

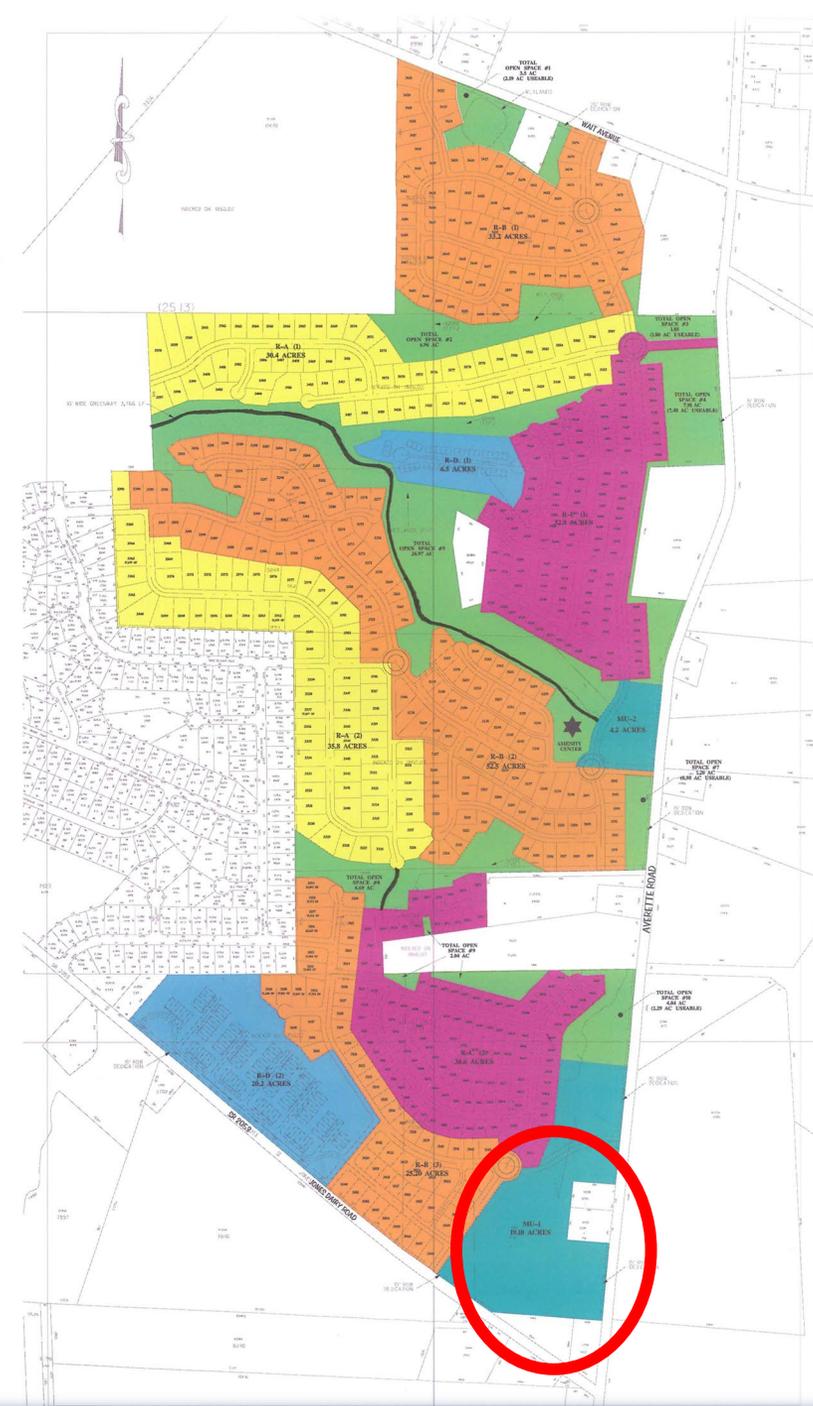


**10.a. REZ-25-03 – 625 Averette Road
Planning Department**

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



Applicant Presentation

Corporate Limits

Study Area

Future Land Use

Business and Innovation Corridor

