



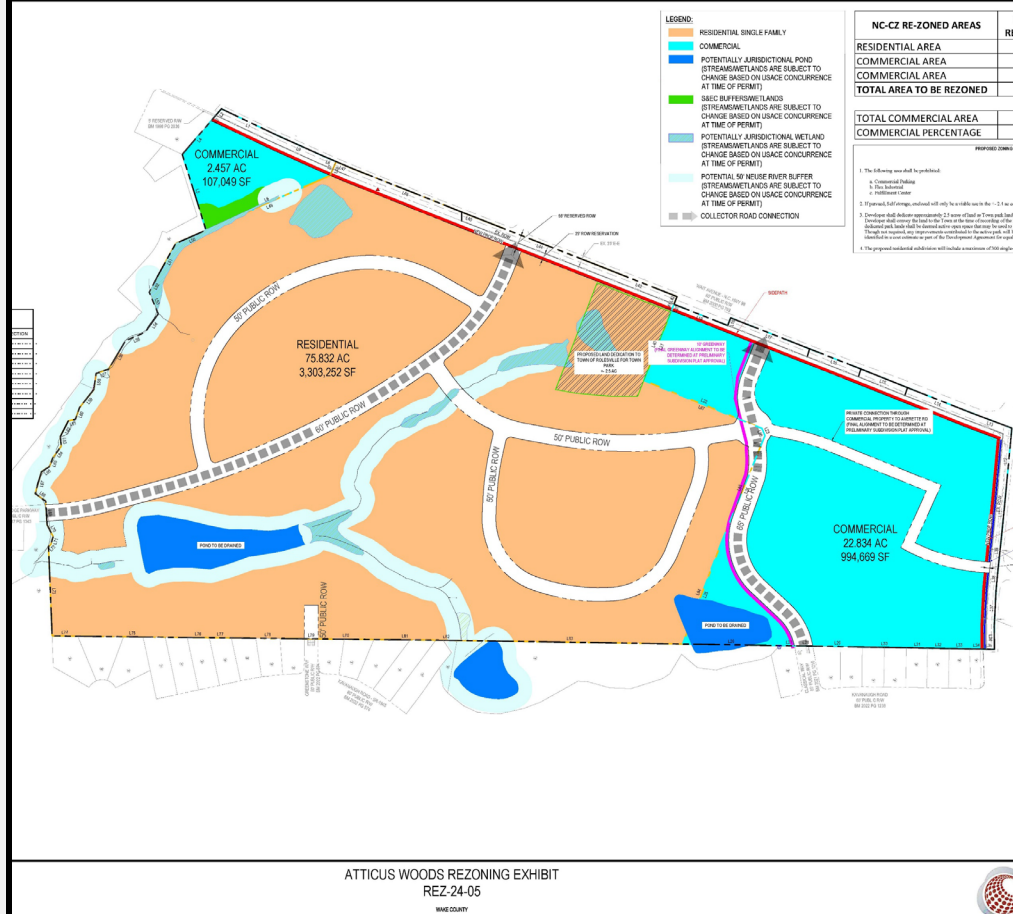
## **B.2. REZ-24-05 Atticus Woods – Wait Avenue Planning Department**

- Application REZ-24-05, Atticus Woods – Wait Avenue, was presented by Planning staff to the Planning Board on October 27, 2025. The rezoning request and associated Development Agreement were both denied by the board.
- The applicant is voluntarily returning to the Planning Board with the following revised attachments that address roadway network concerns and timing of uses:
  - (2) Proposed Zoning Conditions;
  - (4) Development Agreement;
  - (5) Concept Site Plan.

## **B.2. REZ-24-05 Atticus Woods – Wait Avenue Planning Department**

# 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



## Proposed Conditions of Approval

- Prohibiting Commercial Parking, Flex Industrial, and Fulfillment Center uses;
- **(New)** Self Storage Use only viable in +/- 2.4 acre commercial area
- Parkland dedication of approximately 2.5 acres;
- Maximum of 300 single family detached and attached housing, at a density of four (4) units per acre.

## REZ-24-05

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**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*)

