

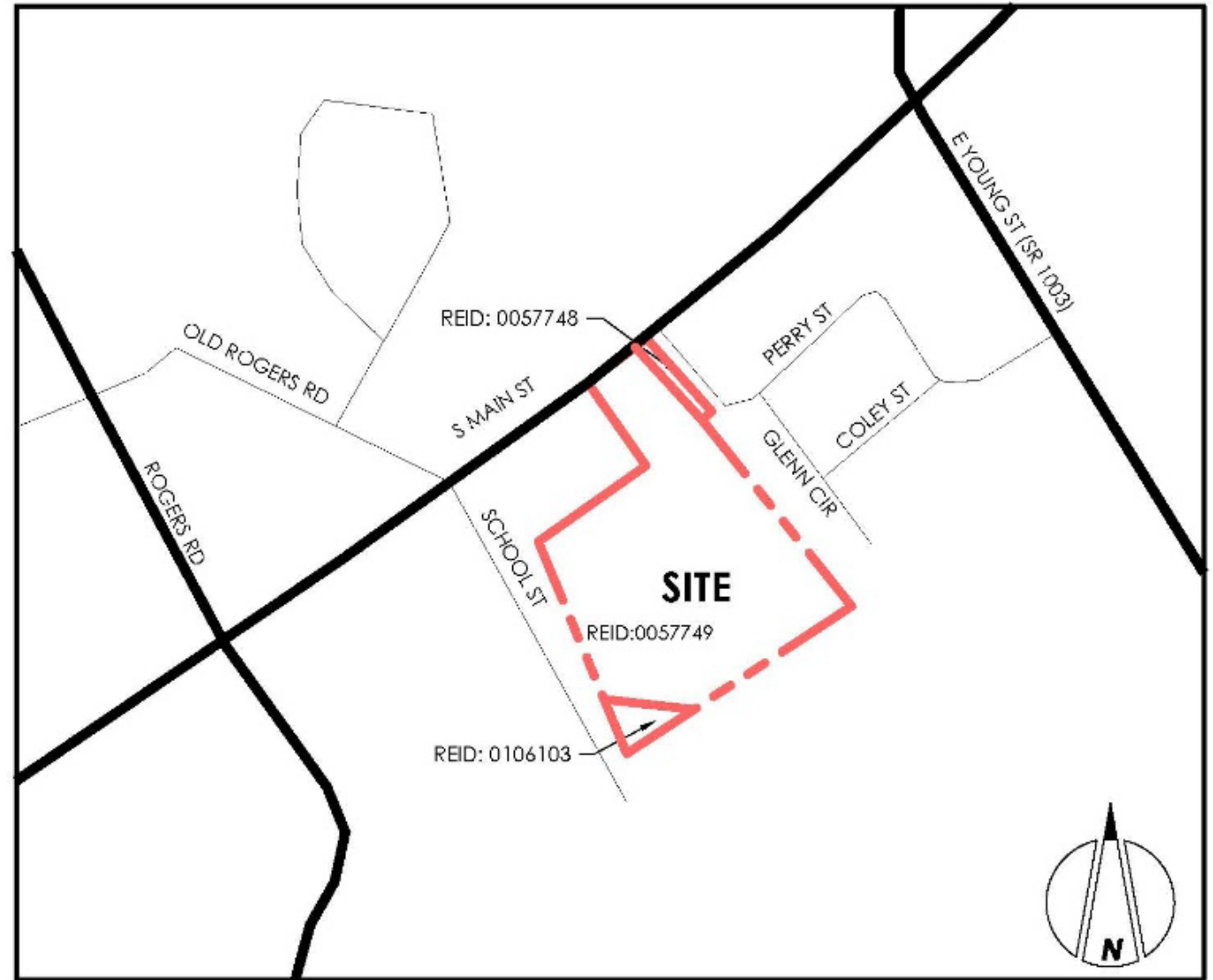


**11.a. REZ-25-05 - Scarboro Village
& 11.b. ANX-25-03 - 200 School Street
Planning Department**

REZ-25-05

Scarboro Village

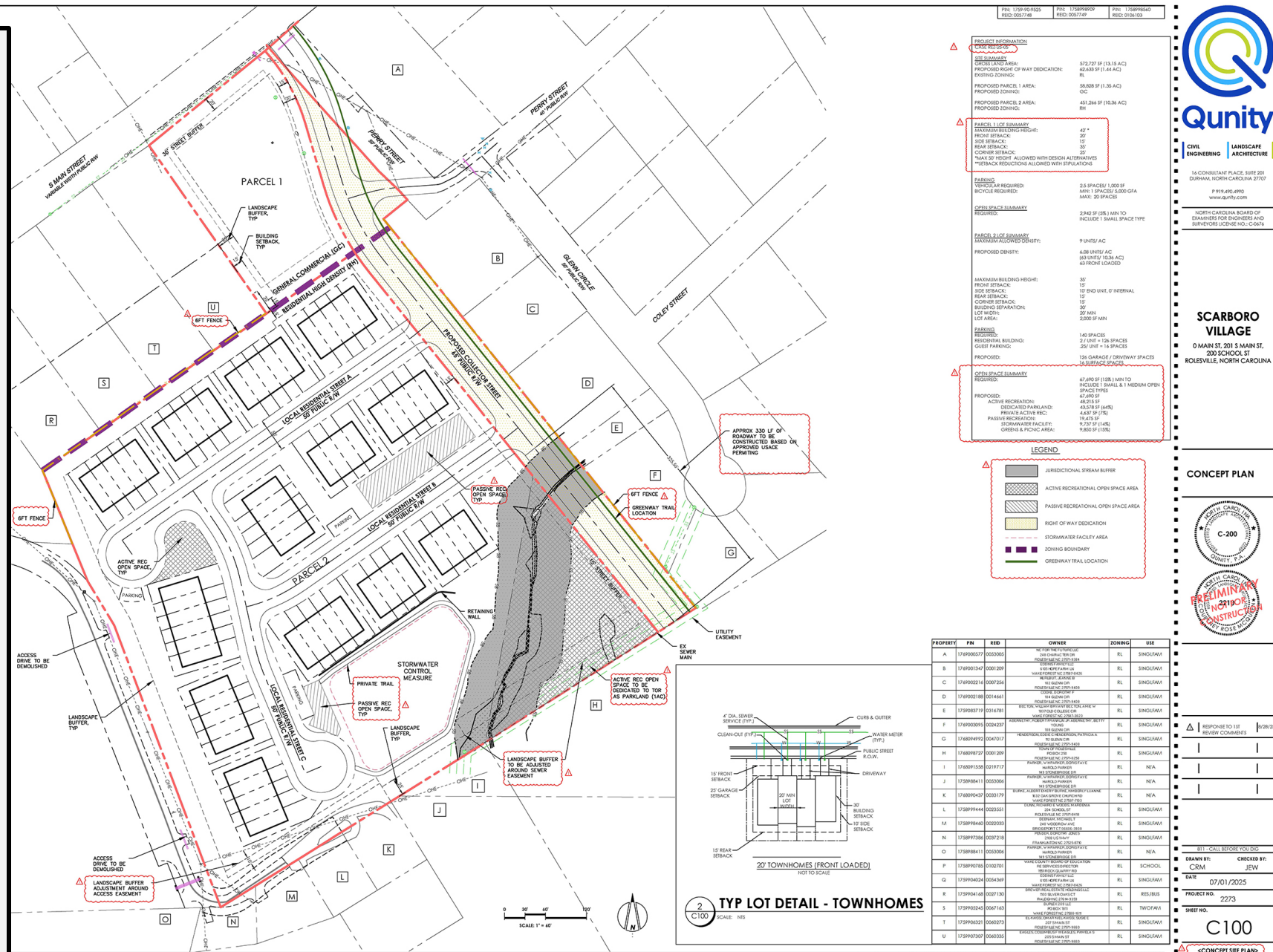
- Addresses: 201 S. Main St., one unaddressed property on S. Main St., & 200 School St.
- Acreage: 13.15
- Current Zoning: RL
- Proposed Zoning: GC-CZ & RH-CZ
- Proposed Uses: Single Family Attached Housing; Commercial Development
- Previous Case: REZ-23-05 Scarboro Apartments



VICINITY MAP

SCALE: 1" = 500'

- Concept Site Plan
- Documentation of and relocation opportunities for home located at 201 S. Main St.
- Access via School St. prohibited
- Collector road and sidepath construction
- 6' fence along shared boundaries
- Provide one acre of parkland at the southeastern corner of subject property



The map displays various land use zones in different colors: orange for residential, green for open space, purple for downtown, and pink for high density. A road labeled '401' runs through the center. Several areas are circled with dashed orange lines, indicating subject properties. A blue arrow points from the text box to one of these circled areas.

REZ-25-05
Comprehensive Plan:
Future Land Use

Subject Properties
Rousesville 2050 Comp Plan:
Downtown Residential
2017 Comp Plan:
High Density Residential

City of

2050 Comprehensive Plan – Future Land Use

DOWNTOWN RESIDENTIAL



Description: These parcels surround the Town's core and represent the concentrated residential development that supports a walkable downtown identity. Various support uses and mixed-use developments add to the diversity of these parcels.