Civic

Commercial Center

Community Commercial

Downtown Residential

Mixed-Residential Community

Parks and Conservation

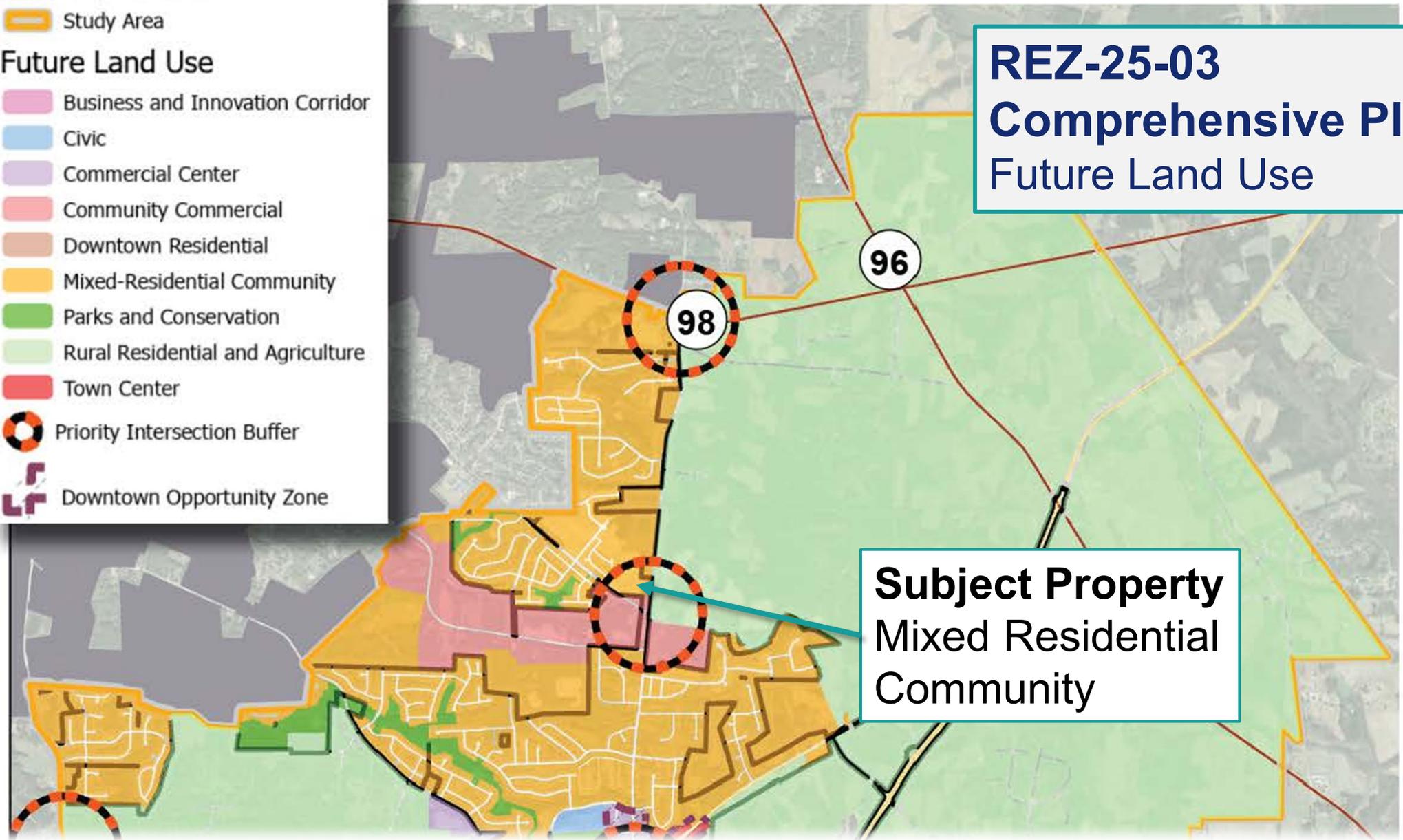
Rural Residential and Agriculture

Town Center

Priority Intersection Buffer

Downtown Opportunity Zone