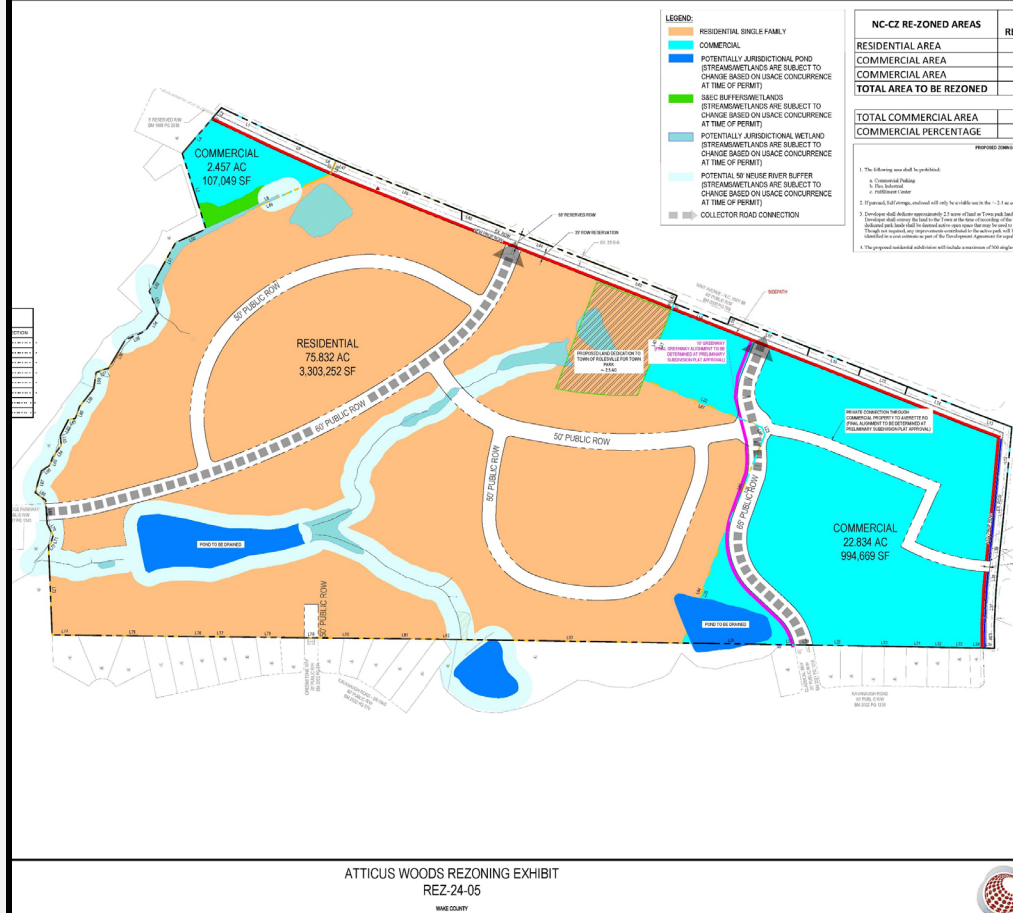
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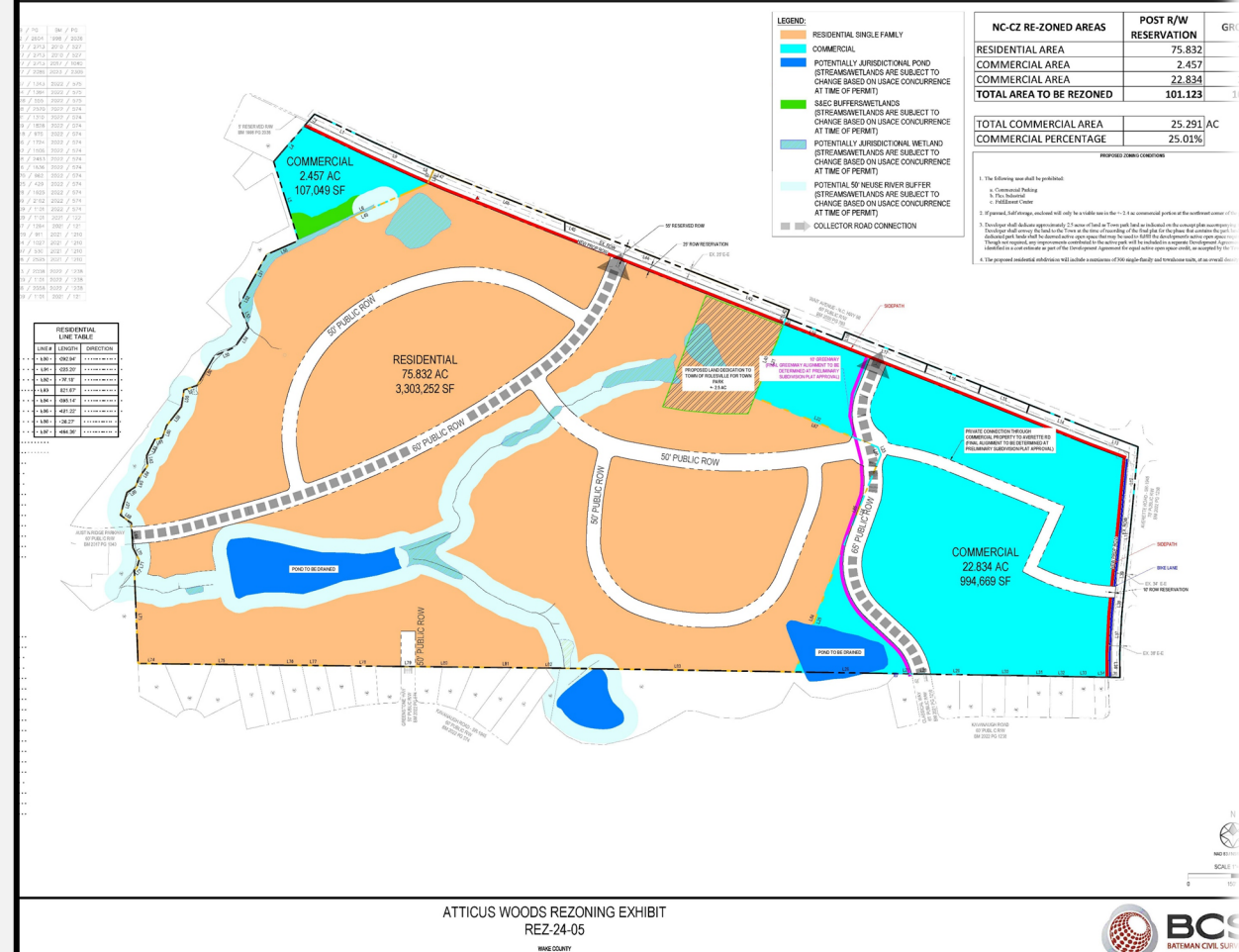
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# REZ-24-05 Development Agreement