Design Considerations: Reduced visitor parking requirements and multimodal connectivity to Main Street, Main Street Park and/or Young Street to encourage walkability in the downtown. Ensure that residential amenities create exciting and diverse places to live in the Town's core. Direct automobile traffic away from Main Street and

leverage secondary routes to reduce congestion. Architectural enhancements should be considered for these land uses, as they represent the first impressions of residential development in downtown Rolesville. Robust landscaping and screening requirements can help these uses feel separated from the busy commercial corridor of Main Street, while still ensuring easy access to its amenities.

Model Uses: Mixed Residential and Vertical Mixed-Use

Compatible Zoning: RH, NC

Economic Development Considerations: Ground floor commercial uses in mixed use developments might include a variety of retail and/or office uses for personal care, professional services and dining and options strategically located for visibility and convenience.



REZ-25-05

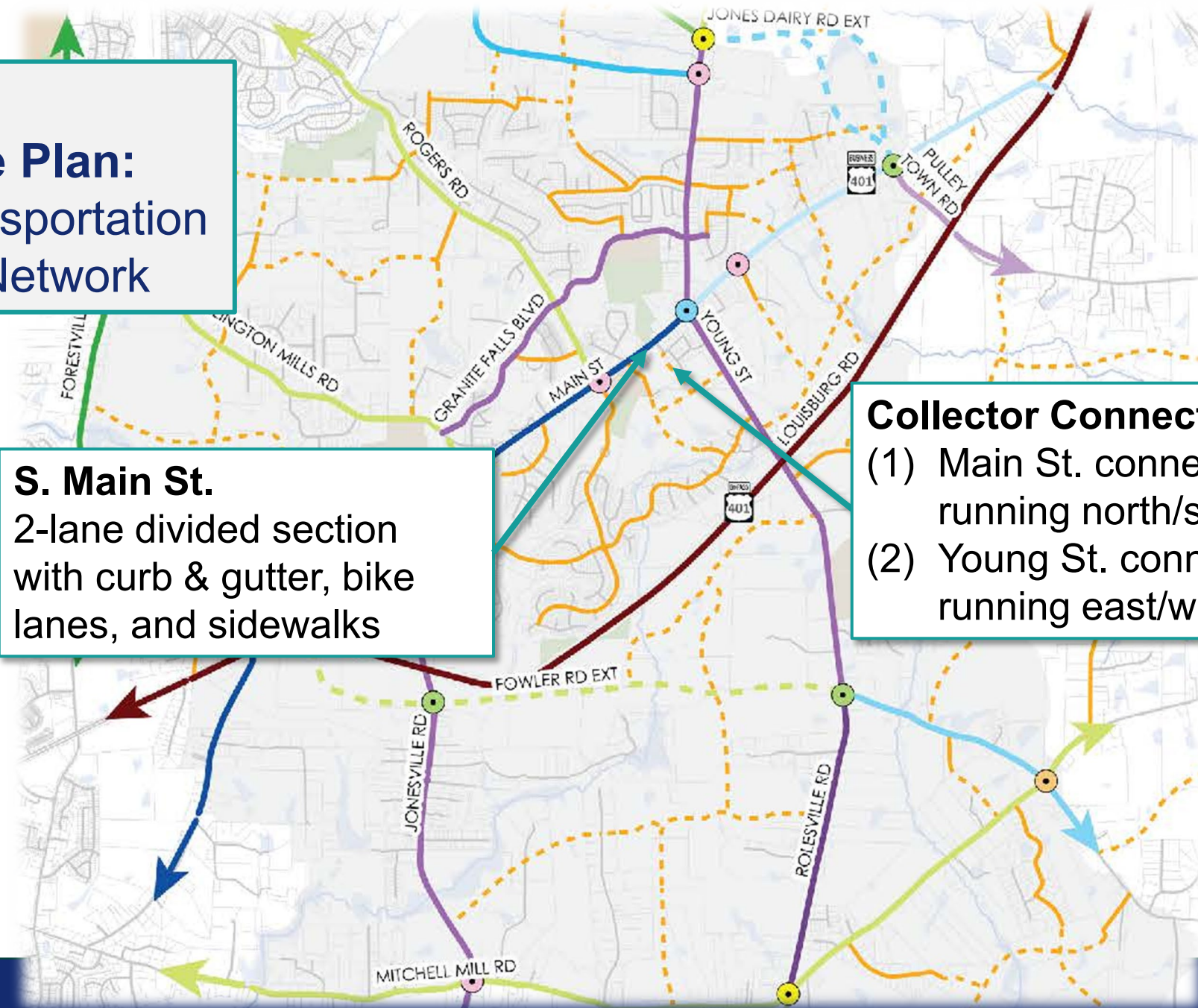
Comprehensive Plan: Community Transportation Plan Proposed Network

