

# Memorandum

- **To:** Mayor and Town Board of Commissioners
- From: Julie Spriggs, GISP, CFM, CZO, Planner II
- Date: September 29, 2020
- Re: Case PR 20-01, The Point, Phases 1-10 & 14

Preliminary Subdivision Plat – Major Subdivision approval for residential planned unit development (R&PUD) located at 900 E Young Street for 804 lots on a total of 264.27 acres, Wake County PINs # 1768 26 6125, 1768 06 8057, 1768 04 4257, and 1758 93 0017.

### **Background**

<u>Property Owner</u> Byrum Family LLC, Cameron & Beverly Shearon, the Donald F Williams Trust

<u>Developer</u> Ashton Woods Homes - Raleigh

Design Engineers and Applicant McAdams

### <u>Request</u>

A request for a preliminary subdivision plat approval (administrative) for a major subdivision of 485 residential single-family lots located on 264.27 acres zoned Residential Planned Unit Development (R & PUD). On August 20, 2019, the Town Board of Commissioners approved the Special Use Permit and Master Plan for 581 single-family homes and 324 townhomes on 317 acres. The proposed Preliminary Subdivision Plat is for Phases 1-10 and 14 and meets all the provisions of the Rolesville Unified Development for preliminary plat review.

The Special Use Permit for The Point (SUP 18-09) was approved with a condition that no construction may begin before September 2021. The preliminary plat may be reviewed and approved, and construction drawings may be submitted for review before September 2021.

### 2002 Thoroughfare Plan and Traffic Impact Analysis (TIA)

The 2002 Thoroughfare Plan calls for E Young Street/Rolesville Road as a three-lane major highway.

The applicant has submitted a Traffic Impact Study (TIA) as required by the Town's Unified Development Ordinance. The TIA report was prepared by Kimley Horn and has recommendations road improvements for the proposed new street intersection with E Young Street/Rolesville Road, at Rolesville Road and Mitchell Mill Road intersection. All

the documented conditions in the PUD Master Plan and requirements for implementation stated in the proposed SUP conditions are identified and included in the proposed preliminary subdivision plat.

#### **Technical Review Committee and Planning Staff Recommendations.**

The Technical Review Committee (TRC) has reviewed the proposed Preliminary Subdivision Plat and recommends approval of PR 20-01.

### Planning Board Recommendation

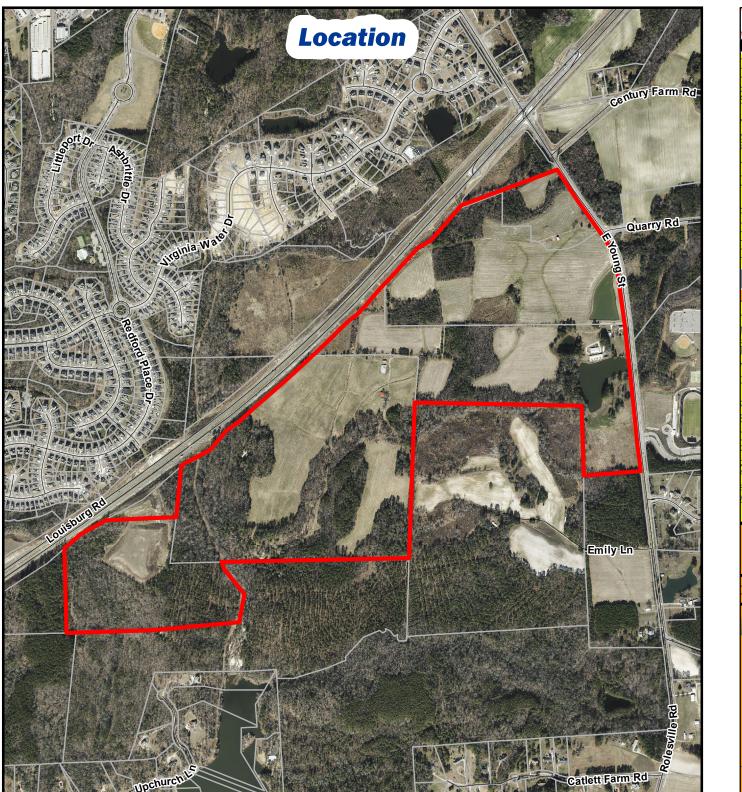
The Rolesville Planning Board at their meeting on September 28, 2020, voted unanimously to favorably recommend to the Town Board of Commissioners approval of the Preliminary Subdivision Plat for Case PR 20-01, The Point Phases 1-10 and 14, with conditions as presented.

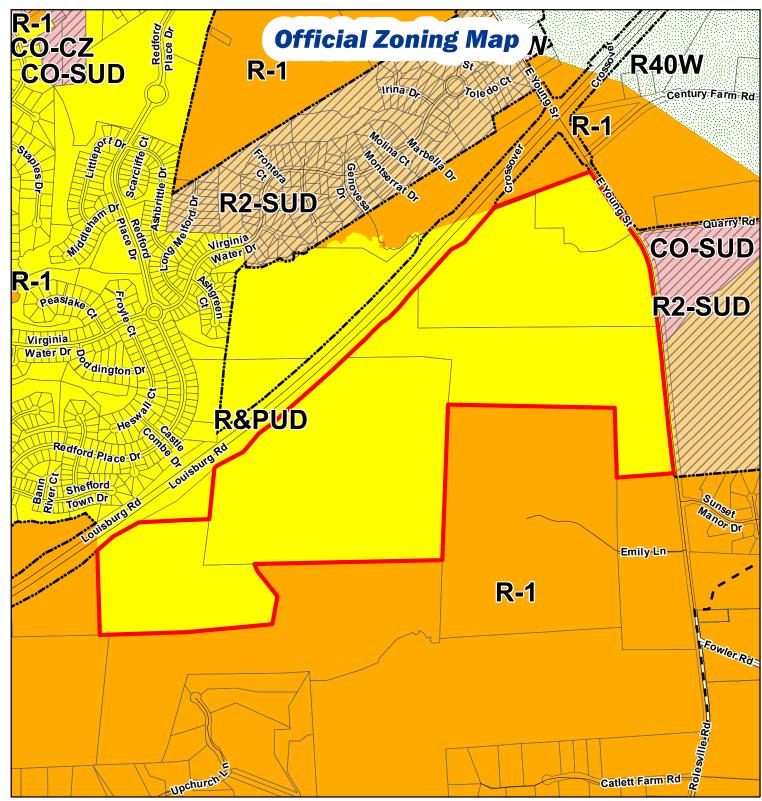
### **Recommended Action**

Motion to recommend approval for the Preliminary Subdivision Plat for Case PR 20-01, The Point Phases 1-10 and 14, with conditions as presented.

Attachments: PR 20-01 Location Aerial Map PR 20-01 The Point Phases 1-10 and 14, Preliminary Subdivision Plat PR 20-01 The Point Phases 1-10 and 14, Preliminary Subdivision Plat Application

# PR 20-01 The Point Phases 1-10 and 14 **Preliminary Subdivision Plat Request**







## Legend

Subdivision Location ··· Rolesville Town Limits ETJ



Data provided in part by Wake County GIS

# **THE POINT - PHASES 1-10 AND 14**

### EAST YOUNG STREET ROLESVILLE, NORTH CAROLINA

### PRELIMINARY PLAT PLANS

PROJECT NUMBER: AWH-20000 **DATE: JANUARY 28, 2020** 

(2" Single Family	27	4200 1214	20	7.42
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Onalis Road	1122952	25.78		
ini - fincț	1511510	34.70		
lat Delemany	431540	3.51		
Lat - Sidewalk	213430	4,95		
Tettal Impervious	3695474	84.84		
PIN	TRACT #	OWNER		REA (AC
1768267208	LOTI	Shearon, Cameron E & Beverly W Shearon, Stephen Mark		2.8900
1768068057	1, 2, 3 & 5	Byrum Family LLC	1	04.1900
1768044257	1, 2 & 3	Shearon, Cameron E & Shearon, Beverly W	1	00.5300
1758930017	1, 2, 3 & 4	Williams, Donald F Trustee & Donald	3	8.4300

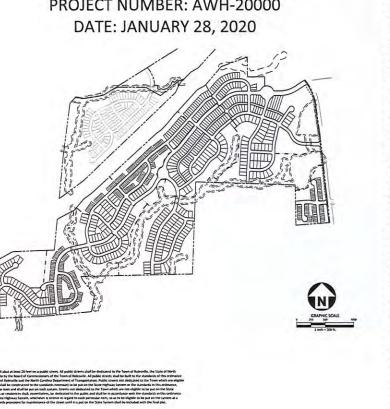
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15.4.5 - Streets



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phone 919. 361. 5000 fax 919. 361. 2269 nse number: C-0293, C-183

CONTACT MIKE SANCHEZ

PHONE: 919. 361. 5000

CLIENT ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NORTH CAROLINA 27609 PHONE: 919. 232. 3695 CONTACT: BOB MISHLER

NW ASHTON WOODS.