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:
  - The minimum side setback for detached, single-family homes shall be reduced to five feet (5').
  - **(Revised)** The maximum single-use/building size (excluding residential only structures) shall be 100,000 square feet.
  - **(New)** The maximum single-use/building size for grocery store use shall be 65,000 square feet.



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: 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'

## REZ-24-05

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

#### Greenway

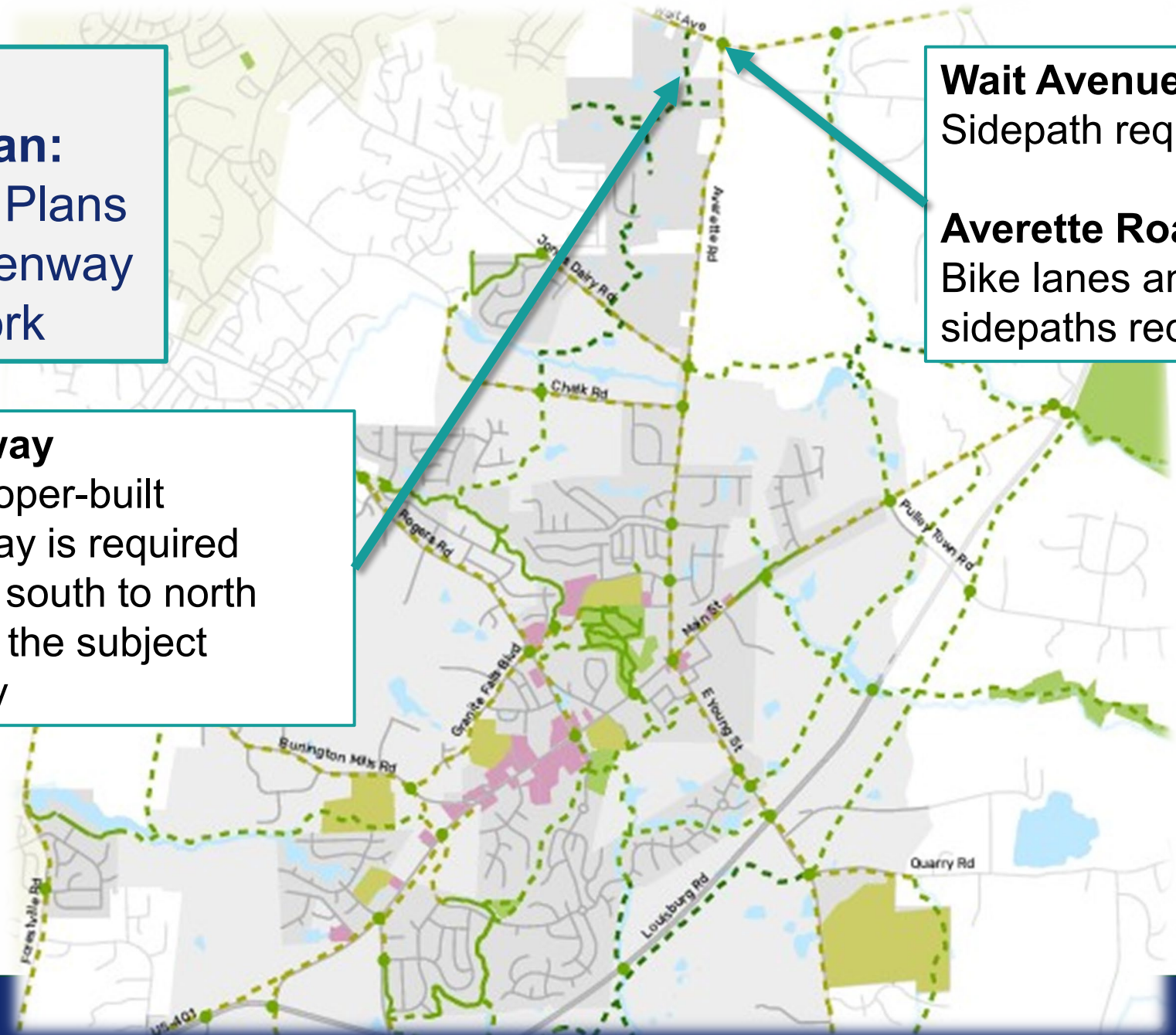
A developer-built greenway is required running south to north through the subject property