S. Main St.

2-lane divided section
with curb & gutter, bike
lanes, and sidewalks

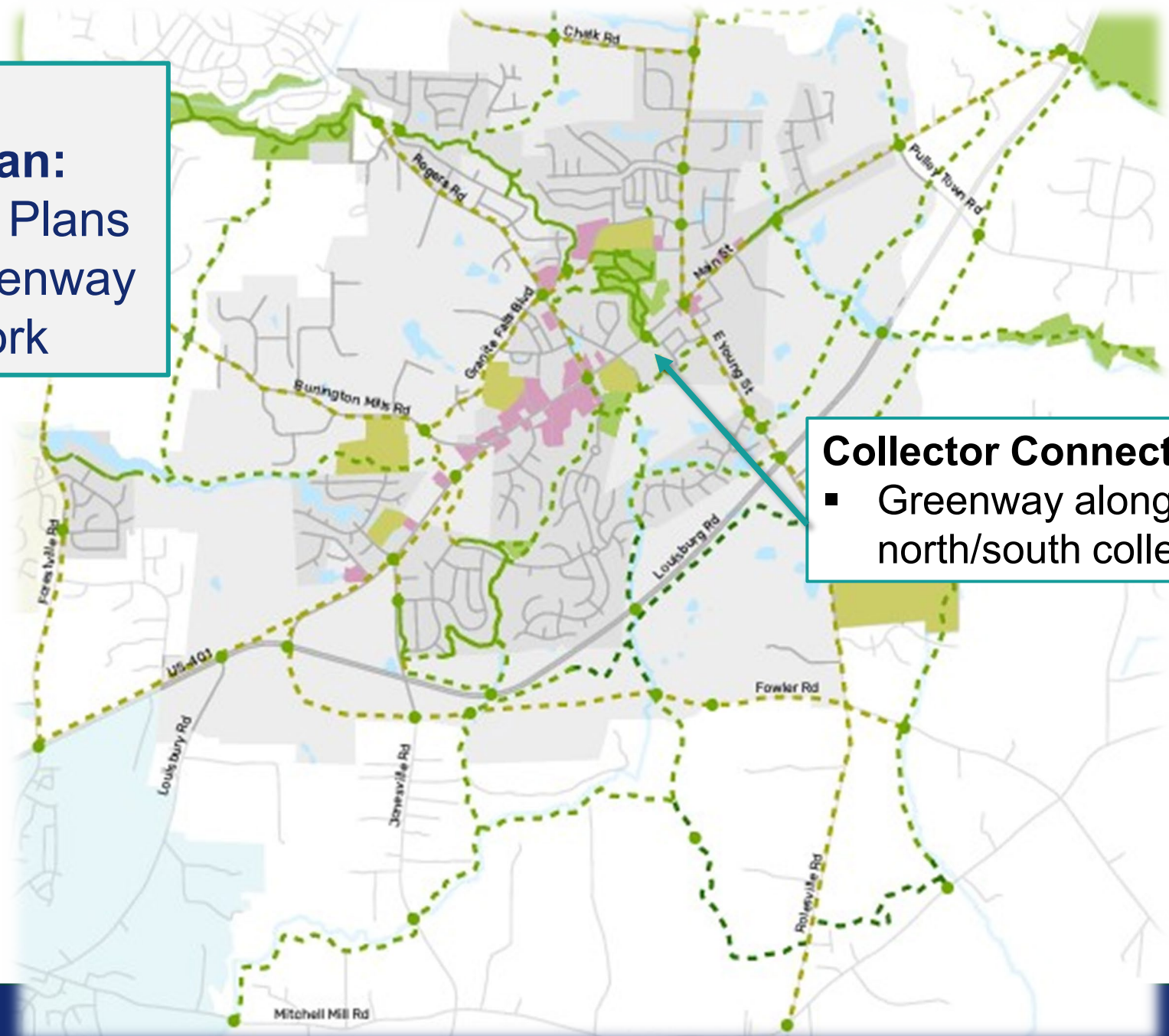
Collector Connections

- (1) Main St. connection
running north/south
- (2) Young St. connection
running east/west



