



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

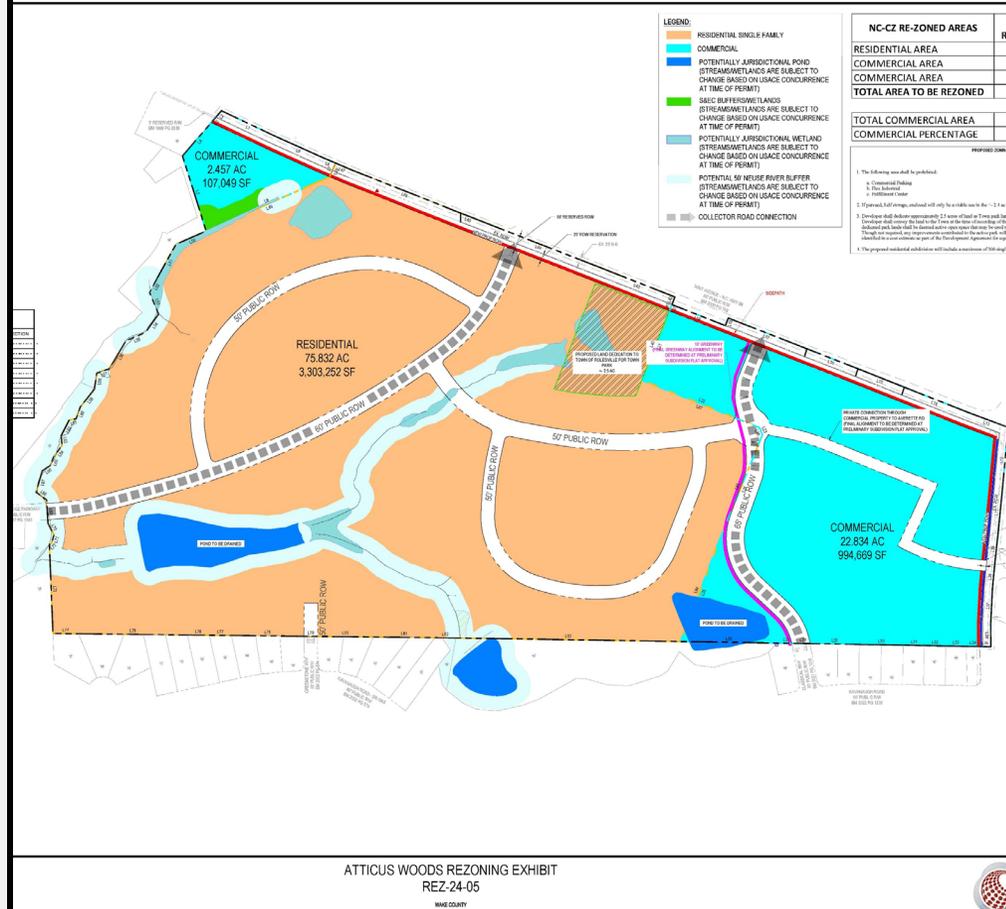
- Application REZ-24-05, Atticus Woods – Wait Avenue, was presented by Planning staff to the Planning Board on October 27, 2025. The rezoning request and associated Development Agreement were both denied by the board.
- The applicant is voluntarily returning to the Planning Board with the following revised 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

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



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.

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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*)