#### Wait Avenue

Sidepath required

#### Averette Road

Bike lanes and sidepaths required





# REZ-24-05 TIA

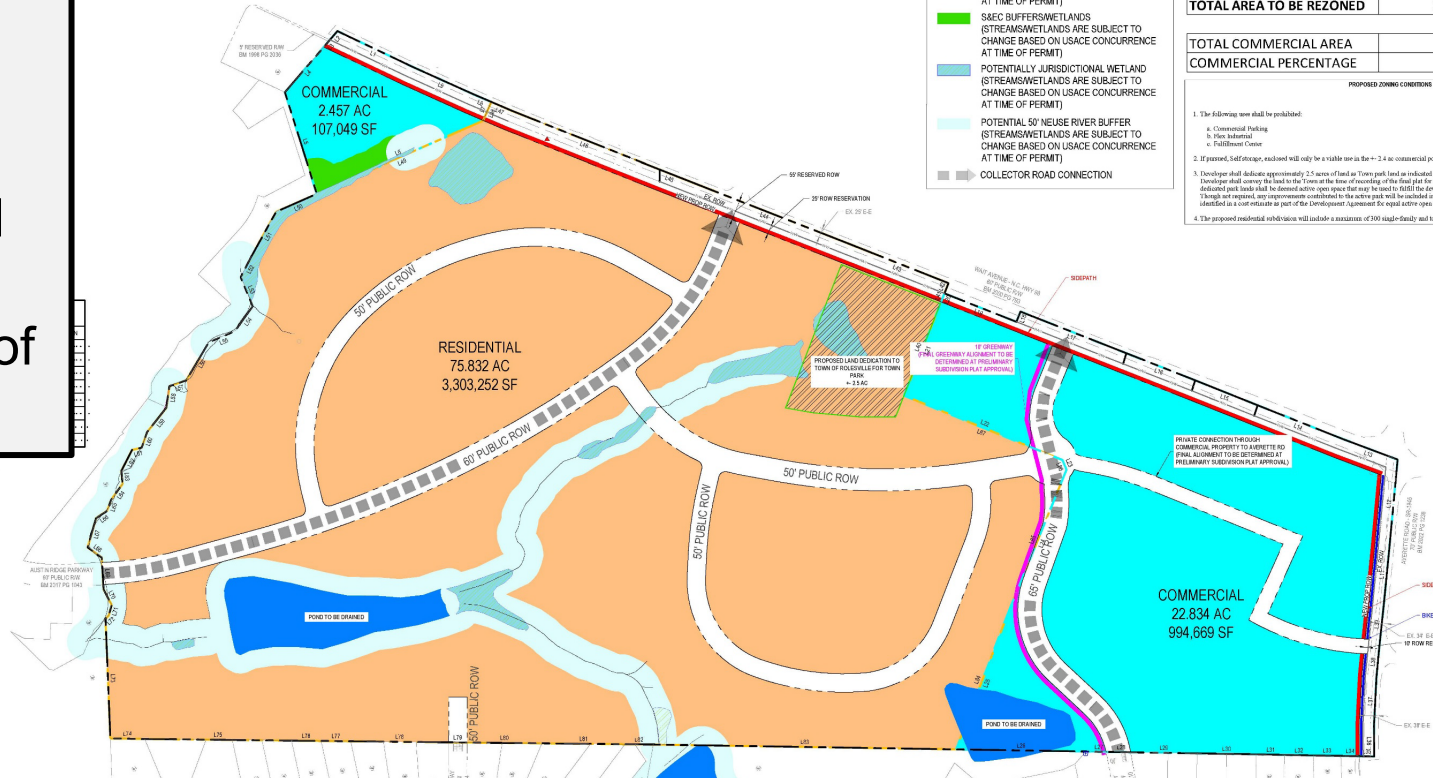
- Consulting firm, DRMP, performed the TIA for this project on behalf of the Town

ADJOINING PARCEL INFORMATION			
ID	PARCEL	OWNER	USE / PERM / REV / PD
AA	1805067337	WANT ELECTRIC SERVICES OF COOP	1992 / 2004 / 1998 / 2024
AB	1805065710	VILLAGES OF AUSTIN CREEK HOMEOWNERS	1971 / 2013 / 2010 / 2017