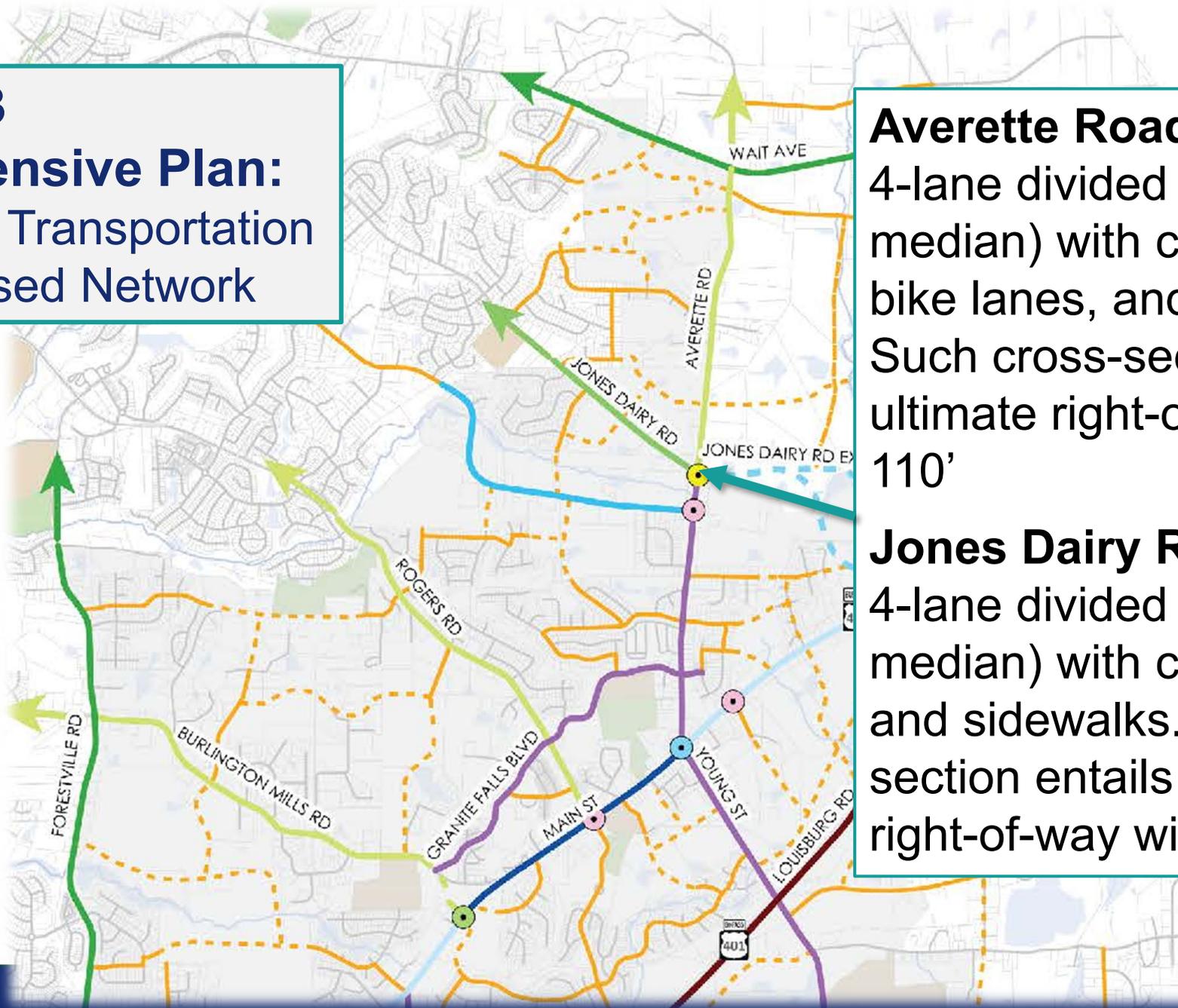
REZ-25-03 Comprehensive Plan: Future Land Use



Subject Property
Mixed Residential
Community

REZ-25-03

Comprehensive Plan: Community Transportation Plan Proposed Network



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'