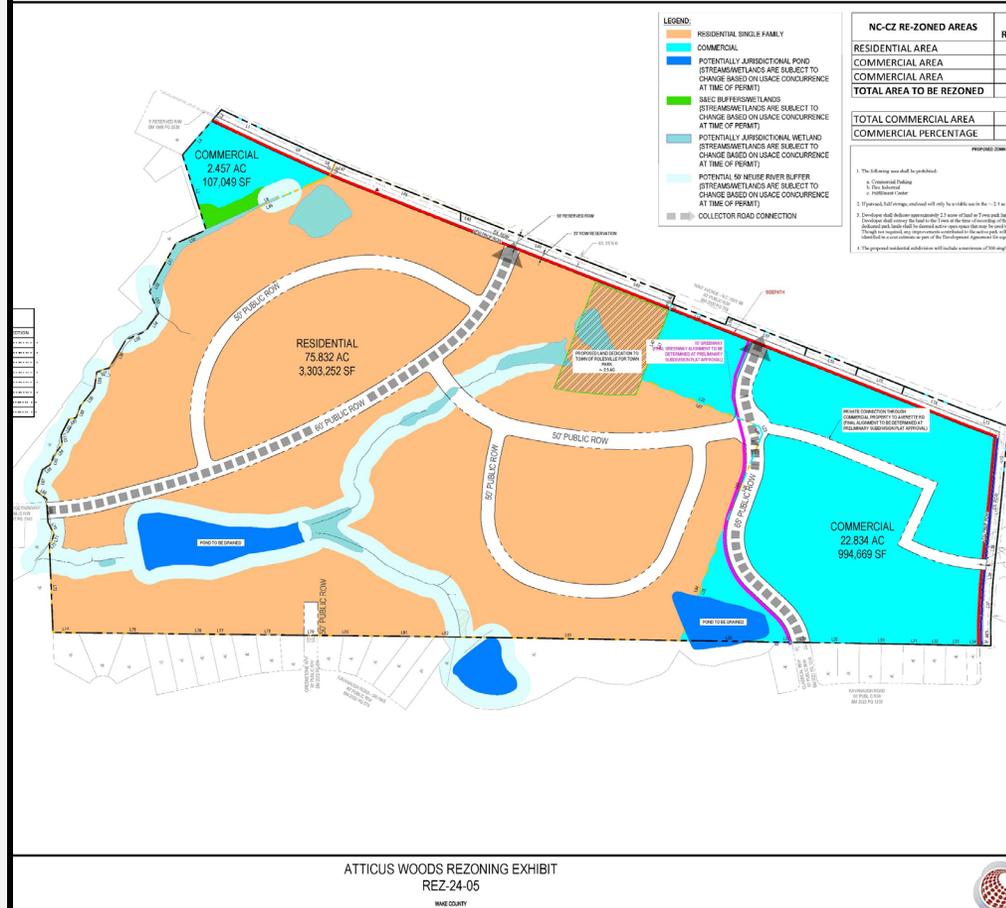
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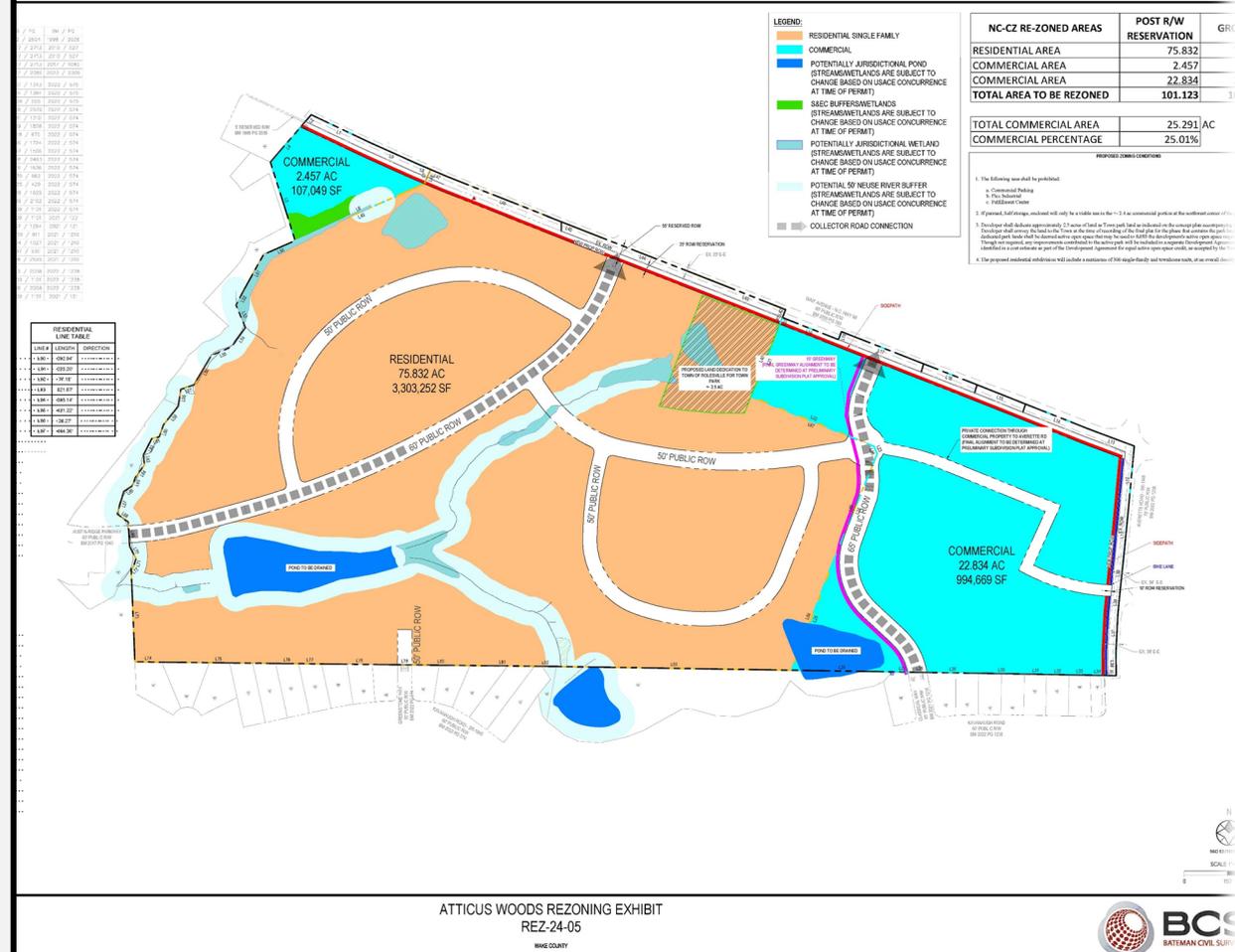
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REZ-24-05 Development Agreement