L48	100.00	*****	L49	100.00	*****
L49	120.97	*****	L50	100.00	*****
L50	139.83	*****	L51	100.00	*****
L51	62.39	*****	L52	100.00	*****
L52	85.09	*****	L53	100.00	*****
L53	87.63	*****	L54	100.00	*****
L54	77.79	*****	L55	100.00	*****
L55	119.94	*****	L56	100.00	*****
L56	48.92	*****	L57	100.00	*****
L57	58.77	*****	L58	100.00	*****
L58	84.47	*****	L59	100.00	*****

COMMERCIAL LINE TABLE			COMMERCIAL LINE TABLE		
LINE#	LENGTH	DIRECTION	LINE#	LENGTH	DIRECTION
L1	325.89	*****	L101	494.38	*****
L2	31.09	*****	L102	28.27	*****
L3	25.91	*****	L103	491.22	*****
L4	181.87	*****	L104	285.14	*****
L5	288.49	*****	L105	353.08	*****
L6	480.07	*****	L106	89.27	*****
L7	50.00	*****	L107	51.37	*****
L8	22.86	*****	L108	480.10	*****
L9	180.85	*****	L109	480.72	*****
L10	145.63	*****	L110	76.42	*****
L11	242.72	*****	L111	79.94	*****
L12	119.40	*****	L112	264.08	*****
L13	268.14	*****	L113	267.77	*****
L14	182.48	*****	L114	480.01	*****
L15	200.54	*****	L115	180.81	*****
L16	308.77	*****	L116	431.23	*****
L17	30.00	*****	L117	76.64	*****
L18	210.00	*****	L118	494.38	*****
L19	25.00	*****			
L20	273.29	*****			