REZ-25-01

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

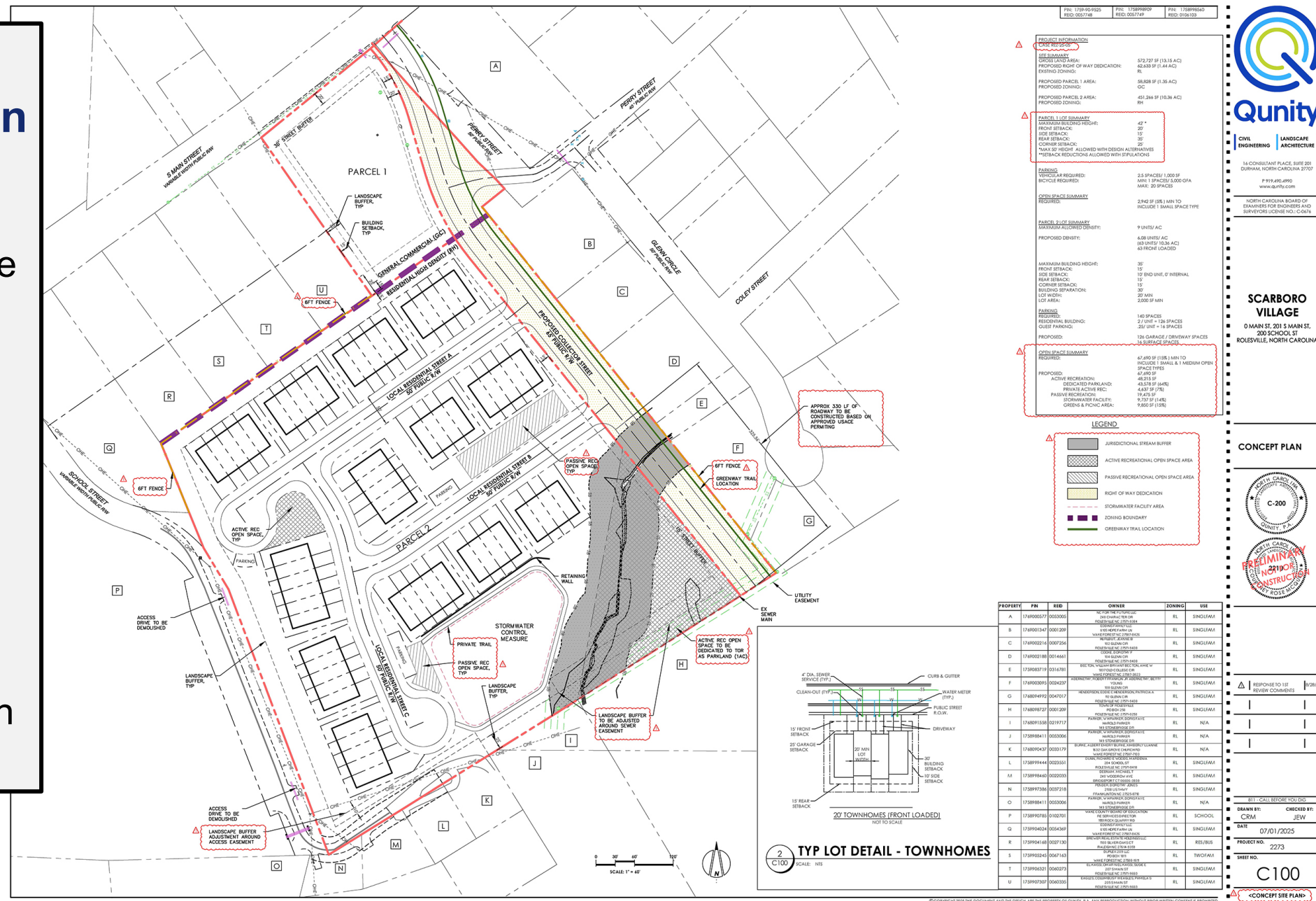


Collector Connection

- Greenway along new north/south collector

REZ-25-05 Comprehensive Plan Consistency

- Proposed uses align with Rolesville's Future Land Use Maps (both 2017 and new 2050 Plan)
- Vehicular Circulation Network includes new Collector connections
- Greenway connection along new Collector is last link to reach S. Main St. opposite Main Street Park



CIVIL ENGINEERING LANDSCAPE ARCHITECTURE

14 CONSIDERANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

919.450.4990
www.qunity.com

NORTH CAROLINA BOARD OF ENGINEERS AND SURVEYORS LICENSE NO. C-200

SCARBORO VILLAGE

0 MAIN ST. 201 S MAIN ST.
200 SCHOOL ST
ROLESVILLE, NORTH CAROLINA

CONCEPT PLAN

C-200

PRELIMINARY
NOT FOR CONSTRUCTION

RESPONSE TO REVISIONS

NO.	REVISION	DATE
1	RESPONSE TO REVISIONS	07/01/2025

DATE: 07/01/2025

PROJECT NO: 2273

SHEET NO: C100

CONCEPT SITE PLAN

Rolesville
Genuine Community • Capital Connection

Est. 1927

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REZ-25-05

Trip Generation

- Trip Generation Letter prepared by The John R. McAdams Company noted trips below the LDO's threshold of 500 daily trips and 50 peak hour trips

Trip Generation

Total

Single Family Attached Housing (63 lots)

AM Peak (7-9 am)