PROJECT DIRECTORY



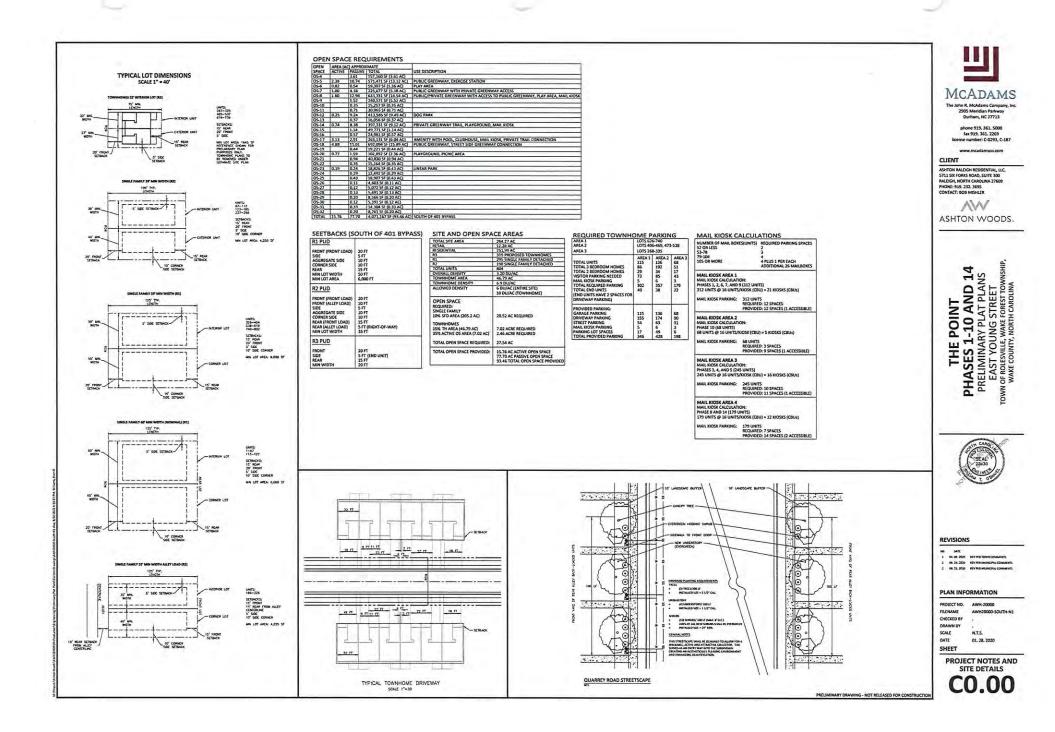
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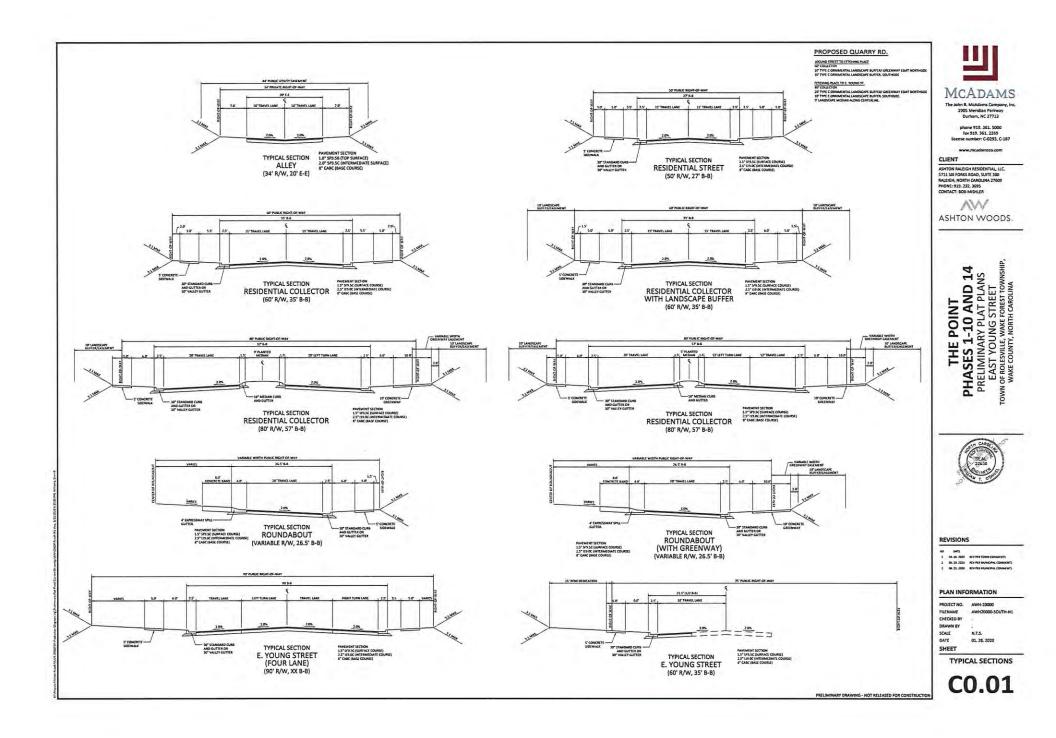
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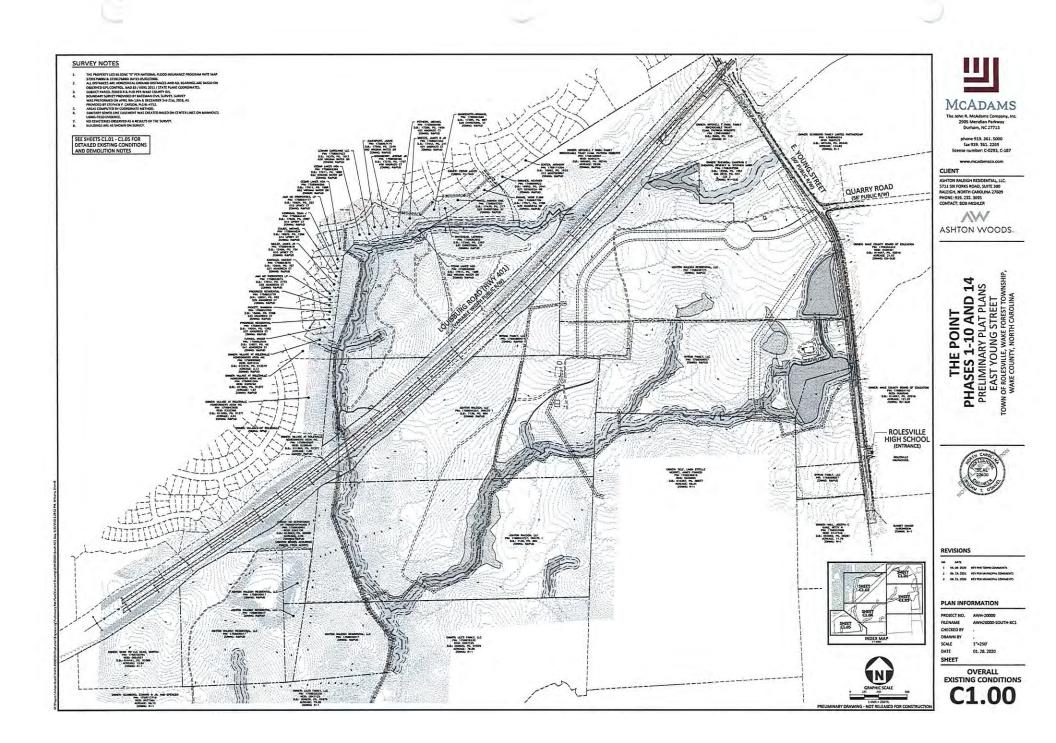
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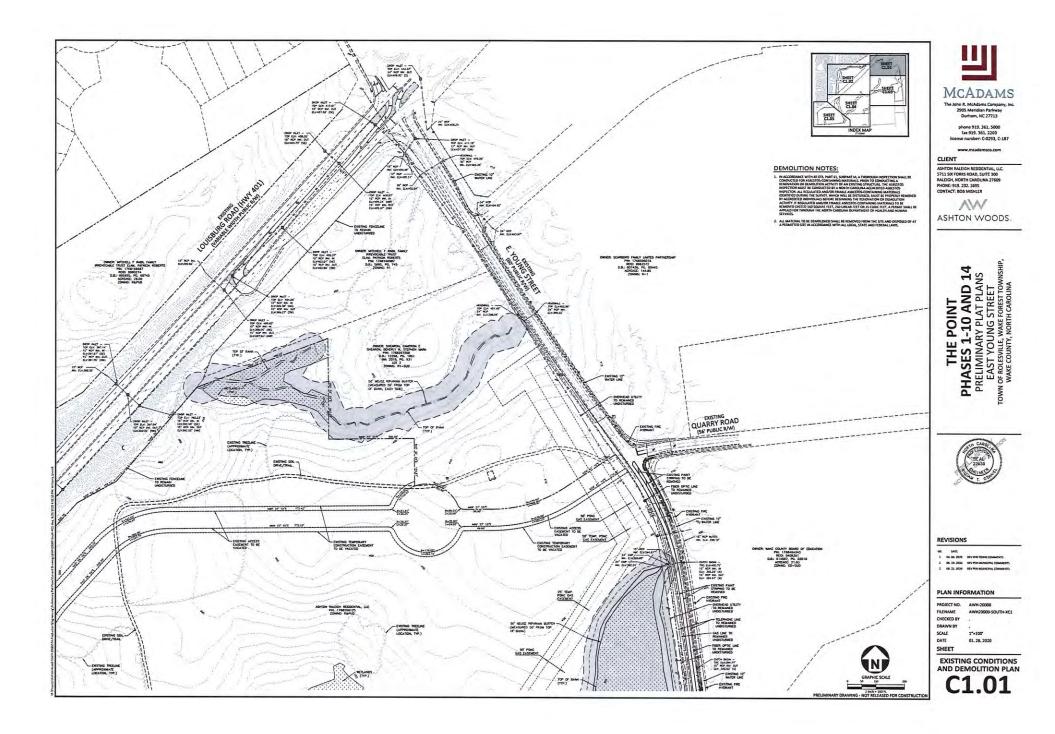
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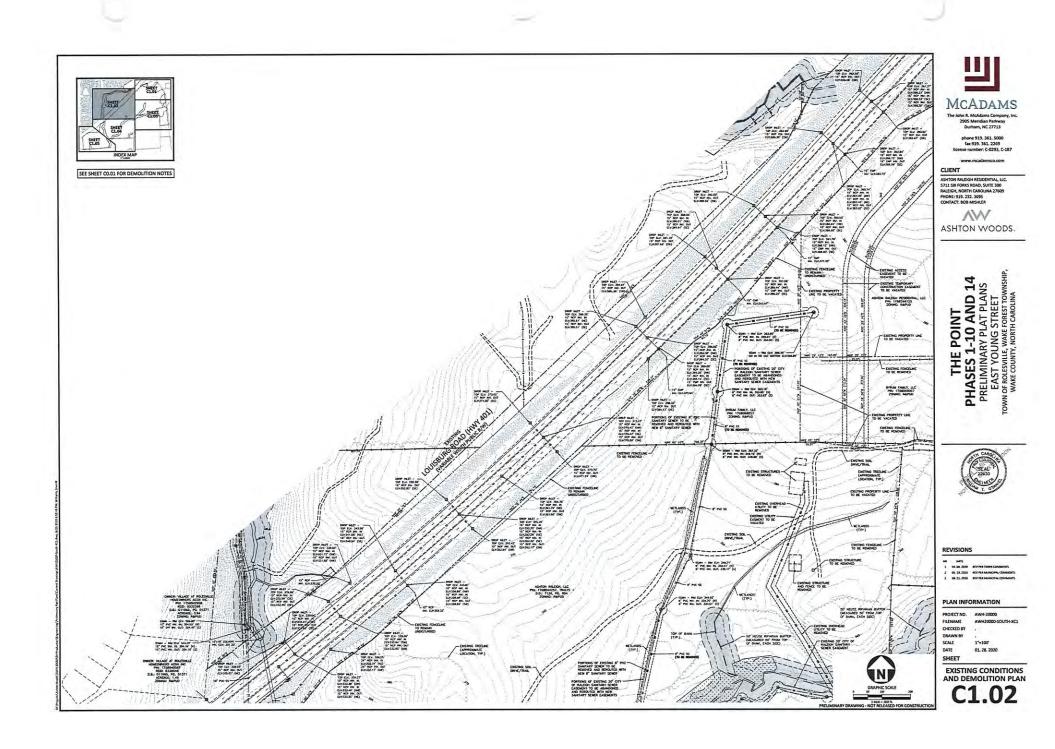
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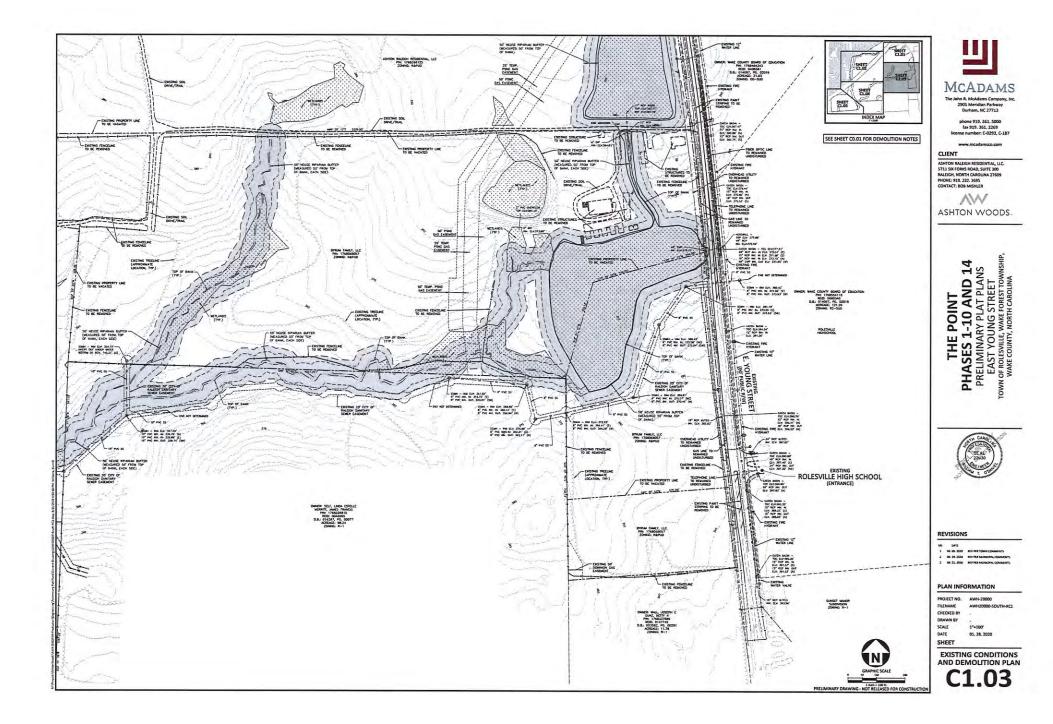