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

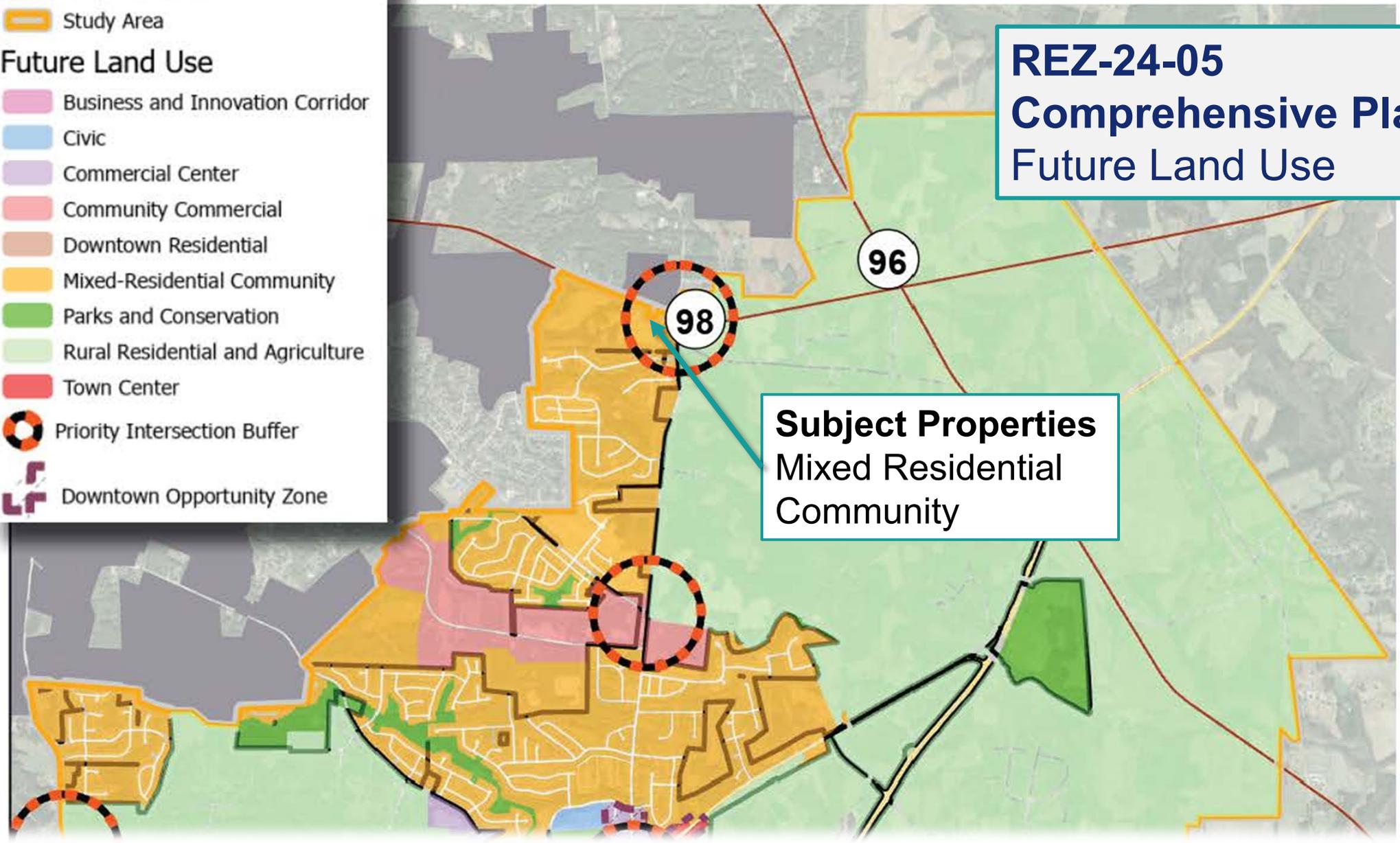
Town Center

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

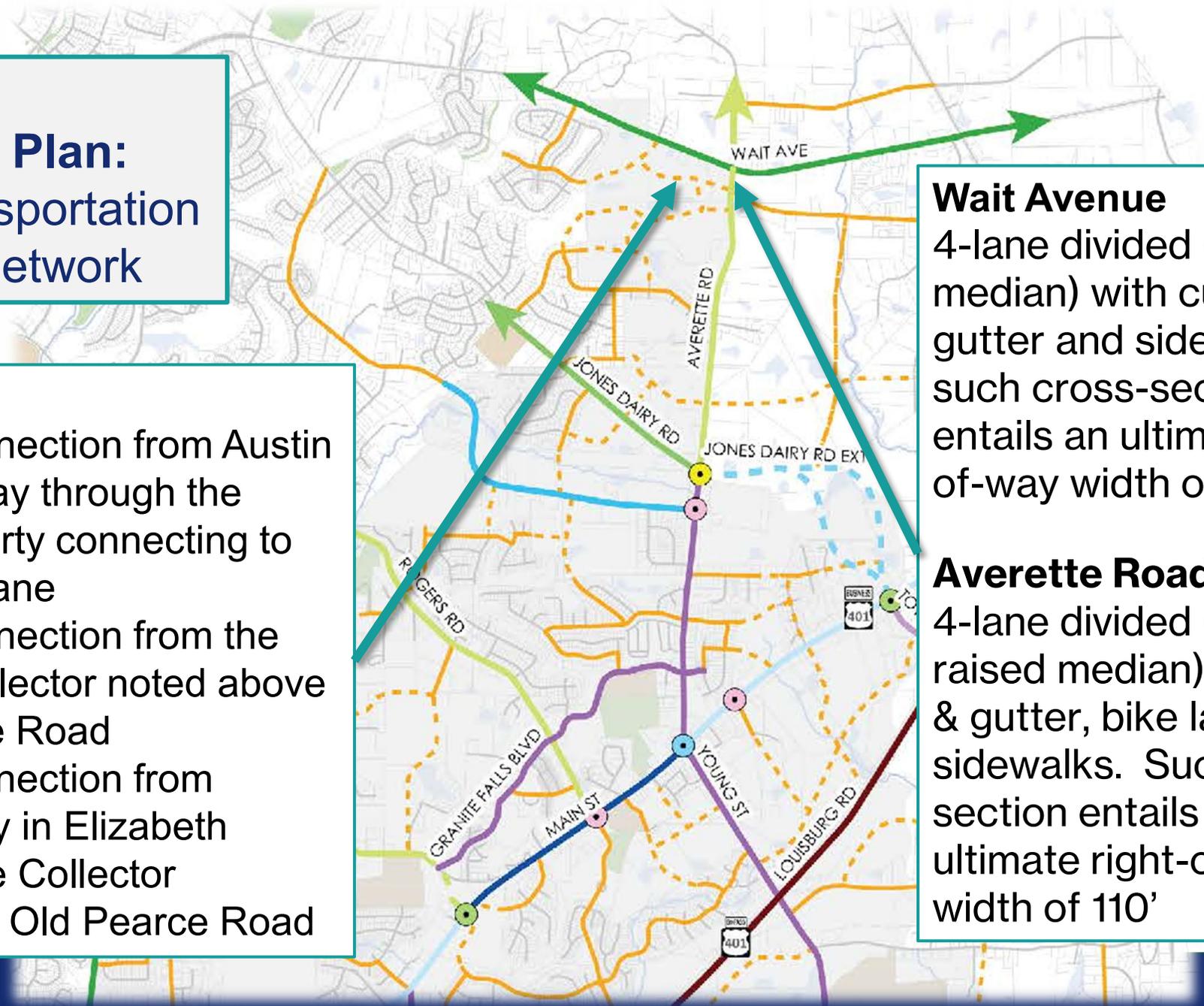
- Collector connection from Austin Ridge Parkway through the subject property connecting to Carrie May Lane