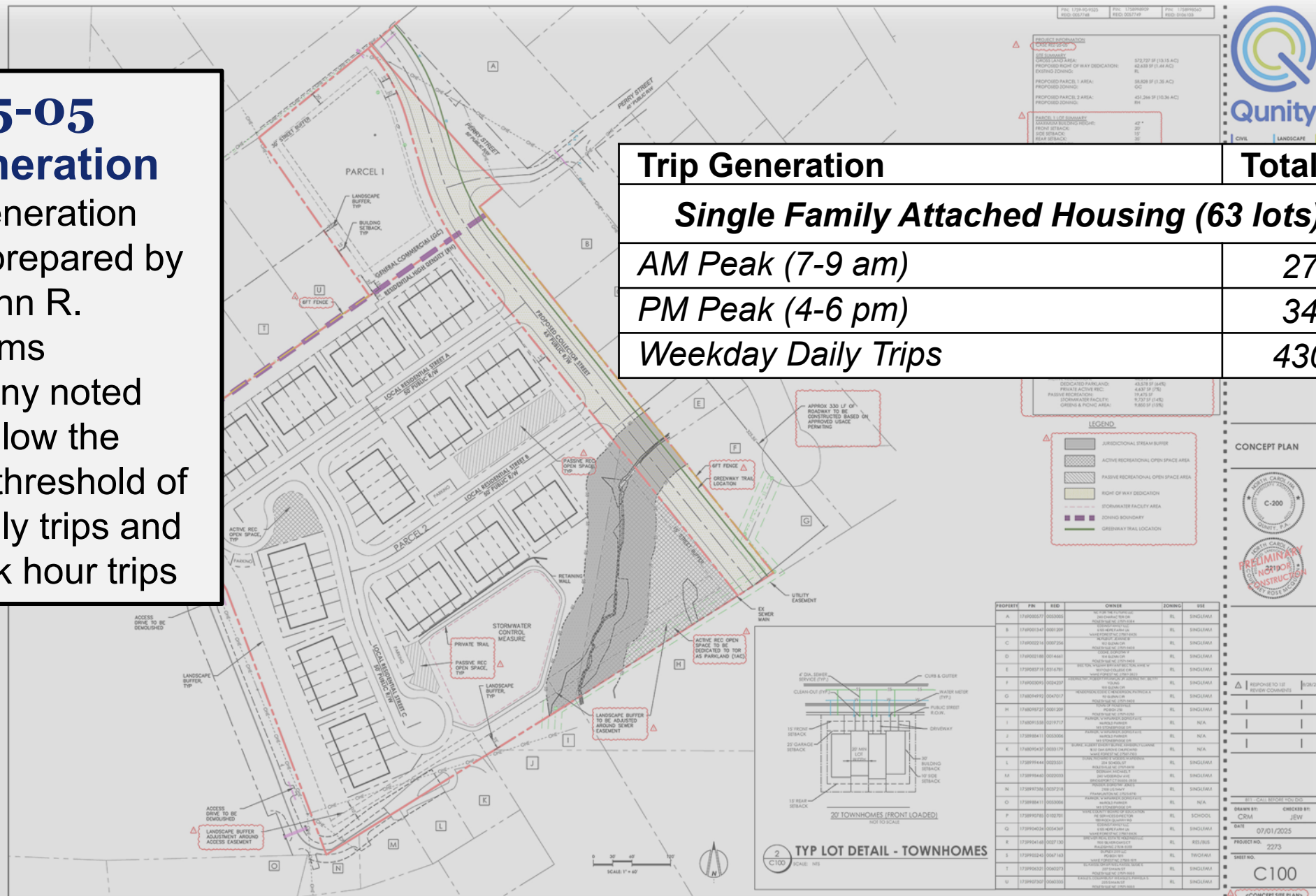
27

PM Peak (4-6 pm)