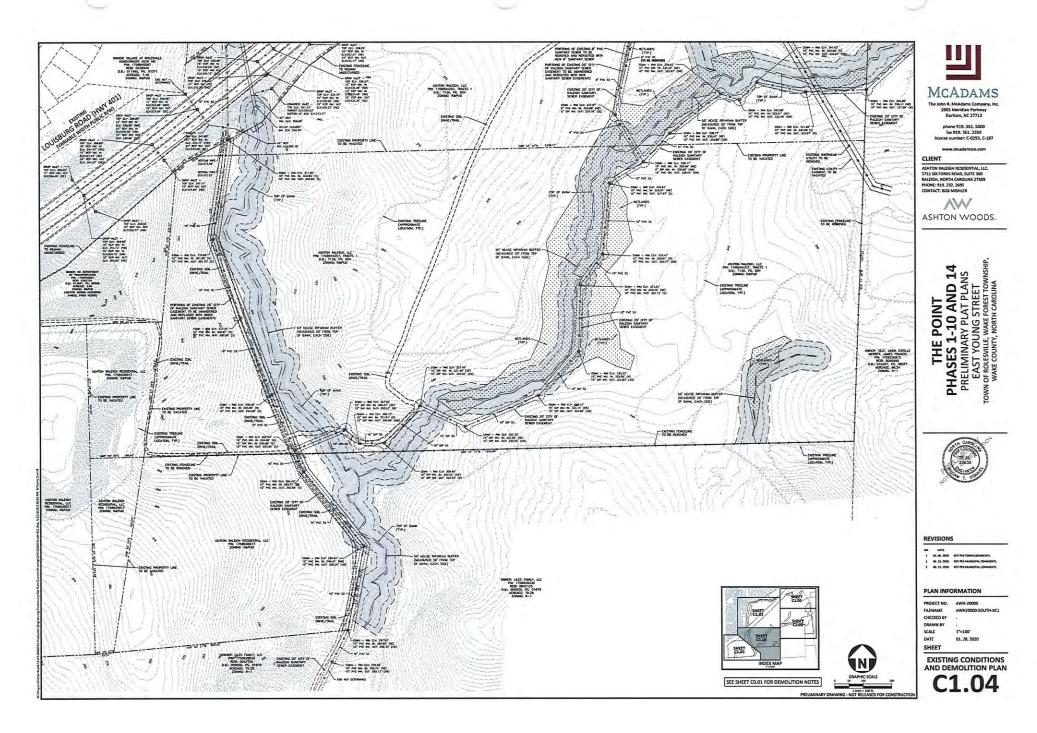




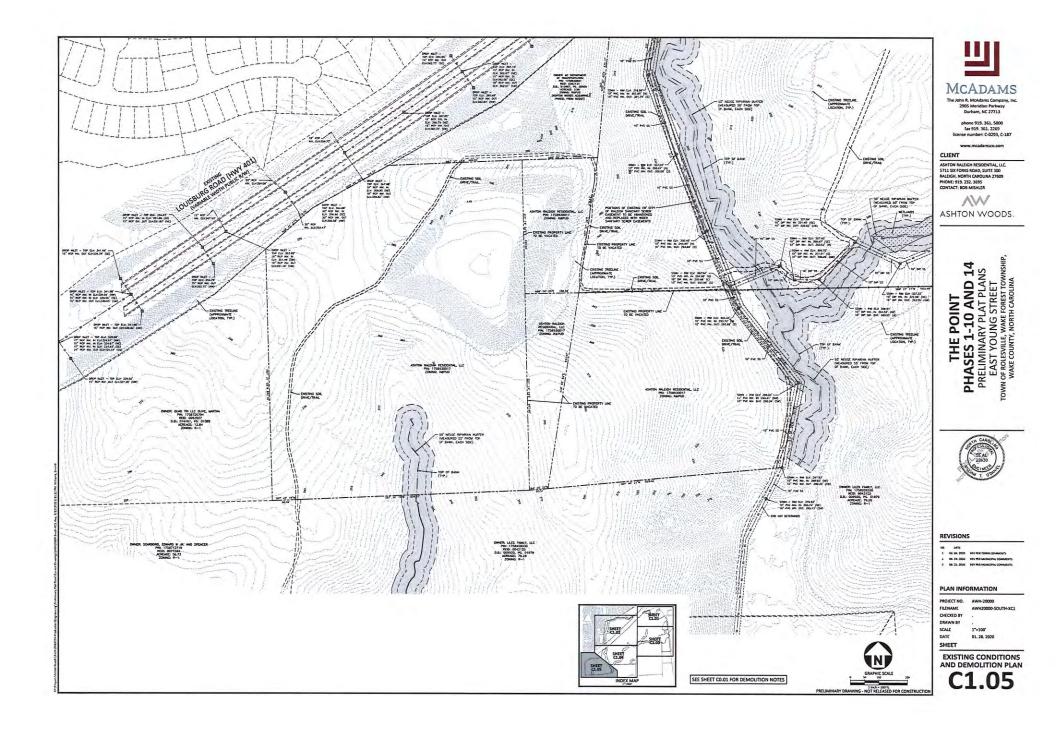


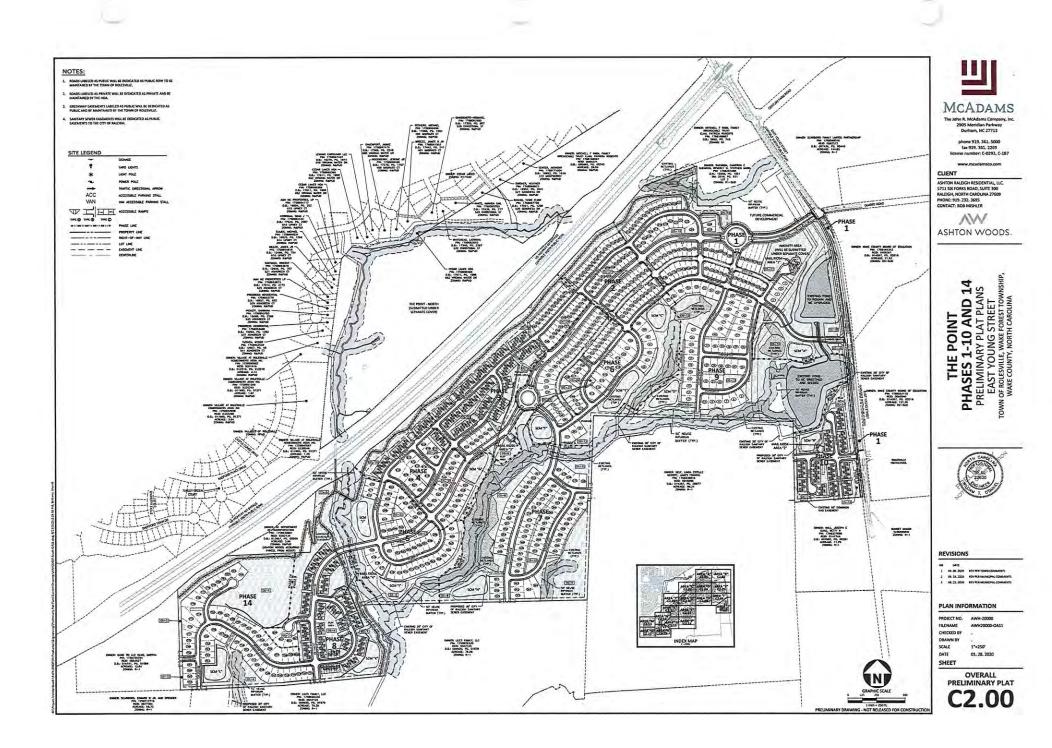


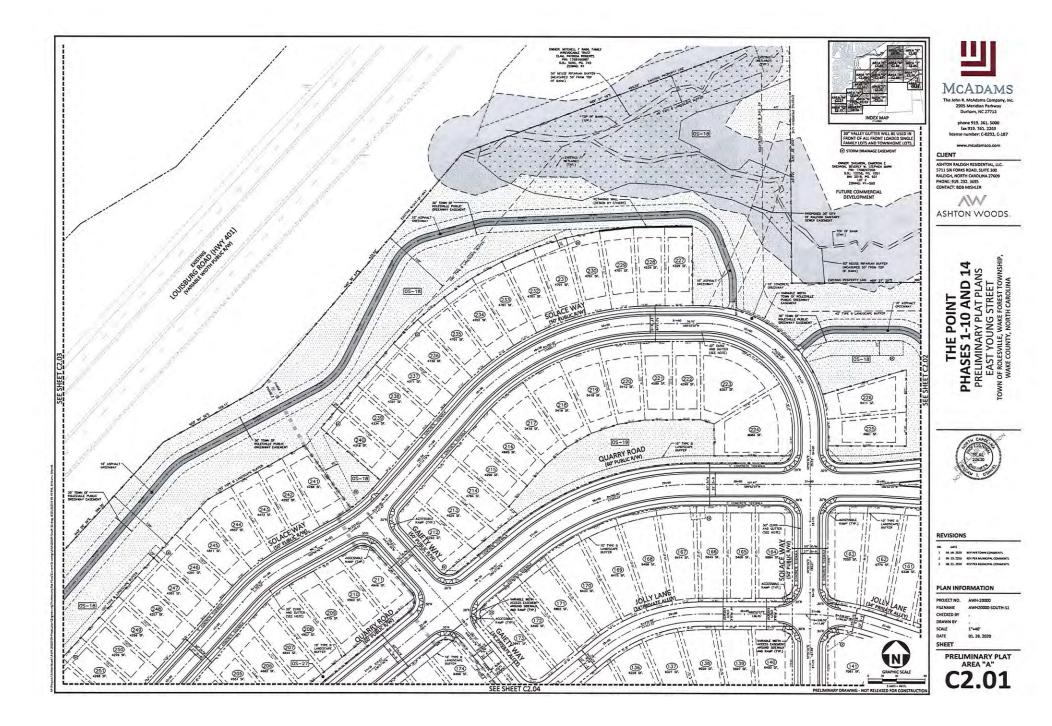