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

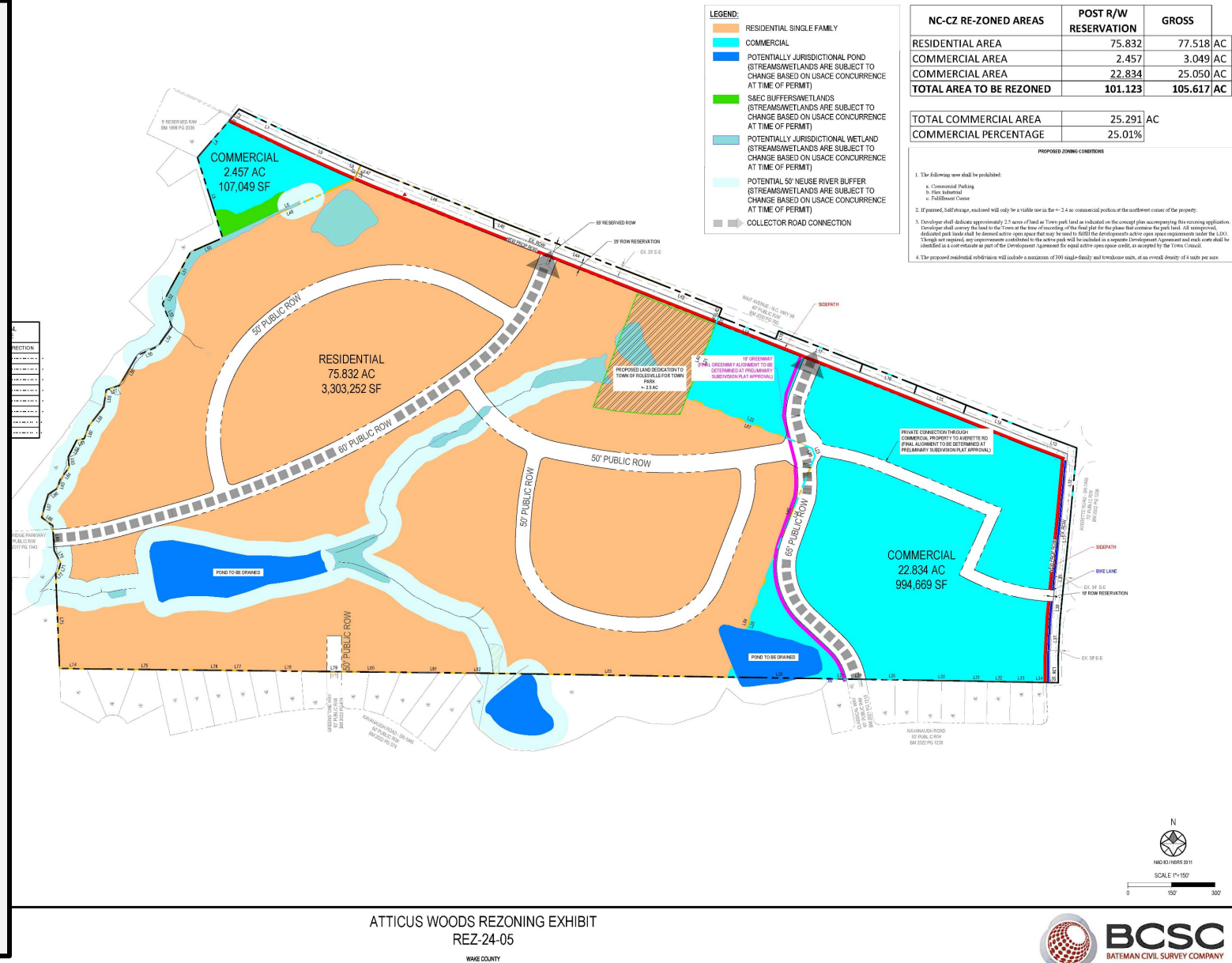


NC-CZ RE-ZONED AREAS	POST R/W RESERVATION	GROSS
RESIDENTIAL AREA	75.832	77.518 AC
COMMERCIAL AREA	2,457	3,049 AC
COMMERCIAL AREA	22,834	25,050 AC
<b>TOTAL AREA TO BE REZONED</b>	<b>101.123</b>	<b>105.617 AC</b>
<b>TOTAL COMMERCIAL AREA</b>	<b>25,291</b>	<b>AC</b>
<b>COMMERCIAL PERCENTAGE</b>	<b>25.01%</b>	

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

# REZ-24-05 Comprehensive Plan Consistency

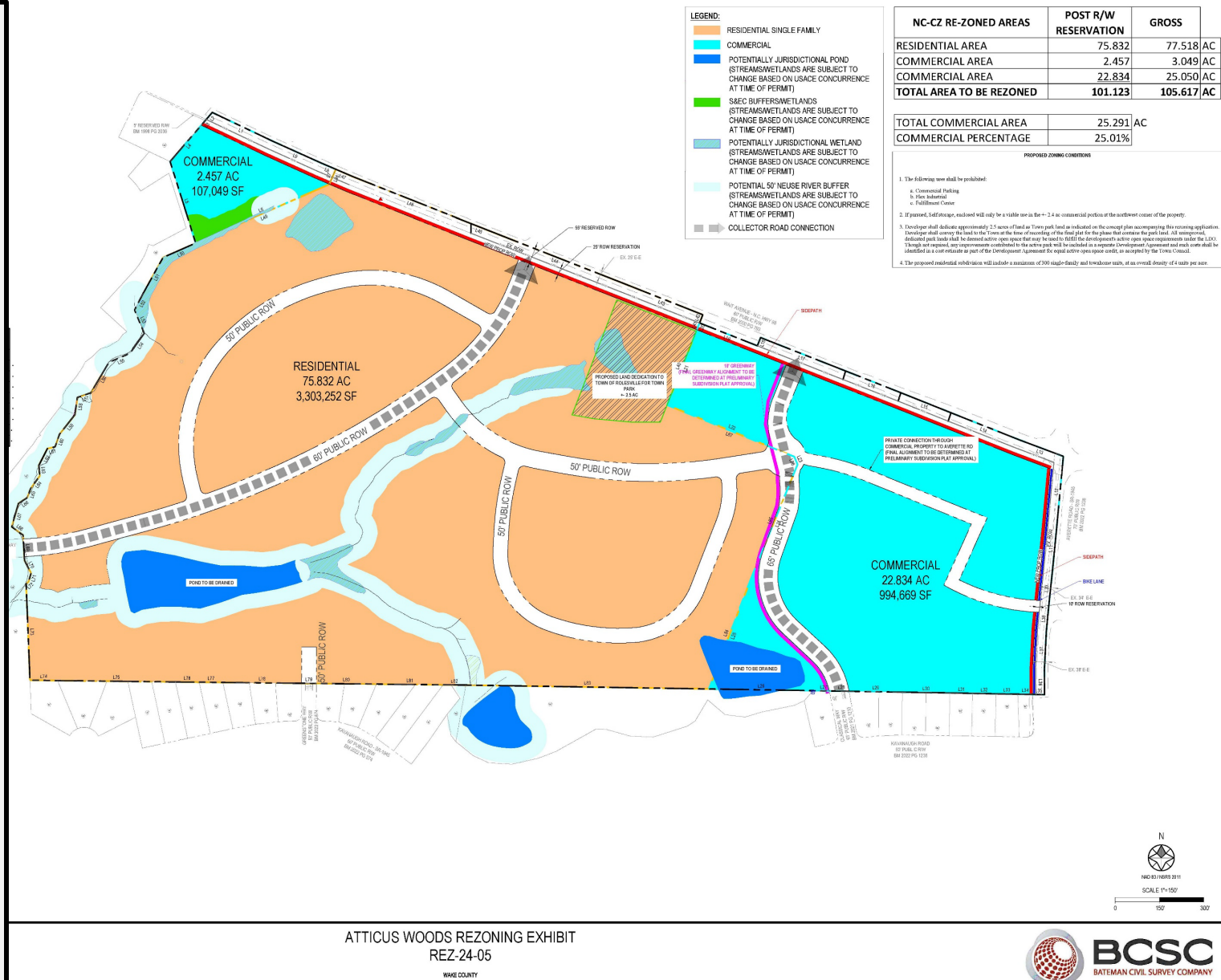
- Proposed residential and commercial uses consistent with the Mixed-Residential Community District.
- Vehicular circulation network includes Collector connection from Austin Ridge Parkway through the subject property connecting to Wait Avenue opposite Carrie May Lane as recommended by Rolesville's CTP.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





