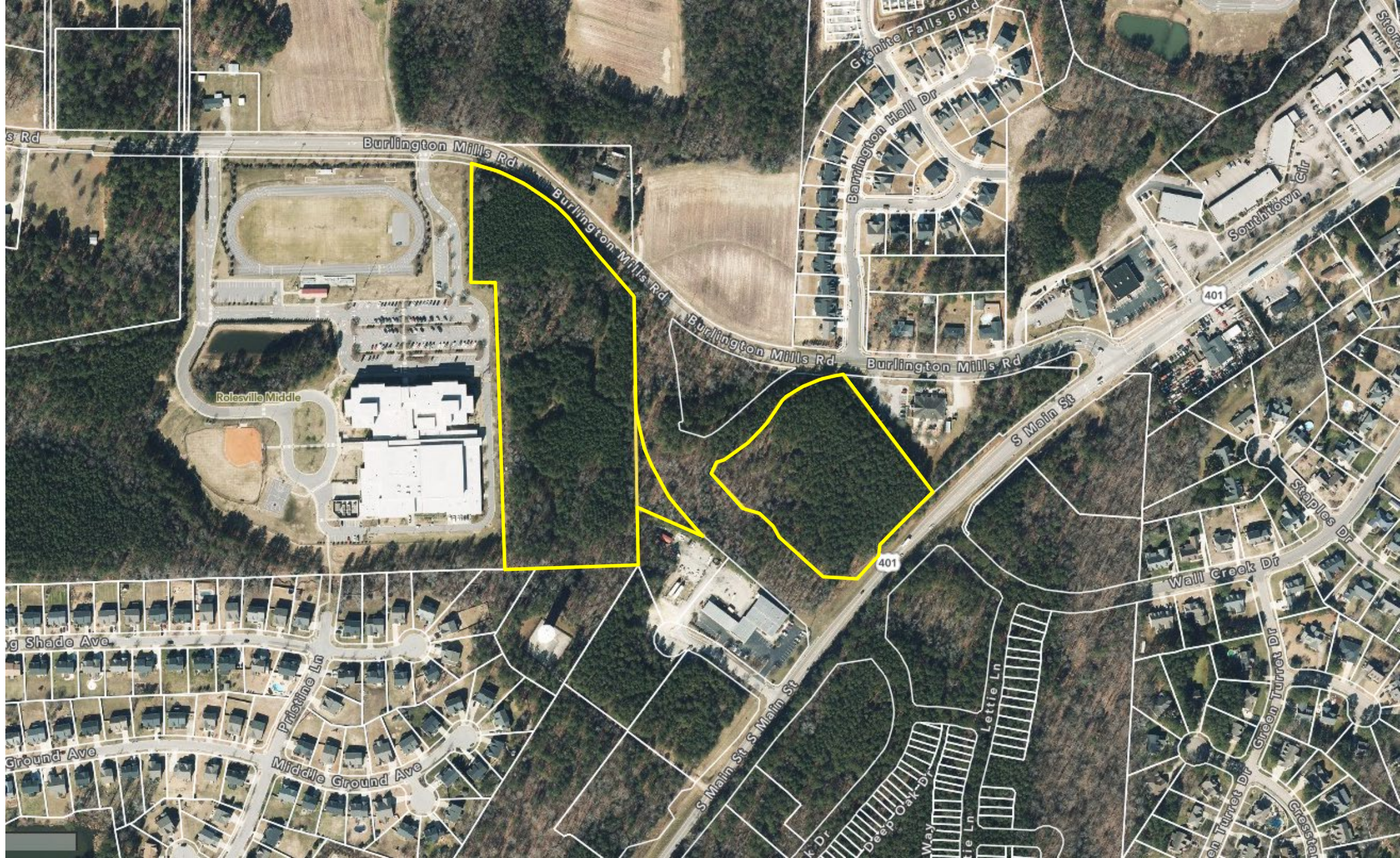


Wallbrook Flats Rezoning

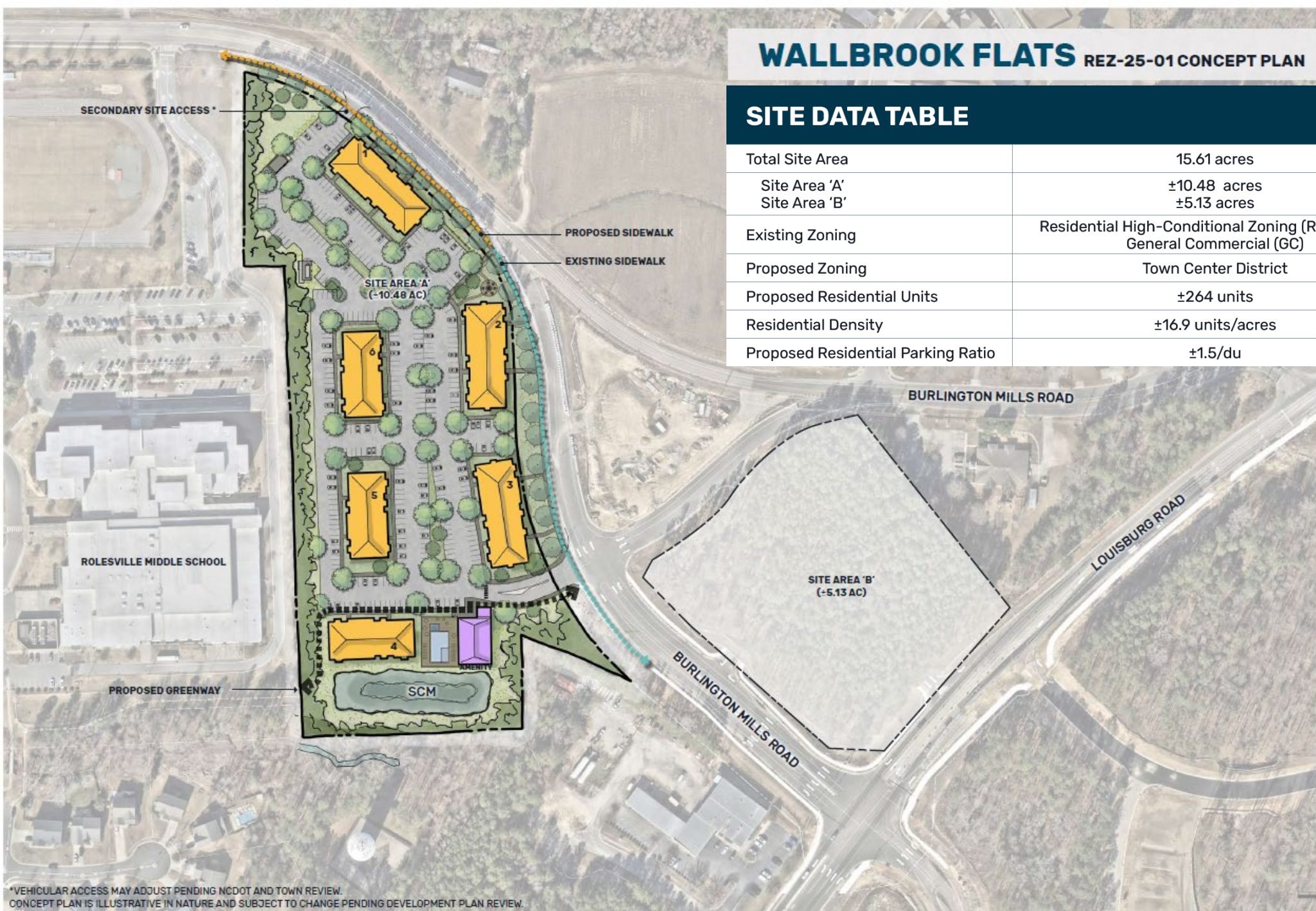
REZ-25-01



WALLBROOK FLATS REZ-25-01 CONCEPT PLAN

SITE DATA TABLE

| | |
|------------------------------------|---|
| Total Site Area | 15.61 acres |
| Site Area 'A' | ±10.48 acres |
| Site Area 'B' | ±5.13 acres |
| Existing Zoning | Residential High-Conditional Zoning (RH-GC) and General Commercial (GC) |
| Proposed Zoning | Town Center District |
| Proposed Residential Units | ±264 units |
| Residential Density | ±16.9 units/acres |
| Proposed Residential Parking Ratio | ±1.5/du |



*VEHICULAR ACCESS MAY ADJUST PENDING NCDOT AND TOWN REVIEW.
CONCEPT PLAN IS ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE PENDING DEVELOPMENT PLAN REVIEW.

WALLBROOK FLATS CONCEPT PLAN
ROLESVILLE, NORTH CAROLINA



CPR24002
08.21.2025

01

Zoning Conditions

- 1) Development of the property shall be in substantial conformance with the accompanying Wallbrook Flats Concept Plan, dated July 28, 2025. Locations shown for committed elements including, but not limited to, setbacks, greenways, streets, access points, driveways, and open areas shown on the Concept Plan are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.
- 2) No more than 280 dwelling units shall be permitted within Site Area A as identified on the Concept Plan.
- 3) The following Principal Uses otherwise listed in the Principal Use Table of LDO Section 5.1 as Permitted or Special Uses in the Town Center district shall be prohibited within Site Area B identified on the Concept Plan: College/University; Telecommunication Tower.