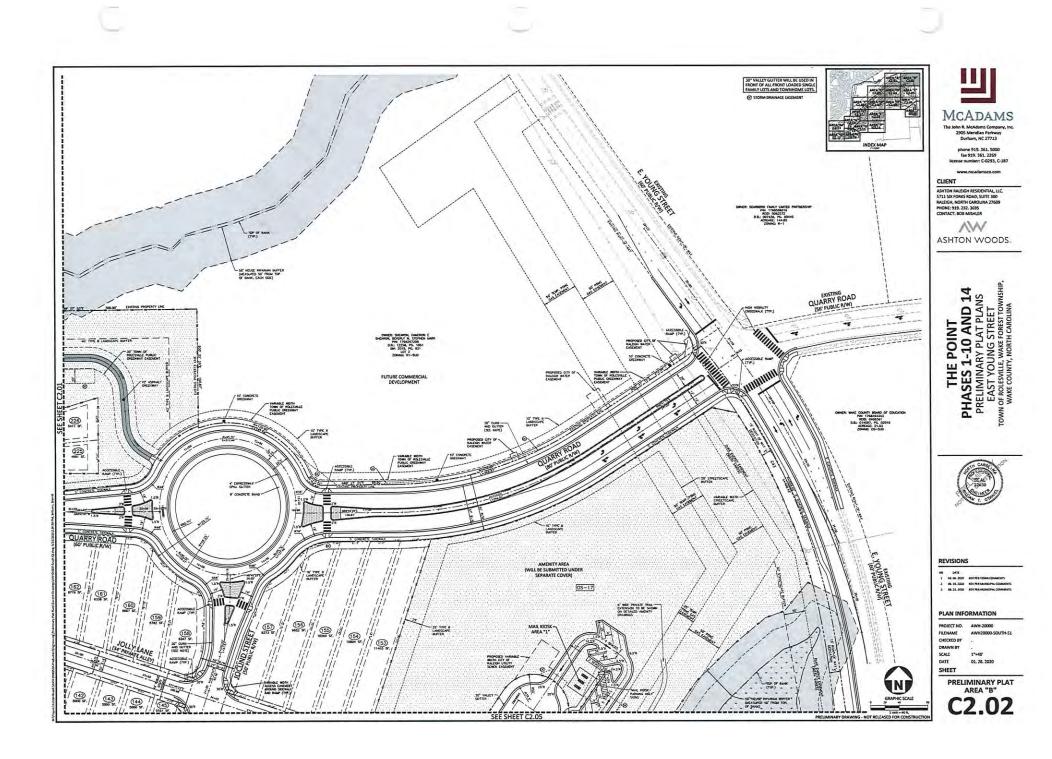


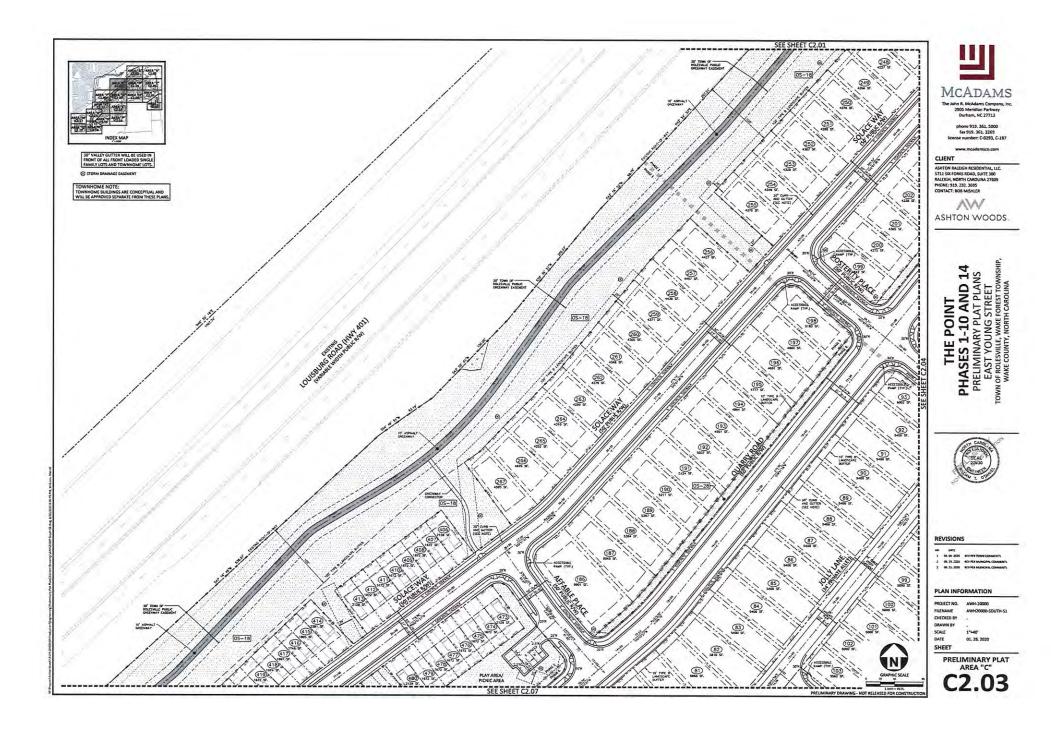
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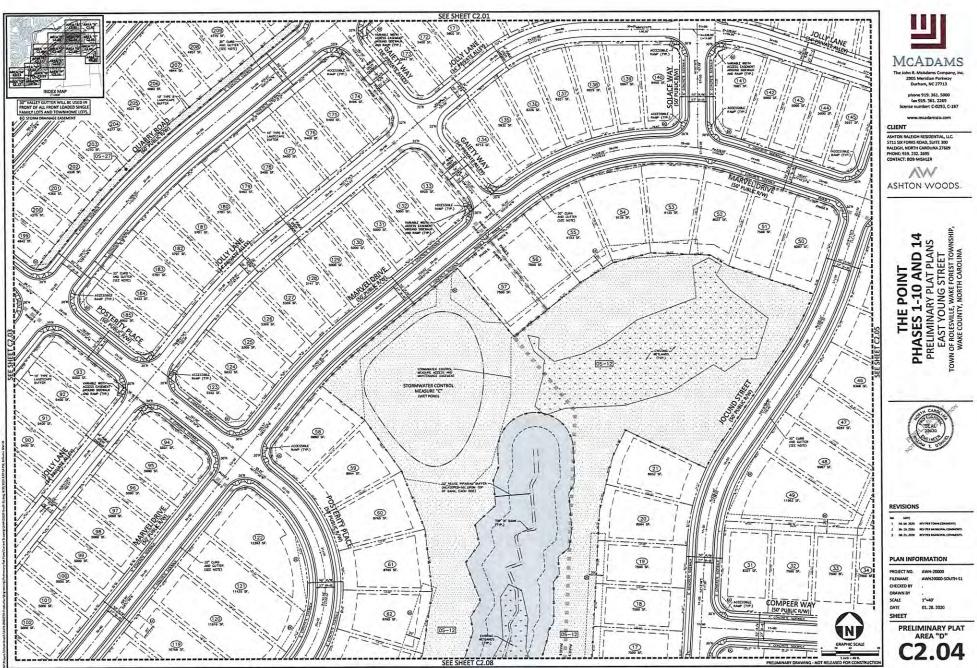