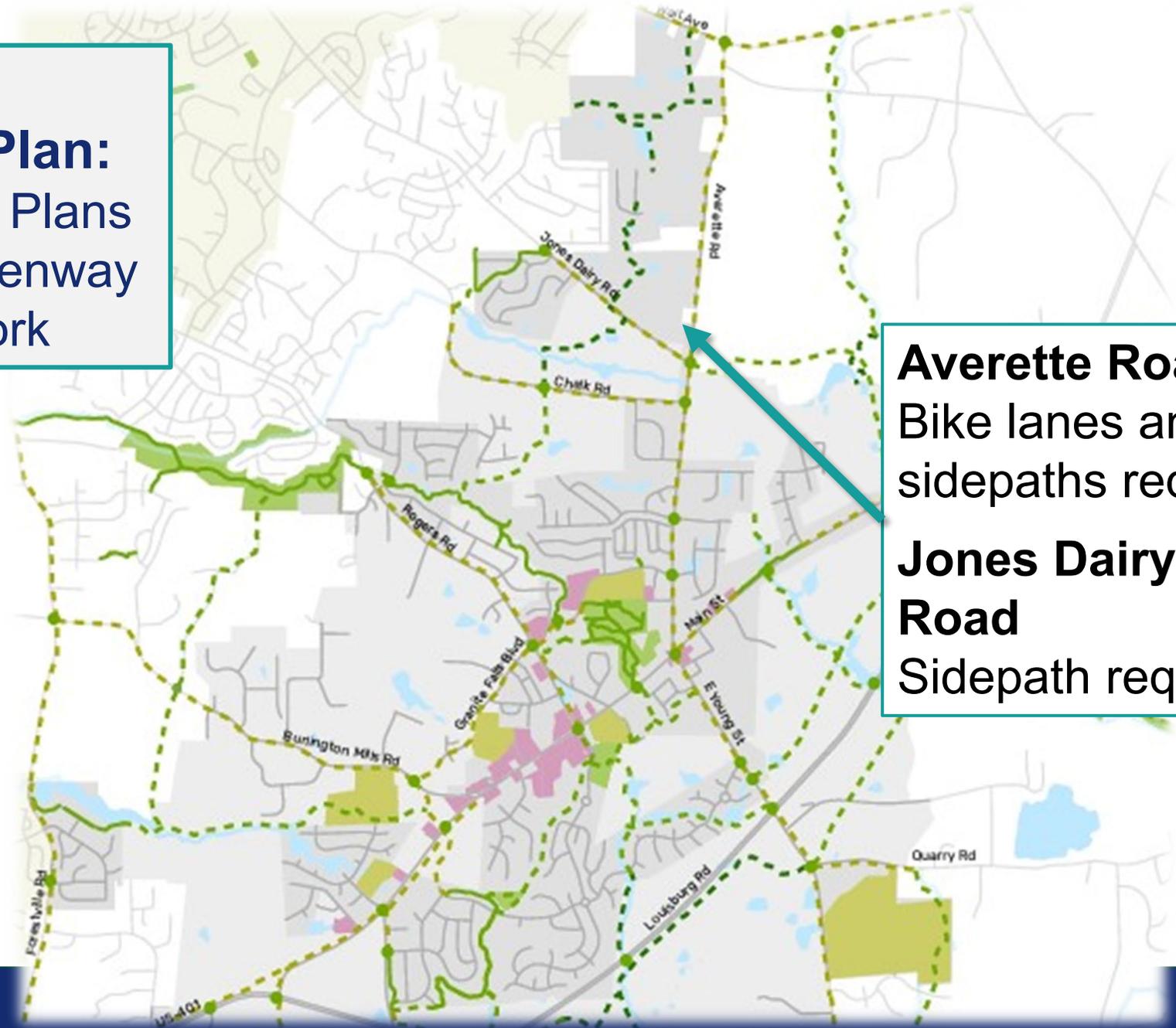
Jones Dairy Road

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

REZ-25-03

Comprehensive Plan:

Greenway and Bike Plans
Recommended Greenway
and Sidepath Network

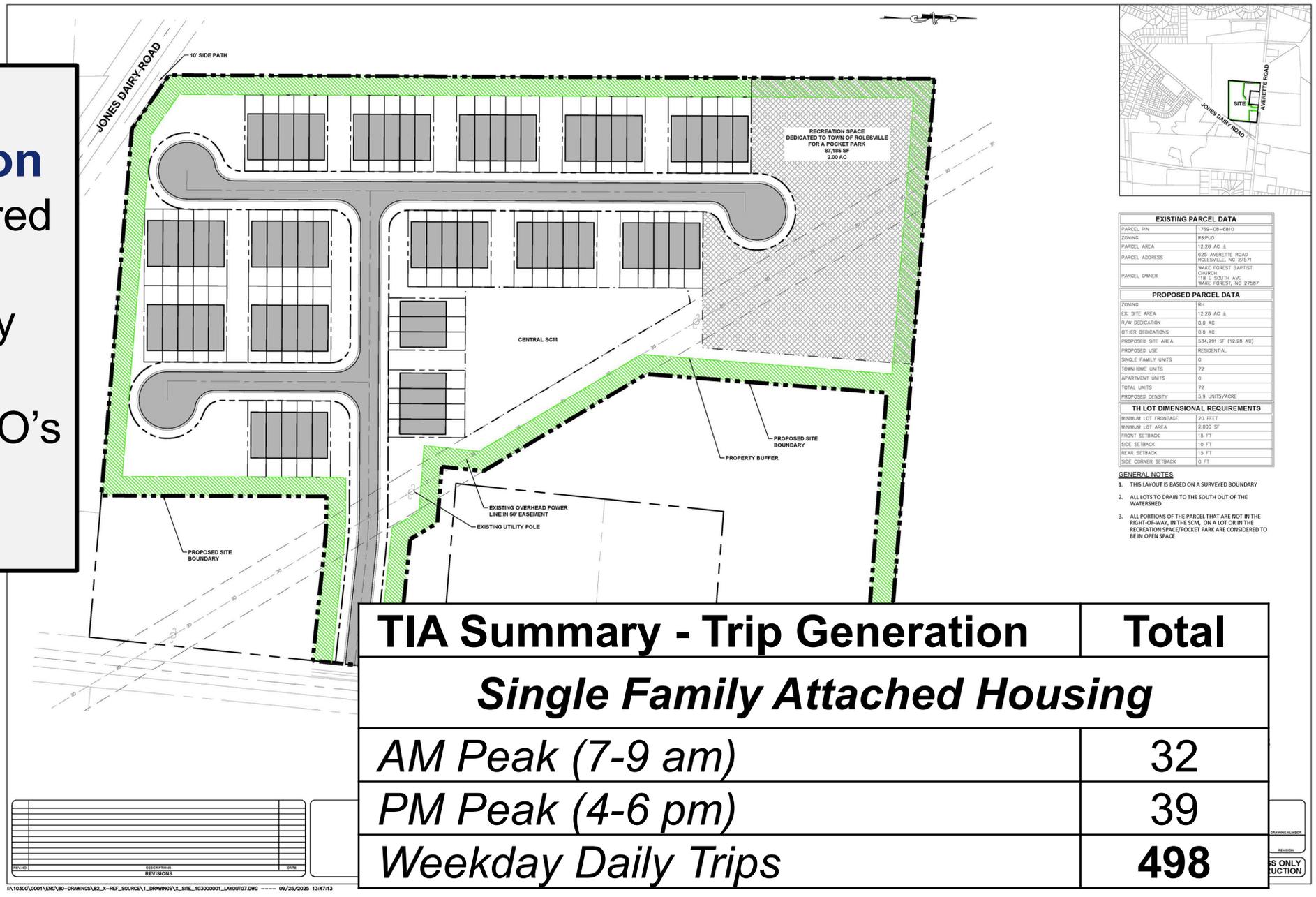


Averette Road
Bike lanes and
sidepaths required

**Jones Dairy
Road**
Sidepath required

REZ-25-03 Trip Generation

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



TIA Summary - Trip Generation	Total
Single Family Attached Housing	
AM Peak (7-9 am)	32
PM Peak (4-6 pm)	39
Weekday Daily Trips	498

REV#	DESCRIPTION	DATE

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REZ-25-03

Planning Board Recommendation

The Planning Board unanimously recommended approval of Rezoning Application **REZ-25-03 – 625 Averette Road**.

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 follows the Residential High (RH) zoning district in the LDO; the maximum allowed density for single family attached housing is 9 units per acre.

REZ-25-03

Proposed Motions

- Motion to (*approve or deny*) 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.*)
- (*If approved*) Motion to adopt a Statement of Consistency and Reasonableness as **REZ-25-03** 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.

Or

- Motion to continue **REZ-25-03 – 625 Averette Road** to a future Town Board of Commissioners' meeting (**provide date certain**).