- Collector connection from the proposed Collector noted above to Old Pearce Road
- Collector connection from Classical Way in Elizabeth Springs to the Collector connection to Old Pearce Road

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

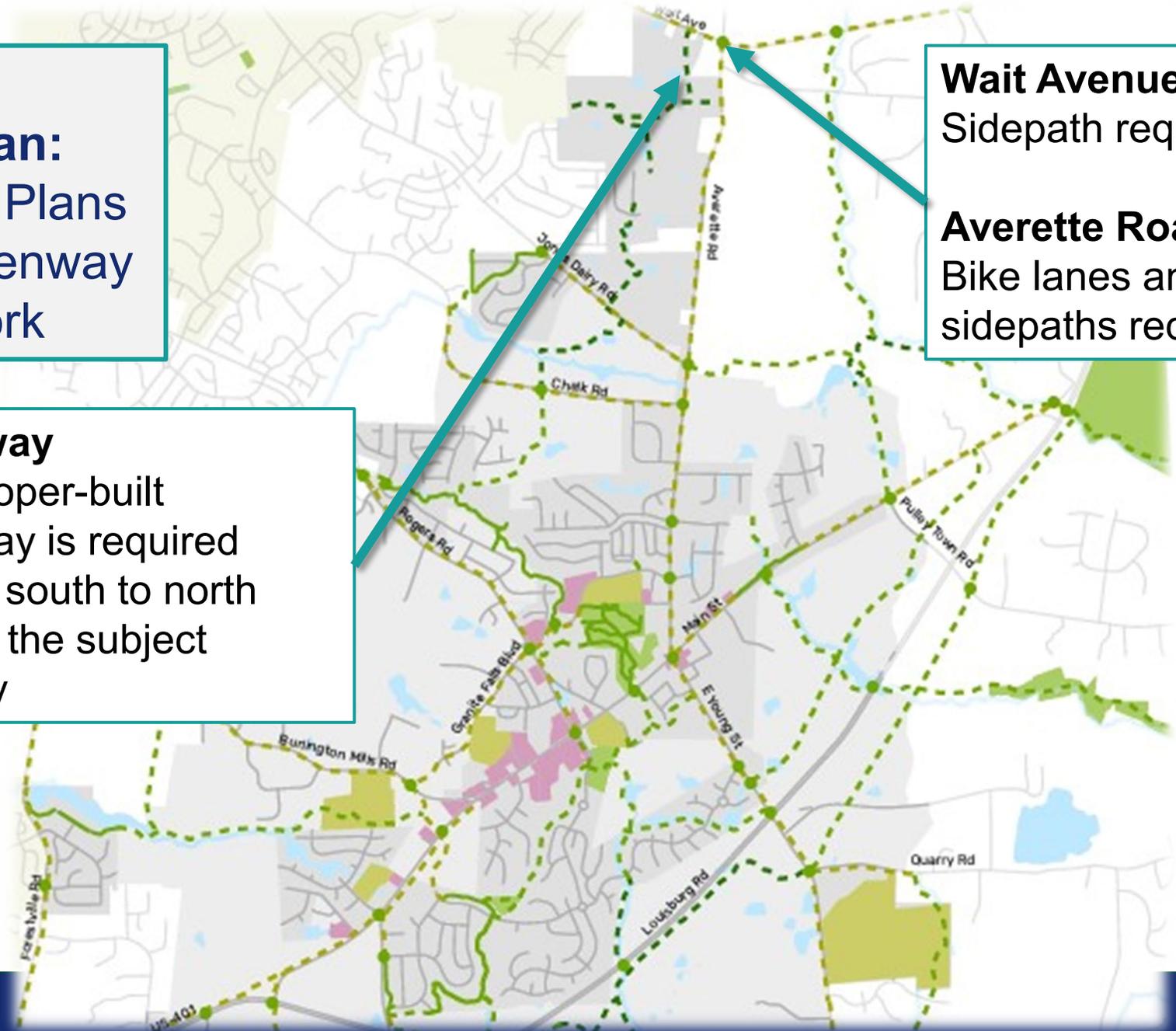
Comprehensive Plan: Greenway and Bike Plans Recommended Greenway and Sidepath Network