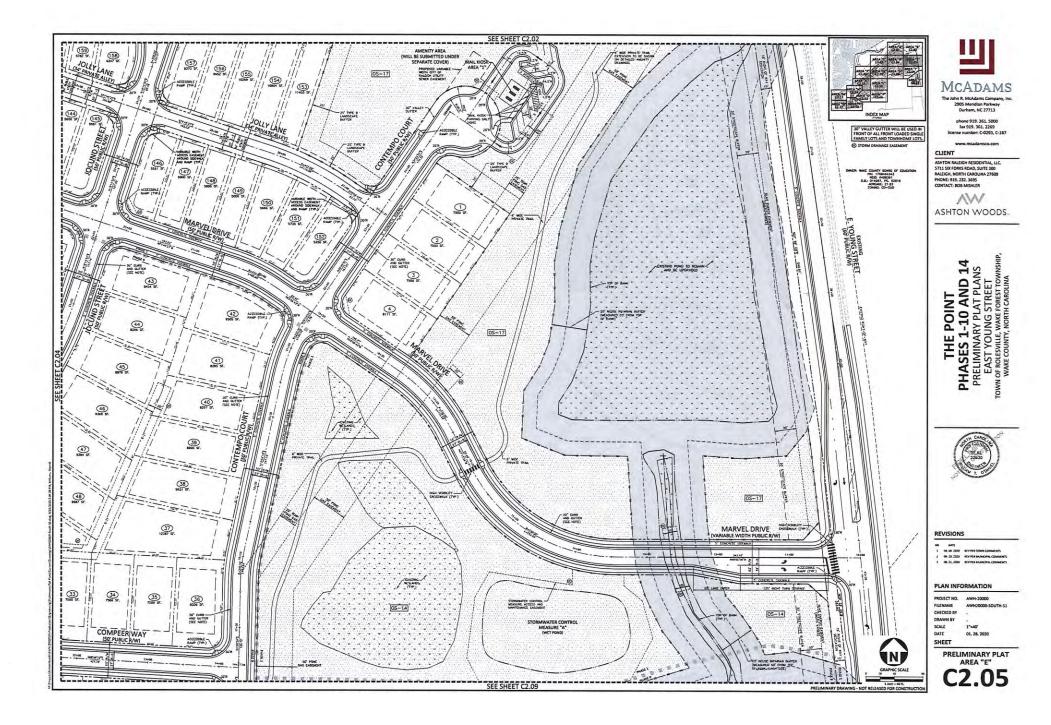


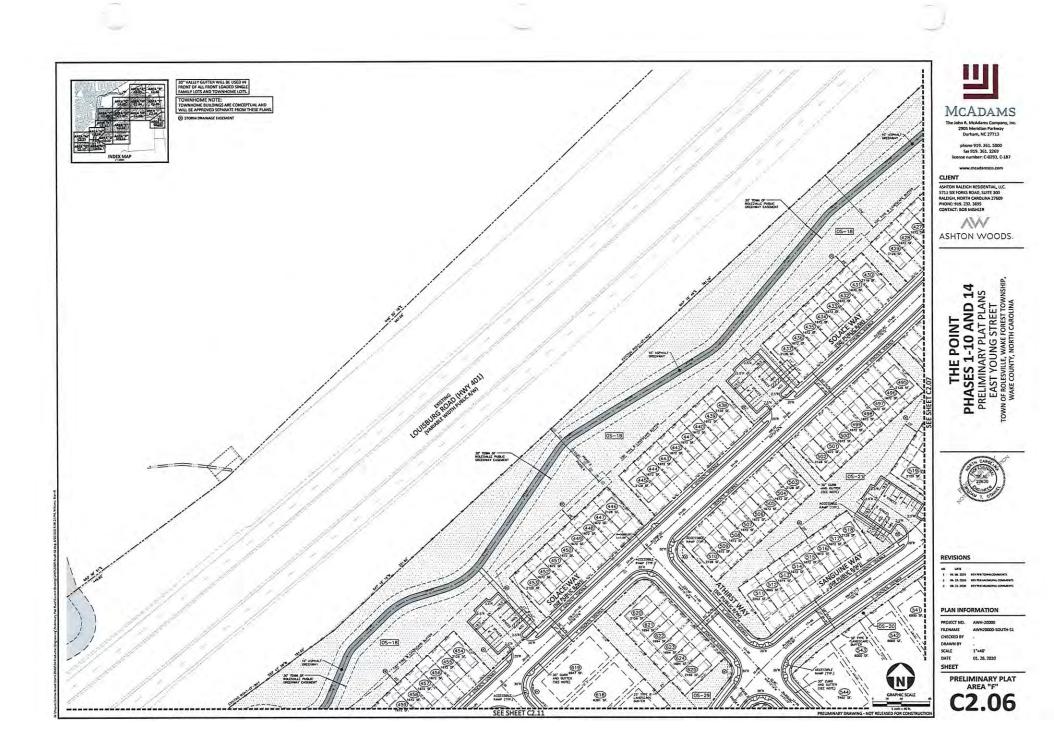


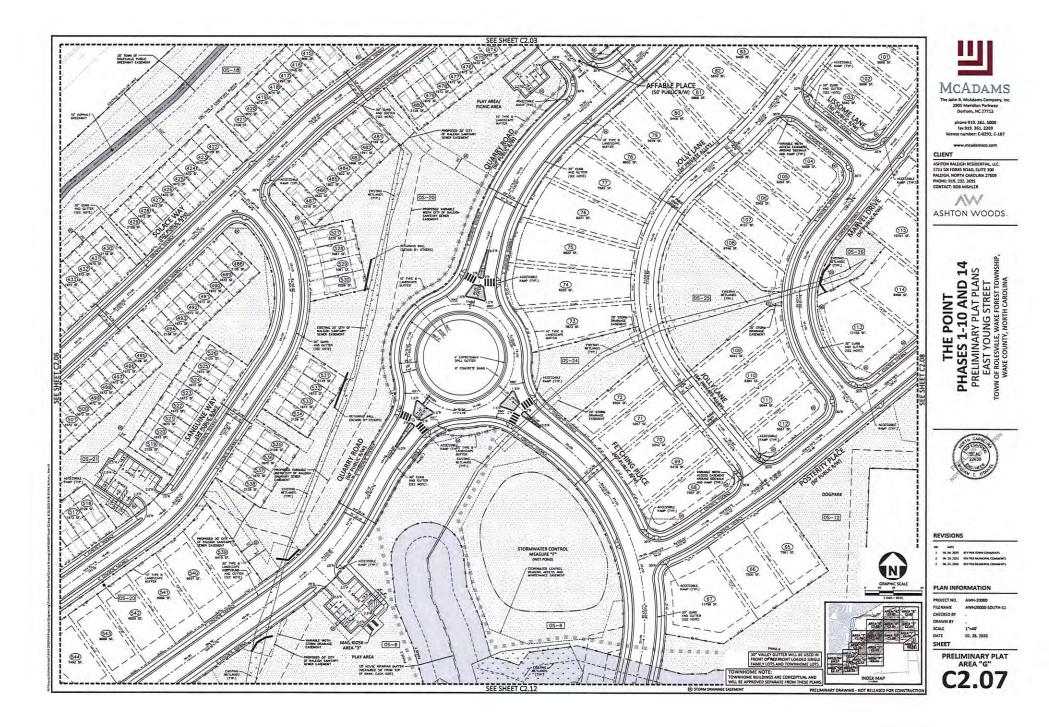


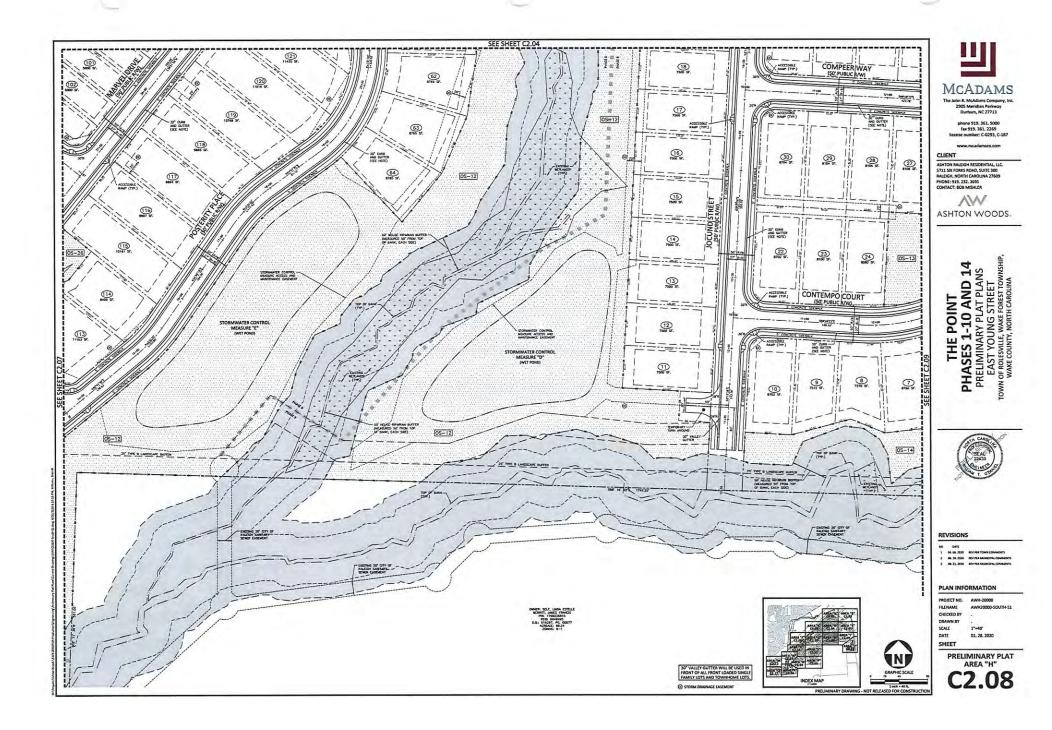