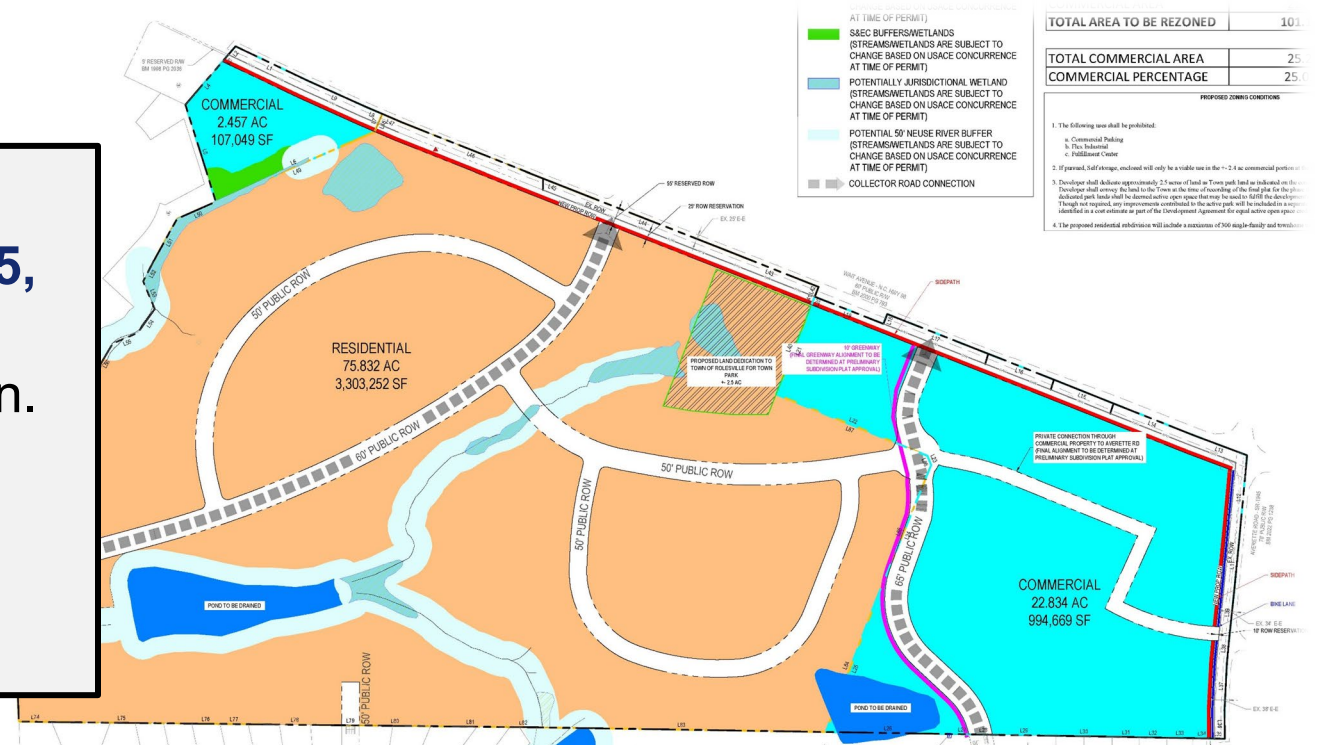
## REZ-24-05 Comprehensive Plan Consistency Continued

- Vehicular circulation network includes connection from the proposed Collector connection (from Austin Ridge Parkway to Carrie May Lane) to Old Pearce Road as recommended by Rolesville's CTP. *While the roadway connection is not sized as a Collector with a 60' ROW, the connection is reflective of the residential land use and the commercial land use vehicular circulation networks.*
- Collector connection from Classical Way in Elizabeth Springs to the Collector connection to Old Pearce Road is shown. In addition, Collector connection extends north to Wait Avenue.



## REZ-24-05 Staff Recommendation

- Staff recommends approval of **REZ-24-05, Atticus Woods – Wait Avenue**, due to consistency with the Comprehensive Plan.
- Staff also recommends approval of the **Development Agreement – Atticus Woods**.



## Proposed Motions

- Motion to recommend to the Town Board of Commissioners (*approval or denial*) of 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.*)
- Motion to recommend to the Town Board of Commissioners (*approval or denial*) of the **Development Agreement – Atticus Woods** based on (*consistency or inconsistency*) with Rolesville's Comprehensive Plan. (*Please include examples of consistency or inconsistency.*)

## 6.2.3. MIXED-USE PERIMETER COMPATIBILITY

A. **Intent.** Recognizing that Mixed-Use Districts abut General Use Districts throughout the town, it is the intent of this section to promote compatibility between within and between these areas.