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



ADJOINING PARCEL INFORMATION			
ID	FILE	OWNER	DIR / PC
AA	1805067337	WAKAT ELECTRIC SERVICES-P 0099	1812 / 2000 / 1998 / 2035
AB	1805065710	VILLAGES OF JUSTIN CREEK HOMEOWNERS	1707 / 2743 / 2010 / 507

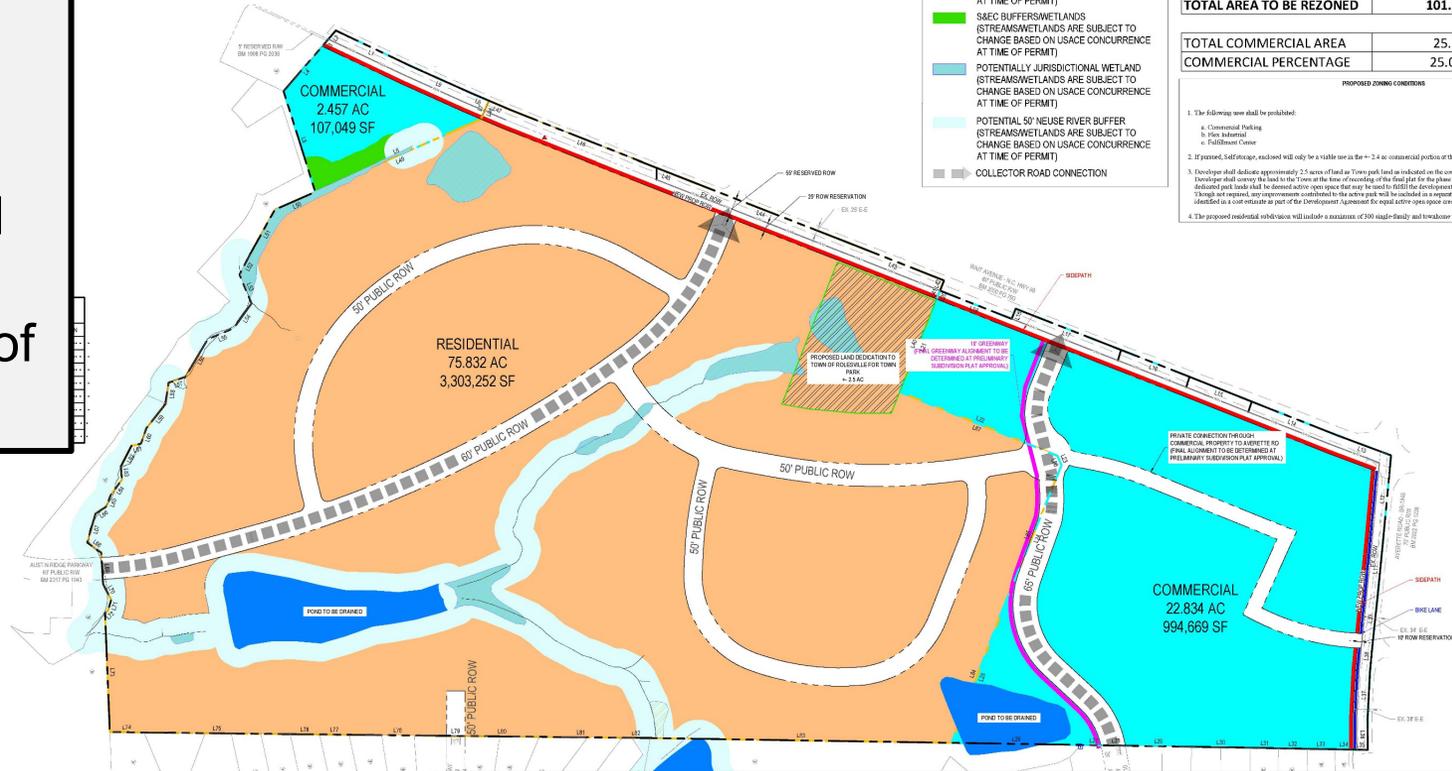
REZ-24-05 TIA

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

L48	462.27	L100	186.57
L50	120.37	L101	187.68
L51	139.83	L102	126.73
L52	62.39	L103	116.33
L53	85.69	L104	325.62
L54	82.63	L105	190.70
L55	77.79	L106	599.59
L56	119.64	L107	190.37
L57	48.92	L108	190.29
L58	58.77	L109	485.88
L59	84.46	L110	126.09

COMMERCIAL LINE TABLE			COMMERCIAL LINE TABLE		
LINE#	LENGTH	DIRECTION	LINE#	LENGTH	DIRECTION
L1	323.89	L101	484.98		
L2	31.09	L102	126.27		
L3	25.91	L104	491.22		
L4	181.87	L105	285.14		
L5	288.49	L106	353.68		
L6	480.79	L107	89.22		
L7	93.07	L108	51.37		
L8	52.86	L109	480.19		
L9	180.85	L110	490.72		
L11	145.83	L111	76.42		
L12	242.72	L112	79.94		
L13	159.45	L113	74.58		
L14	248.14	L114	126.72		
L15	182.48	L115	480.01		
L16	200.54	L116	180.81		
L17	308.77	L117	433.23		
L18	30.00	L118	78.64		
L19	210.00	L119	494.58		
L20	25.00	L120	494.58		
L21	273.29	L121			

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



- LEGEND:**
- RESIDENTIAL SINGLE FAMILY
 - COMMERCIAL
 - POTENTIALLY JURISDICTIONAL POND (STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USAGE CONCURRENCE AT TIME OF PERMIT)
 - S/SEC BUFFERS/WETLANDS (STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USAGE CONCURRENCE AT TIME OF PERMIT)
 - POTENTIALLY JURISDICTIONAL WETLAND (STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USAGE CONCURRENCE AT TIME OF PERMIT)
 - POTENTIAL 50' NEUSE RIVER BUFFER (STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USAGE CONCURRENCE AT TIME OF PERMIT)
 - COLLECTOR ROAD CONNECTION