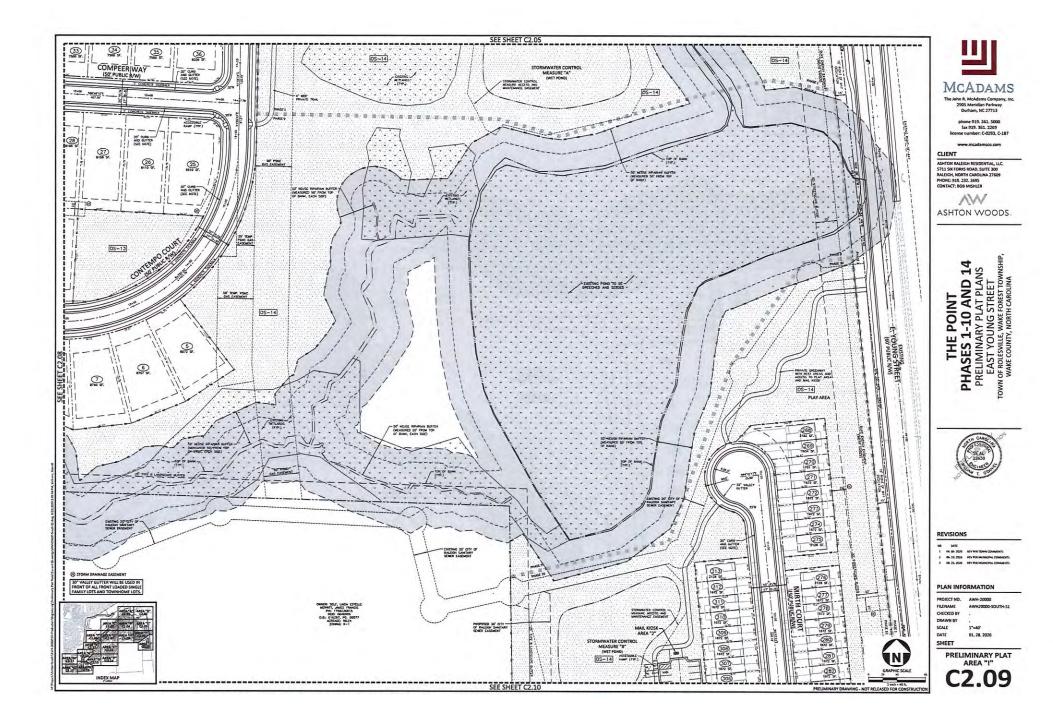


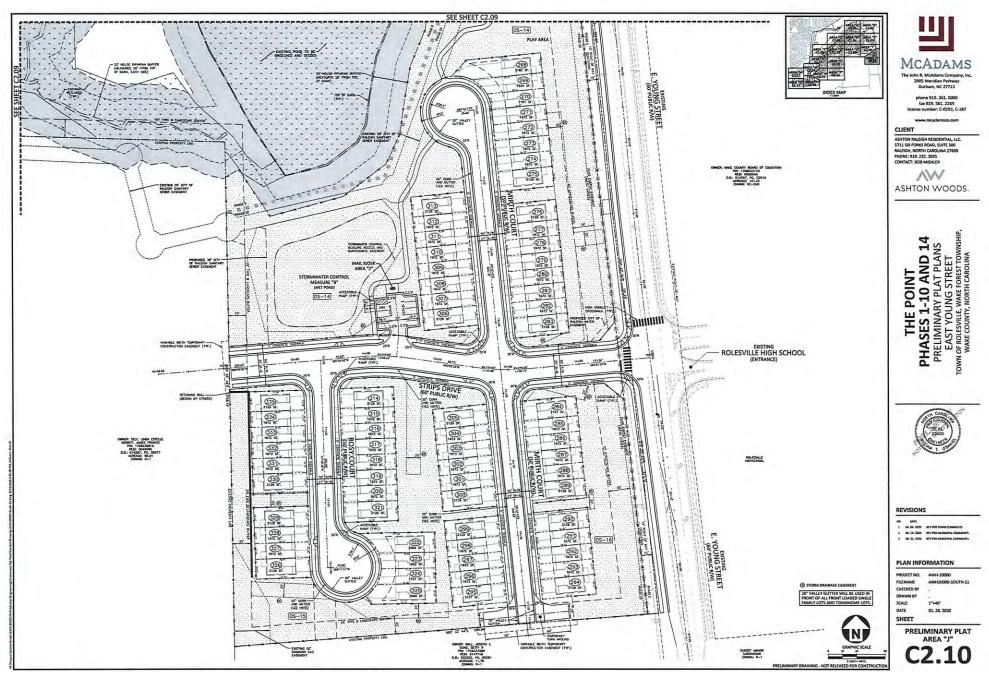






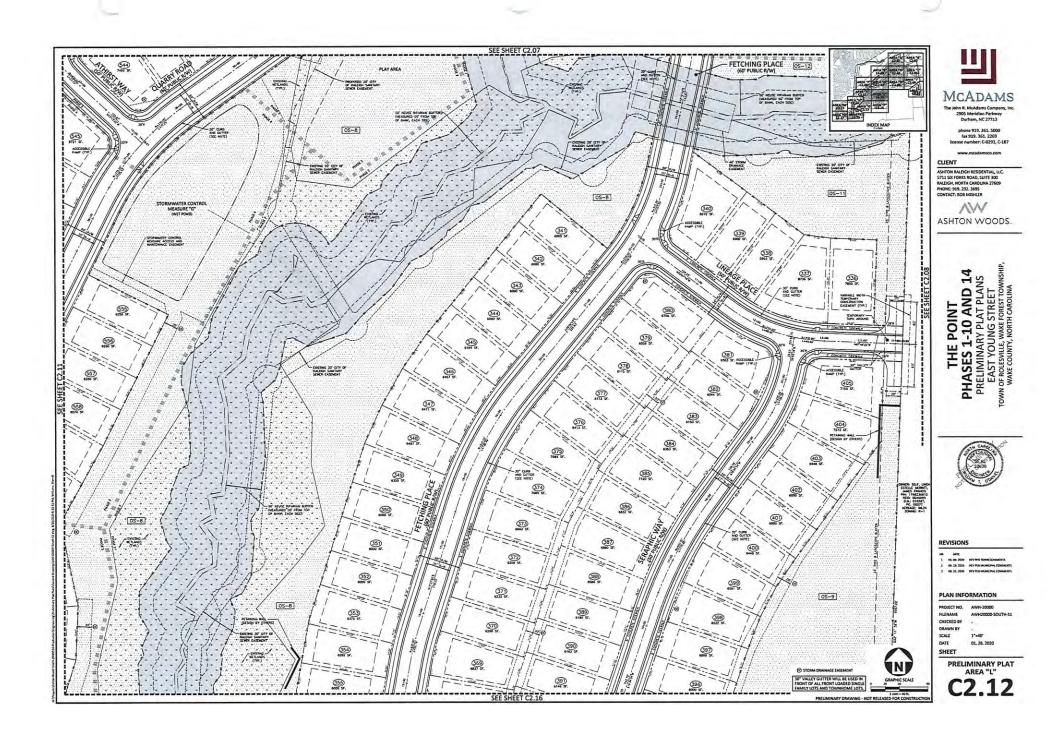


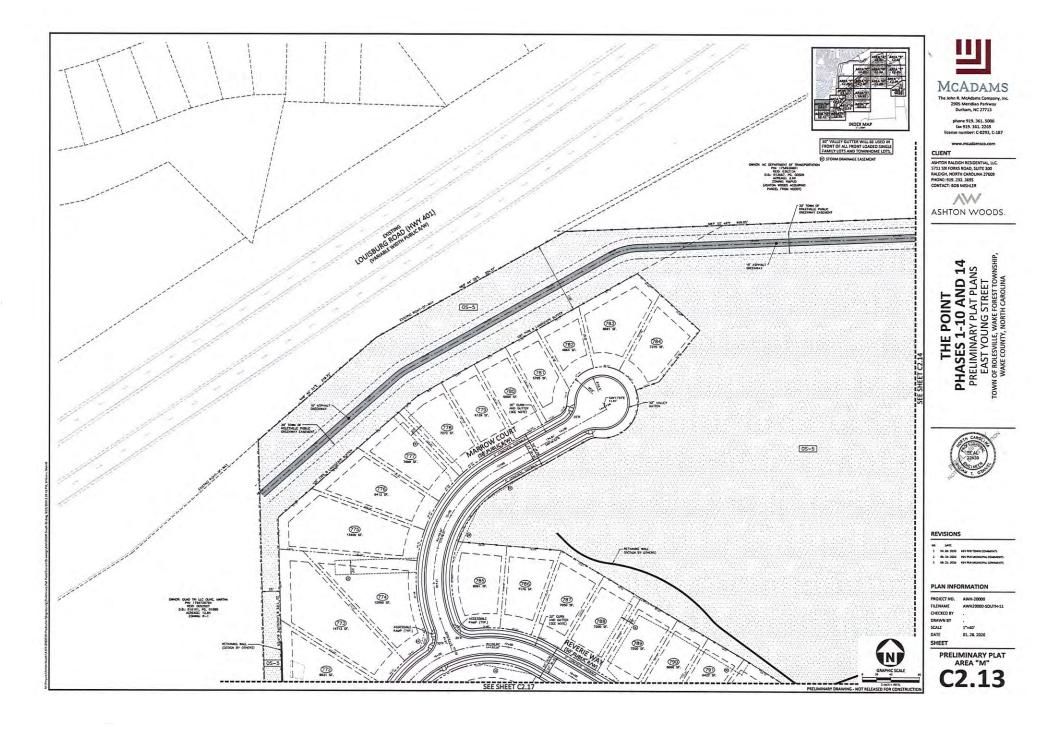