1. These standards only apply when the Mixed-Use development's peripheral yard abuts the adjacent potentially incompatible use or district.
2. These standards apply to those uses and buildings located at the perimeter of the mixed-use district and not internal to the district.
3. There are no additional buffering requirements if a public right-of-way of at least fifty (50) feet in width separates the uses.
4. This section identifies "compatibility transition areas" which are intended to provide greater predictability by minimizing potential incompatibilities.
5. The area of compatibility transition areas shall be provided within the Mixed-Use district.
6. The standards in this section may be modified based on the type of lot in which the standard is being applied (i.e., shallow lot) as defined in sub-section D below.

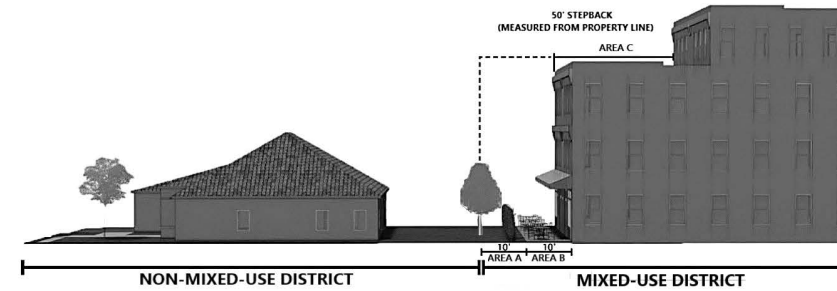
B. **Compatibility Transition Areas.** Figure 6.2.3.1 illustrate the locations of a respective Mixed-Use district "compatibility transition areas", and a general use district (note, the dimensions noted in these figures are for illustrative purposes only; the specific dimensions and requirements for each area are provided in the following sections and may also vary if a property is defined as a "shallow" lot.

Compatibility Transition Area A = "Buffer"

Compatibility Transition Area B = "Use Restriction"

Compatibility Transition Area C = "Height and Form"

Fig. 6.2.3.1. Compatibility Transition Areas Graphic



#### 1. Compatibility Transition Area A: Buffer

- a. **Intent.** Consists of a landscaped buffer intended to buffer and screen the general use district from the Mixed-Use district. No buildings, structures, principal, or accessory uses are allowed in the buffer other than permitted in this subsection.
- b. **Location.** Begins at the common property line, immediately abutting the Mixed-Use district boundary line and the adjacent property.
- c. **Width.** Consists of a minimum ten (10) feet landscaped buffer, with one (1) canopy tree per thirty (30) linear feet of the boundary line.
- d. **Elements Permitted Within the Buffer**
  - i. Landscaping
  - ii. Open spaces (plazas, parks, commons)
  - iii. Swales, low impact/bioretention facilities.
- e. **Design and Installation**
  - i. Required landscaping in a buffer yard must meet the design and installation requirements of this LDO.

#### 2. Compatibility Transition Area B: Use Restriction



- a. **Intent.** Compatibility Transition Area B shall be occupied by open areas and/or low intensity uses, such as surface parking, alleys, landscaping, active use areas, outdoor dining, and limited service-related structures. Primary uses and accessory uses shall not be permitted in Area B unless expressly permitted in this subsection.
- b. **Location.** Begins at the edge of the protective yard of Area A and extends towards Area C and / or the primary structure(s).
- c. **Width.** Shall be a minimum ten (10) feet in width.
- d. **Permitted Uses/Activities:**
  - i. Yard – One (1) tree every thirty (30) linear feet.
  - ii. Garden, park, open space.
  - iii. Outdoor dining.
  - iv. Enclosed lanai/porches.
  - v. Path, walkway, sidewalk. A multiuse recreational trail shall not be permitted.

### 3. Compatibility Transition Area C: Height and Form

- a. **Intent.** Compatibility Transition Area C is provided to mitigate potential visual nuisances that height may bring and is intended to restrict the height and form of development to decrease the potential impact of new mixed-use multi-story structures on non-mixed-use zoning districts. Transition Area C is achieved through a building step back. The required building step back shall apply to those portions of the building greater than the maximum by right height permitted in the district.
- b. **Location.** Begins at the edge of Area B and extends inward.
- c. **Width.** Measures, from the property line, a minimum of thirty (30) feet inward, subject to the widths of Area A and B

C. **Form Standards.** The sides and rear facade of the building that faces the general use district shall meet the architectural requirements of Section 6.8: Design Standards, with

respect to windows, architectural features, and transparency requirement.

D. **Shallow Lots.** Recognizing that existing lots of record less than one hundred (100) feet in depth may not be able to meet requirements of this section, a variance may be requested for existing lots of record less than one hundred (100) feet in depth, approved by the Board of Commissioners, to:

- 1. Reduce the widths of Compatibility Transition Area A, Area B, and Area C by fifty (50) percent; and/or
- 2. Allow the combination of Area A and Area B to a total of ten (10) feet, provided a six (6) feet tall opaque masonry wall and required landscaping is provided.