Opal at Main Rezoning Justification Statement

1. **Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?**
    - Yes. The proposed development aligns with the Comprehensive Plan, which designates this site as Commercial Center and Mixed Residential Community. These designations are intended to provide housing typologies such as duplexes and townhomes, as well multifamily and commercial uses. The proposed development includes a horizontal mix of uses including townhomes, single-family detached homes, and commercial along N. Main Street. The proposed residential uses include 57 townhome units and 2 single-family detached units to provide a cohesive transition with the existing neighborhood to the east. The two single-family detached homes do not directly align with the future land use designations but align with the Comprehensive Plan overall by providing a gentle transition of uses and density towards downtown, while respecting existing neighborhood character. The proposed commercial zoning along N Main Street will help to further activate the corridor and provide much needed neighborhood-scale commercial amenities to serve the surrounding homes.
    - The proposed development also aligns with the Community Transportation Plan and Bikeway and Greenway Plans. No road extensions are planned through the site on the CTP. The project will dedicate/construct the planned bike lane improvements on W. Young Street, as well as the sidewalk improvements.

2. **Does the application conflict with any provision of the LDO or the Town Code of Ordinances?**
    - No, the proposed project does not conflict with the LDO or other town ordinances. The proposed development complies with the LDO and Code of Ordinances. The proposed zoning conditions will ensure that the development is of a higher quality, above and beyond that which would be required by following the LDO alone. These conditions include enhanced architectural requirements, minimum square footage, limitations on the types of commercial uses that are allowed, limitations of the number of residential units in a building, minimum unit sizes, and the provision of a mailbox.

3. **Does the application correct any errors in the existing zoning present when it was adopted?**
    - No, the project does not correct any existing zoning errors. However, the request seeks to establish zoning that is more in line with the Town of Rolesville's vision for the area and furthers implementation of the Comprehensive Plan and Future Land Use Map. The rezoning has offered zoning conditions that will enhance the quality of the development and ensure even greater compatibility with the surrounding community.

4. **Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?**
    - The proposed zoning is compatible with existing surrounding uses. The surrounding properties are a mix of single-family homes and small, neighborhood-scale commercial uses. The proposed zoning would allow for townhomes which would be compatible with the surrounding development and would help to create a logical transition in use intensity going from the single-family homes to the commercial uses. The proposed

commercial zoning along N Main Street is limited by zoning conditions which set a maximum size and prohibit some commercial uses which may be a nuisance to nearby residential homes. These zoning conditions ensure that the commercial development allowed by this rezoning will be an appropriate fit for the surrounding neighborhoods.

5. **Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?**
    - Yes. The proposed development would ensure efficient development related to street network safety, capacity, and public facilities. Bike lanes will be added along W. Young Street, as well sidewalks, which will provide a safer option for cyclists and pedestrians to travel by, thus protecting all road users. The proposed streets will comply with the safety standards required by the Town and NCDOT. Locating commercial uses within walking and cycling distance of residential homes encourages residents to utilize different modes of transportation and will hopefully reduce vehicular trips on the surrounding streets.

6. **Would the application result in a logical and orderly development pattern?**
    - The proposed development application would result in a logical and orderly development pattern. The townhomes proposed for this development would help to create a stronger transition of uses from the commercial uses along Main Street and Young Street to the existing single-family homes to the north and east. The site is located near Main Street Park, which is on the opposite side of Young Street from the parcels included in this proposal. The development will provide housing within close proximity to the public park. This transition is logical. The commercial zoning proposed along N. Main Street will activate the street frontage and is limited in scale and uses to be appropriately integrated into the community. The provision of safe pedestrian facilities throughout these different uses will encourage walkability and reduce traffic impacts through internal capture.

7. **Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**
    - No, the proposed development will provide buffers for the stream on-site in accordance with state and town buffer requirements. Additionally, tree preservation areas have been identified and will be set aside for conservation, protecting the natural environment and preserving a key habitat for wildlife. The tree save will help to preserve and protect air quality. Additionally, stormwater detention will be provided on-site to manage the stormwater flows that will be impacted as part of this development.

8. **If a Conditional district providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.**

- Yes, the conditions proposed as part this rezoning are intended to be implementable and will result in a development that is compatible with the surrounding community-reducing negative impacts to neighbors and ensuring a high-quality community character. The proposed zoning conditions will ensure that the development is of a higher quality, above and beyond that which would be required by following the LDO alone. These conditions include enhanced architectural and façade material requirements, limitations on the scale and uses of the commercial area, limitations on the number of residential units in a building, minimum unit sizes, and the provision of a mailbox as well garage door design and interior standards and requirements for covered entryway.