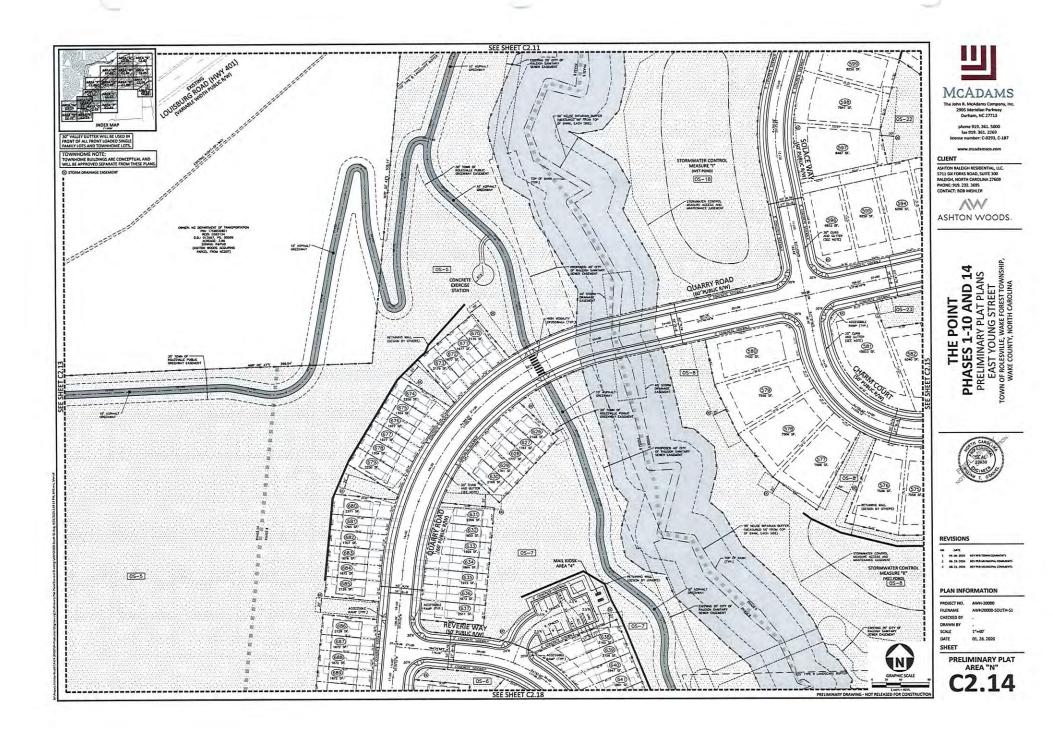


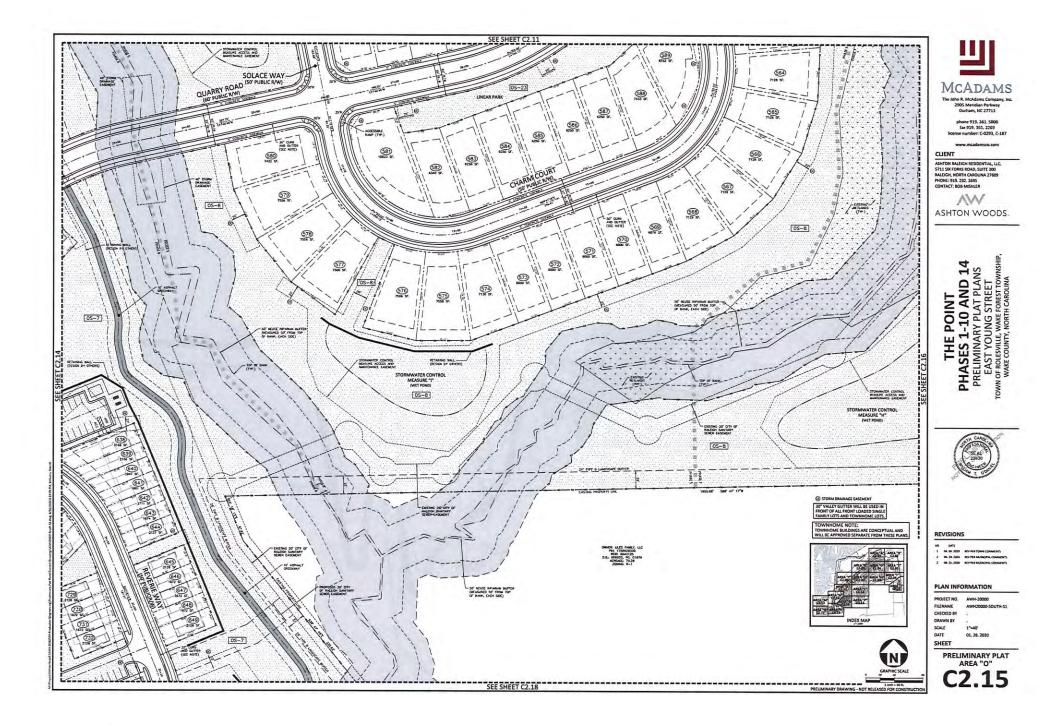
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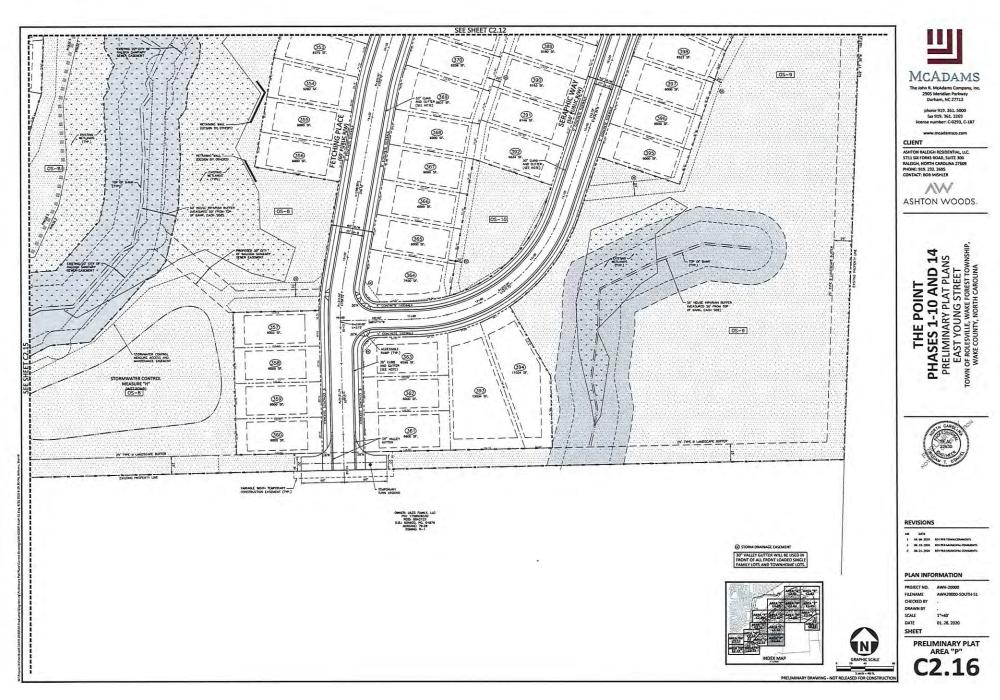