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%

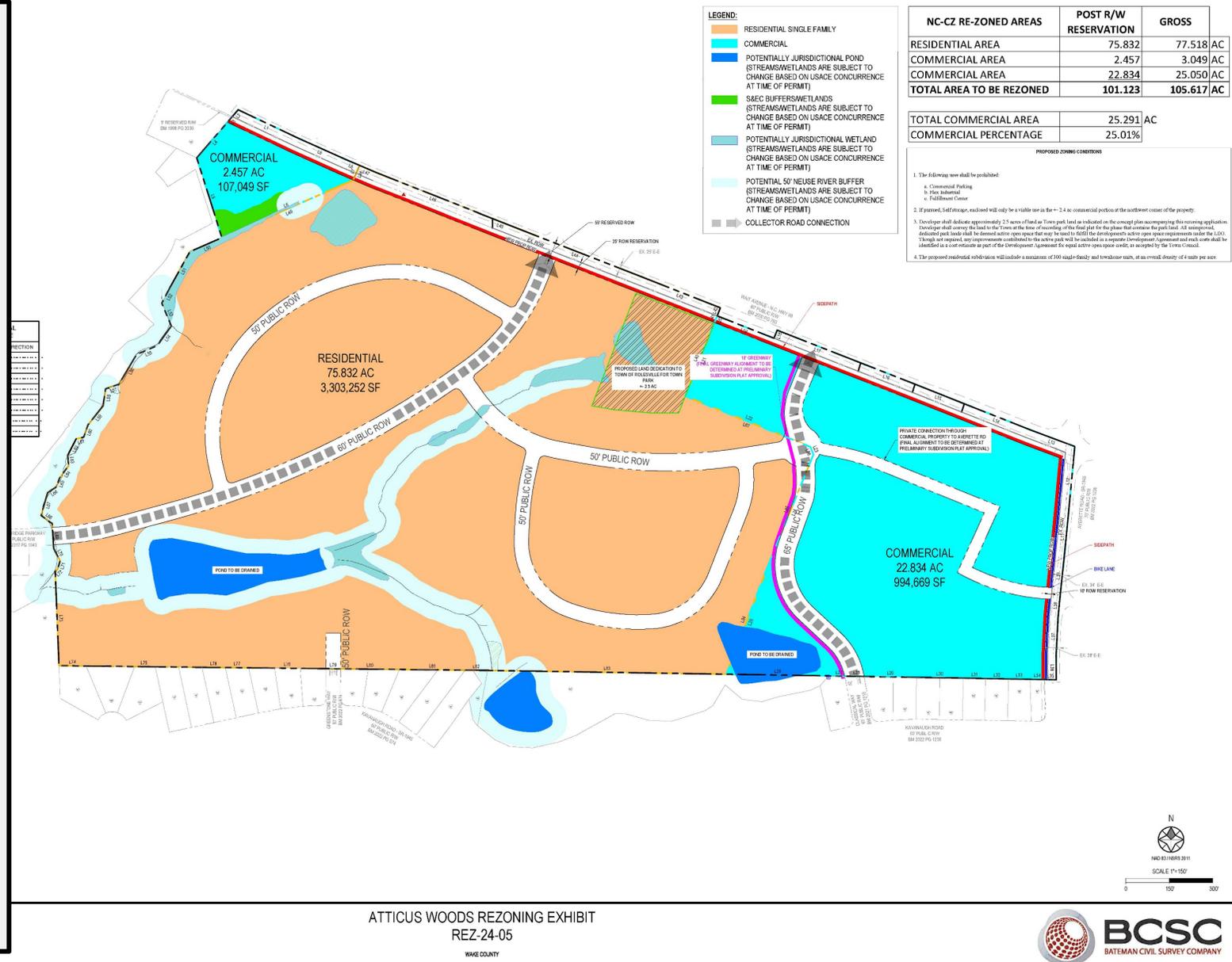
PROPOSED ZONING CONDITIONS

- The following are shall be prohibited:
 - Commercial Parking
 - Flux Industrial
 - Childcare Center
- If present, Self-storage, residential will only be a viable use in the = 2:4 as commercial portion at the northwest corner of the property.
- Developer shall dedicate approximately 2.5 acres of land as Town park land as indicated on the concept plan accompanying this rezoning application. Developer shall convey the land to the Town at the time of recording of the final plat for the plan that contains the park land. All unpaved, dedicated park land shall be reserved active open space that may be used for the development active open space requirements under the LDC. During the project, any improvements contributed to the active park will be included as a separate Development Agreement and such items shall be identified in a contract as part of the Development Agreement to equal active open space credit, as accepted by the Town Council.
- The proposed residential subdivisions will include a maximum of 200 single-family and townhome units, at an overall density of 4 units per acre.

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.