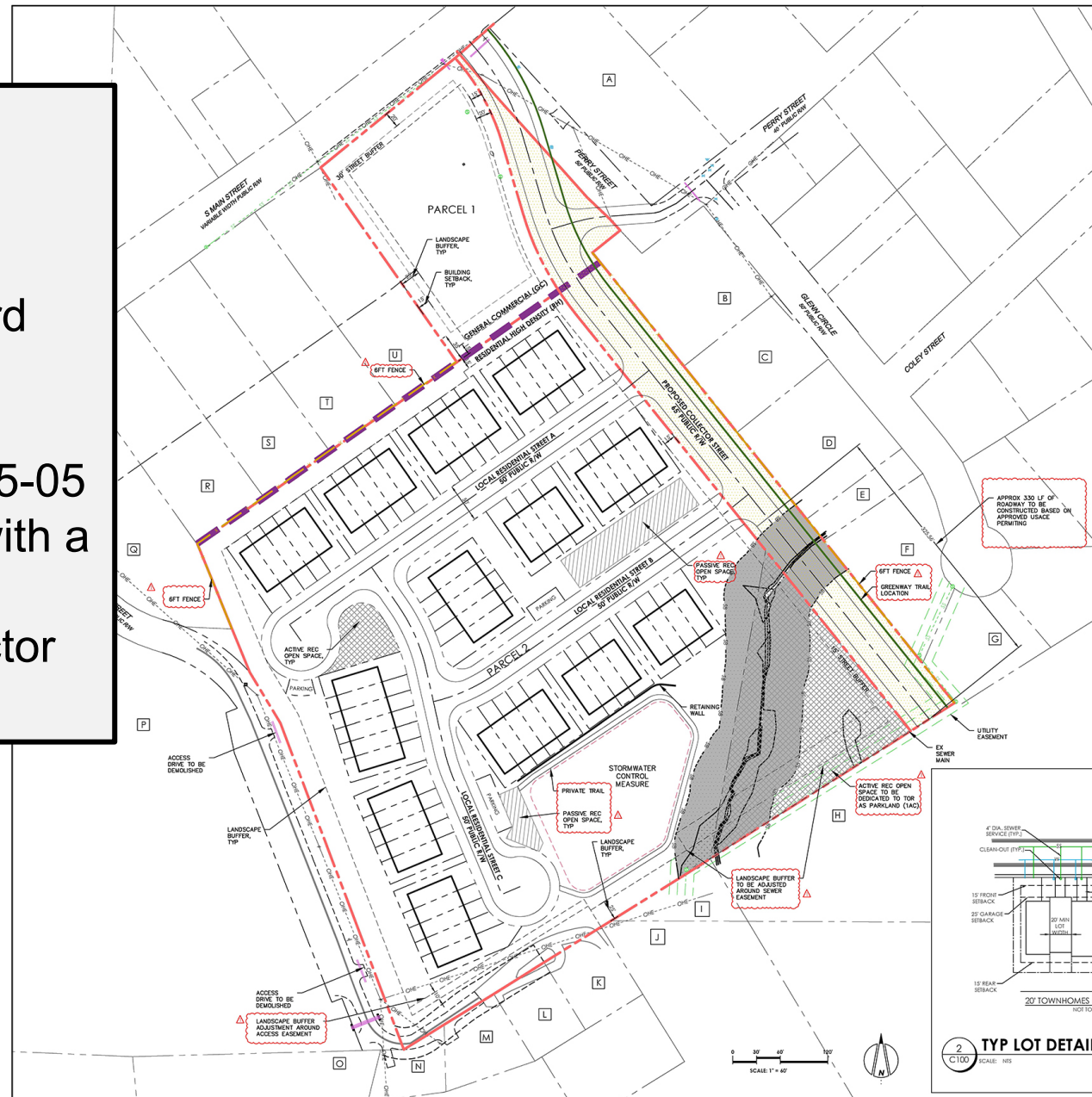
34

Weekday Daily Trips

430



- The Planning Board unanimously recommended approval of REZ-25-05 Scarboro Village with a condition of timing based upon Collector street construction



PROPERTY	FW	REDEVELOPER	OWNER	ZONING	USE
A	17A000073	0030050	THE CITY OF HOUSTON 1500 HOUSTON AVENUE HOUSTON, TX 77002	RL	SINGL
B	17A000134	0001209	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
C	17A000216	0007256	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
D	17A000128	0014640	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
E	17E000019	0126181	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
F	00000000	0002823	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
G	00000000	0004017	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
H	17A000972	0017229	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
I	17A000153	0021917	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	NA
J	17E000841	0000006	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	NA
K	00000000	0013379	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	NA
L	17E000944	0000003	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
M	17E000940	0020053	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
N	17E000976	0007218	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
O	17E000841	0000006	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	NA
P	00000000	0020050	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SCHD
Q	17E000624	0005469	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
R	17E000416	0007120	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	RESB
S	17E000524	0001143	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	THOF
T	17E000524	0000003	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL
U	17E000907	0006073	HOUSTON METRO 10000 METRO CENTER DRIVE HOUSTON, TX 77066	RL	SINGL

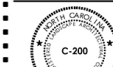
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NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

