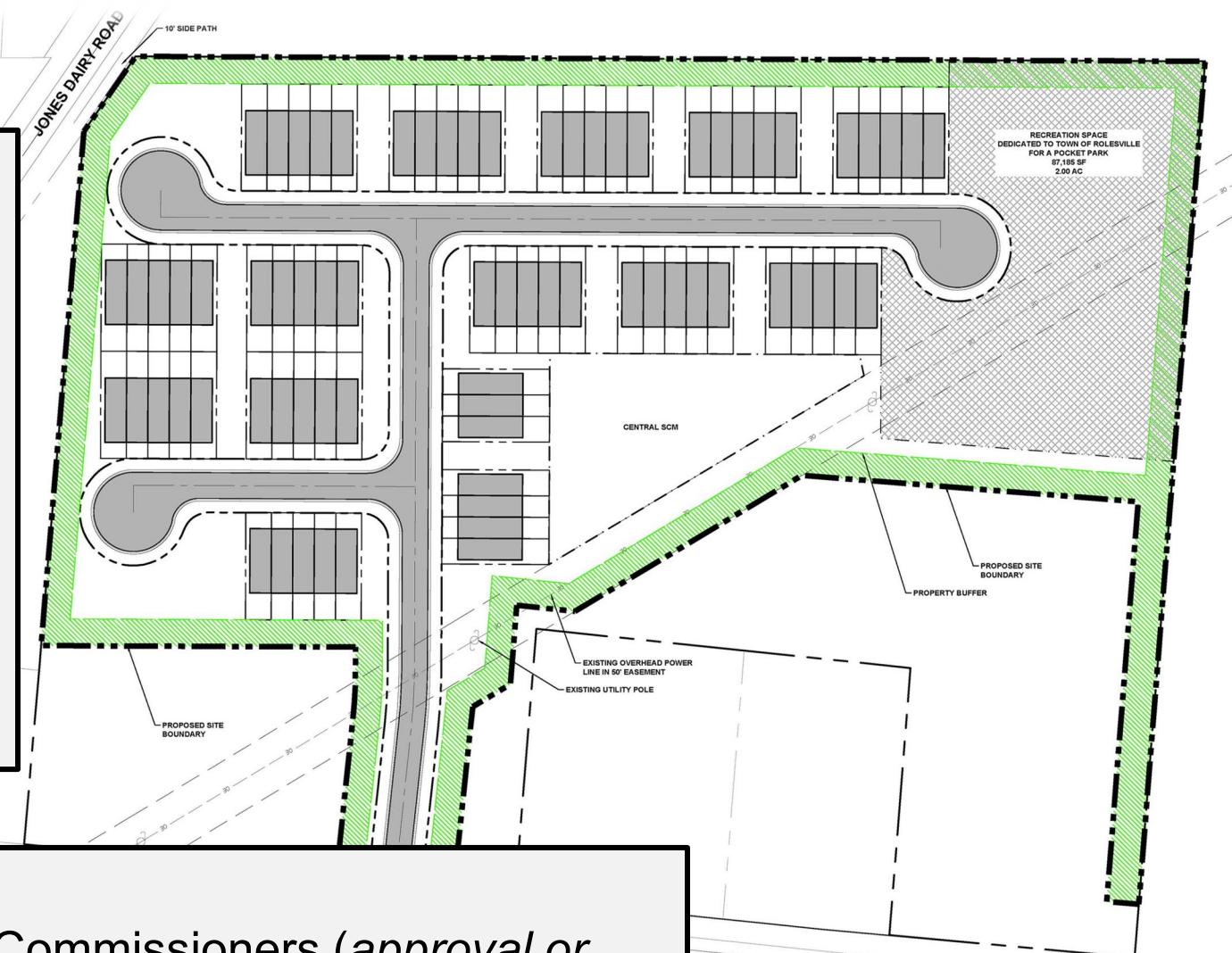
Consistency

- Single family attached housing is consistent with the Mixed-Residential Community District.
- CTP thoroughfare requirements for Averette Road and Jones Dairy Road will be addressed at the time of Preliminary Subdivision Plat.
- Greenway and Bike Plan requirements are shown on the REZ-25-03 Concept Site Plan.



REZ-25-03 Staff Recommendation

Based on consistency with Rolesville's Comprehensive Plan, staff recommends approval of **REZ-25-03 – 625 Averette Road**. In addition, the proposed density of 5.9 units per acre is in compliance with the Residential High (RH) zoning district in the LDO; the maximum allowed density for single family attached housing is 9 units per acre.



Proposed Motion

Motion to recommend to the Town Board of Commissioners (approval or denial) of rezoning request **REZ-25-03 – 625 Averette Road** based on (consistency or inconsistency) with Rolesville's Comprehensive Plan. (Please include examples of consistency or inconsistency.)