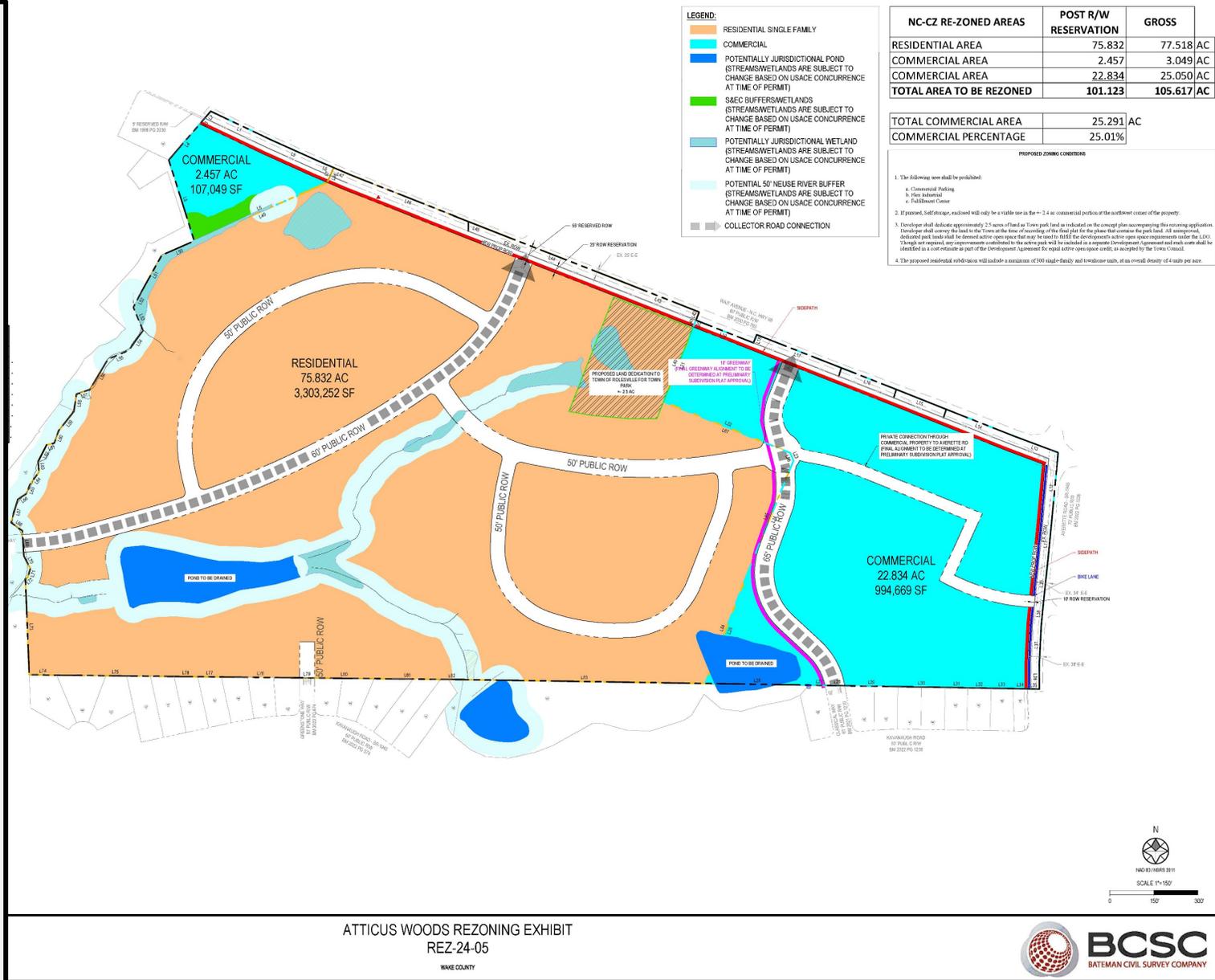


ATTICUS WOODS REZONING EXHIBIT
REZ-24-05
WAKE COUNTY



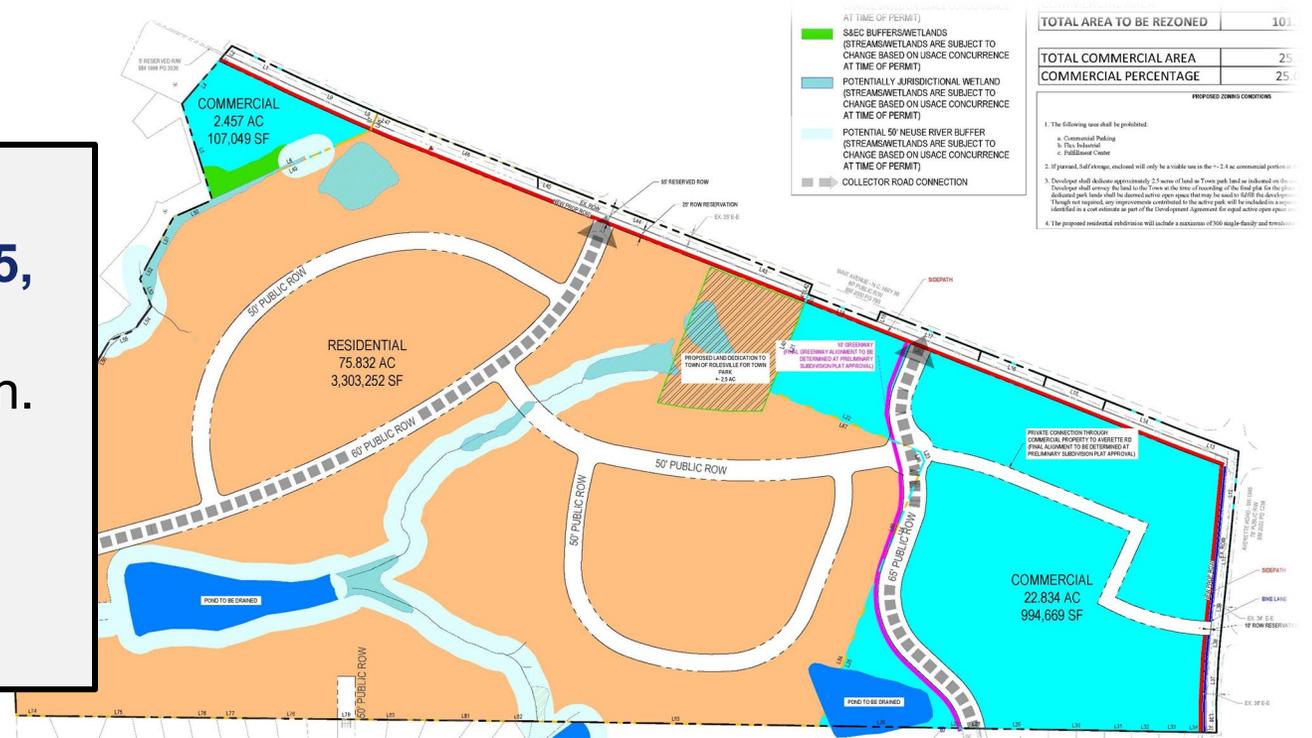
REZ-24-05 Comprehensive Plan Consistency Continued

- 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.

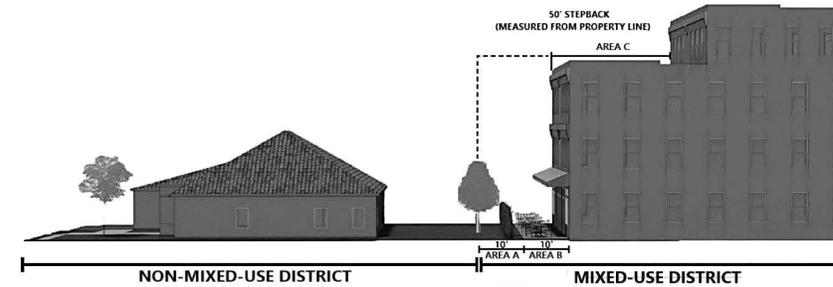
B. **Compatibility Transition Areas.** Figure 6.2.3.1 illustrate the locations of a respective Mixed-Use district "compatibility transition areas", and a general use district (note, the dimensions noted in these figures are for illustrative purposes only; the specific dimensions and requirements for 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.