**SCARBORO
VILLAGE**
0 MAIN ST, 201 S MAIN ST,
200 SCHOOL ST
ROLESVILLE, NORTH CAROLINA

- CONCEPT PLAN



RESPONSE TO LETTER 1209

REVIEW COMMENTS

■ _____

■ | |

■ | |

■ _____

■ _____

■ **THE FUTURE OF THE FIRM**

■

■

811 - CALL BEFORE YOU DIG

- CRM
- JEW

DATE 07/01/2025

PROJECT NO. 2273

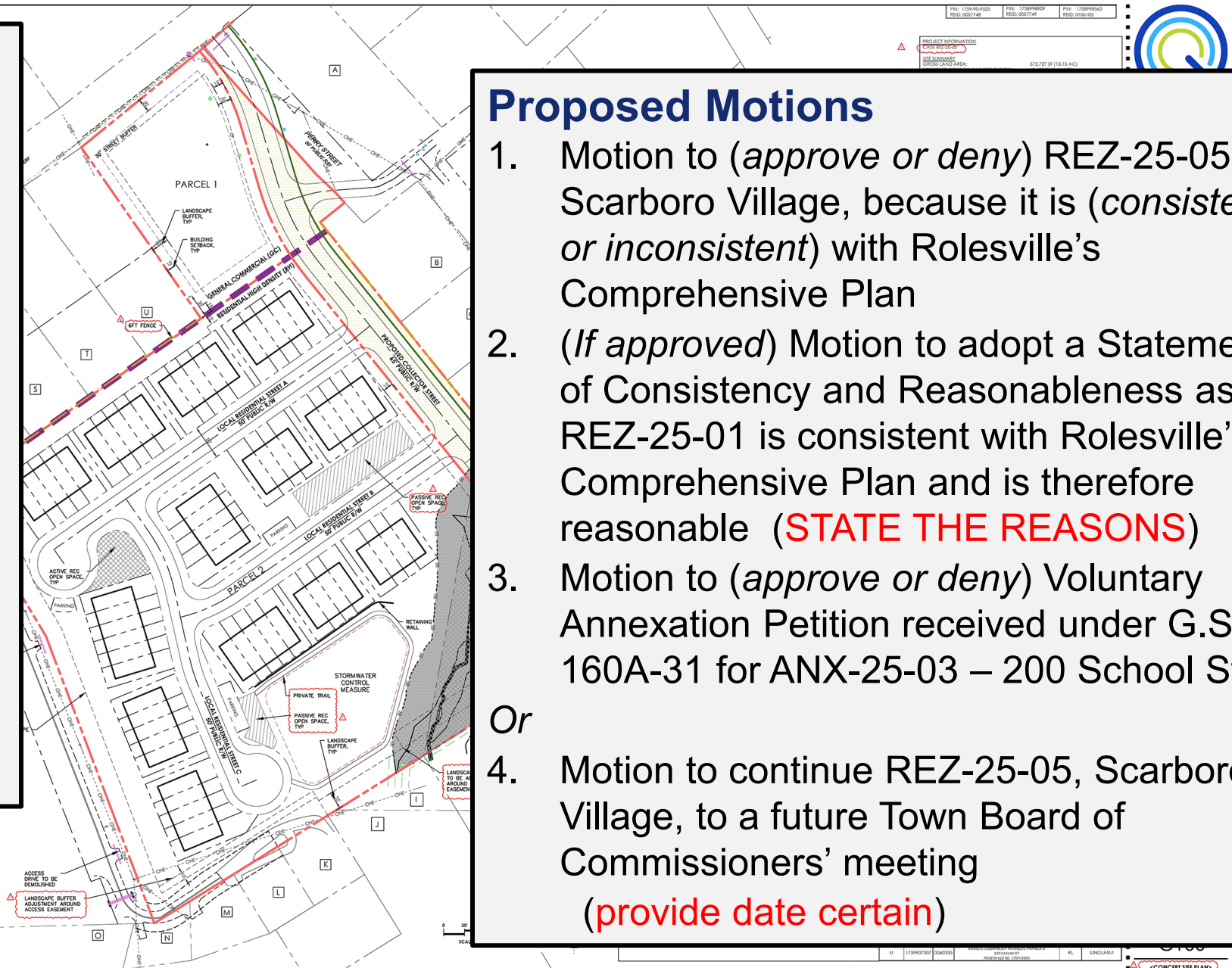
■ SHEET NO.

- C100

 <CONCEPT SITE PLAN>

Staff Recommendation

- Land Use
- Density (6.08 units/acre)
- Vehicular Circulation Network
- Greenway Connection
- Main Street Plan Goal 2: Promote Diverse Housing
- Main Street Plan Goal 4: Reestablish a Town Center



Proposed Motions

1. Motion to (*approve or deny*) REZ-25-05, Scarborough Village, because it is (*consistent or inconsistent*) with Rolesville's Comprehensive Plan
 2. (*If approved*) Motion to adopt a Statement of Consistency and Reasonableness as REZ-25-01 is consistent with Rolesville's Comprehensive Plan and is therefore reasonable (**STATE THE REASONS**)
 3. Motion to (*approve or deny*) Voluntary Annexation Petition received under G.S. 160A-31 for ANX-25-03 – 200 School Street
- Or
4. Motion to continue REZ-25-05, Scarborough Village, to a future Town Board of Commissioners' meeting
(**provide date certain**)