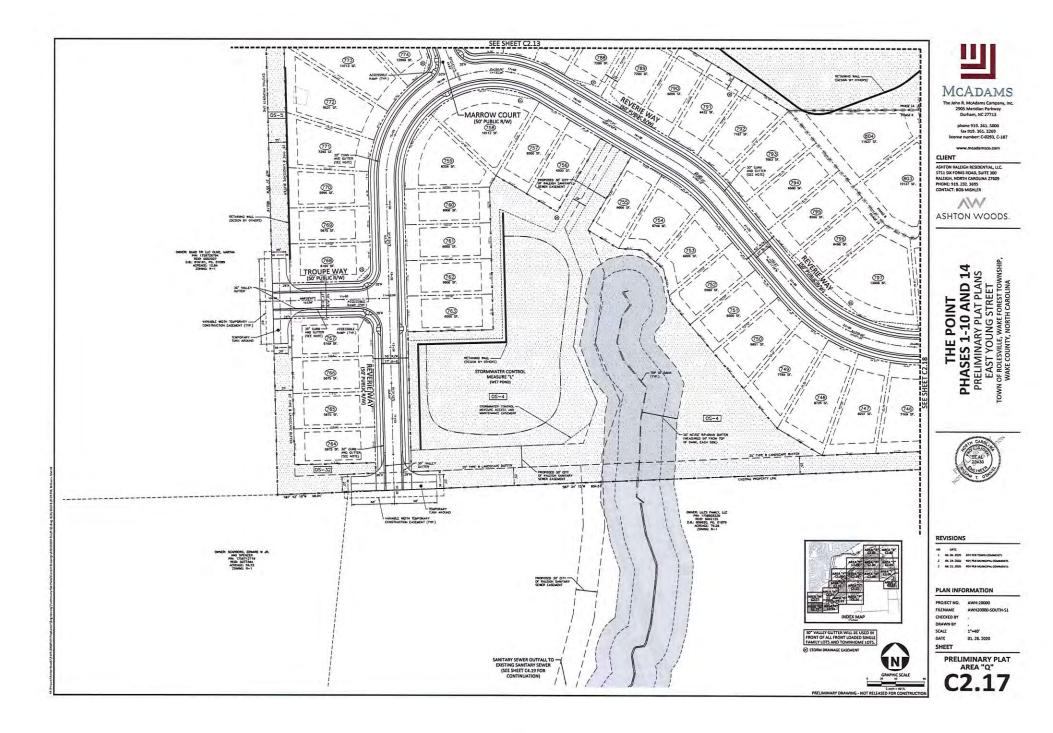


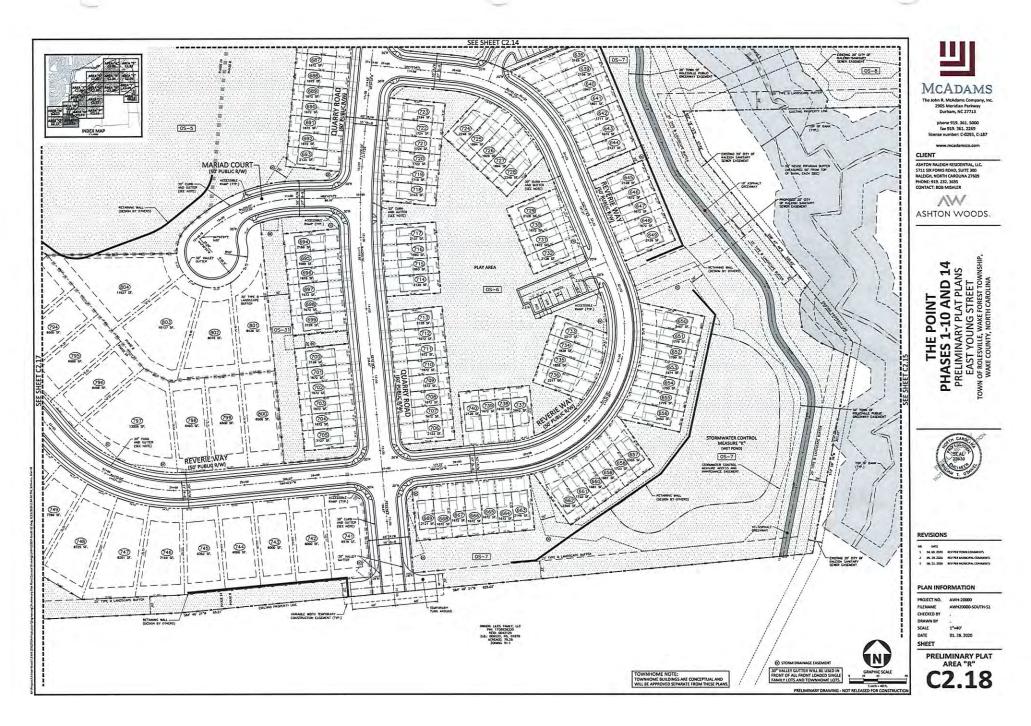


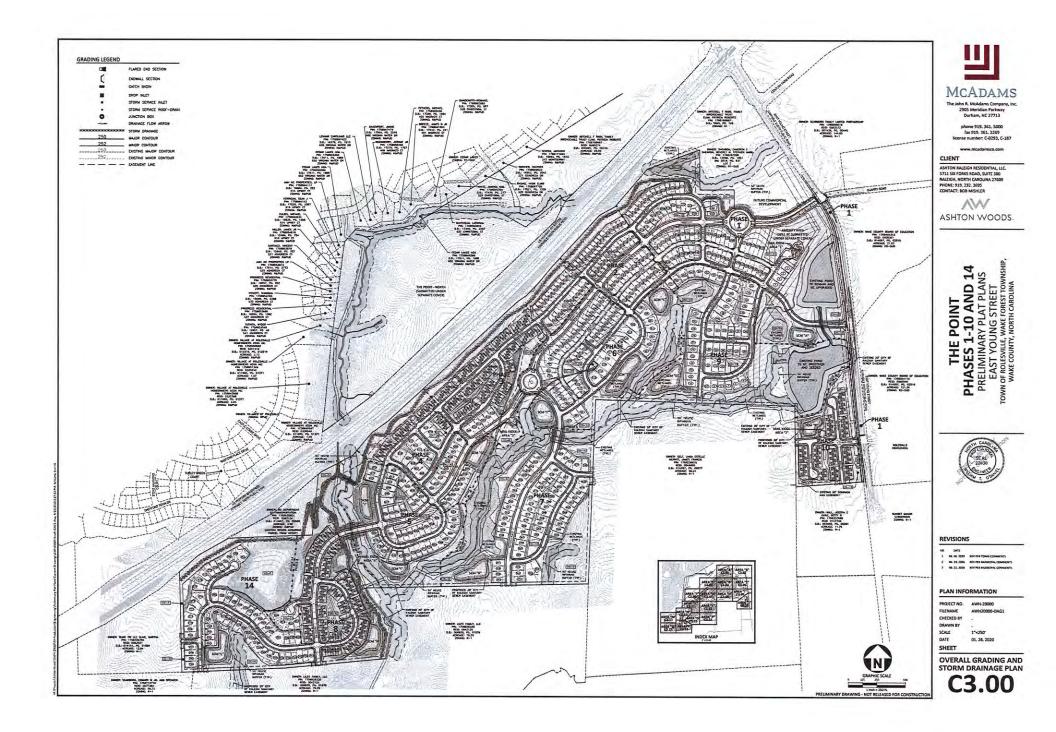


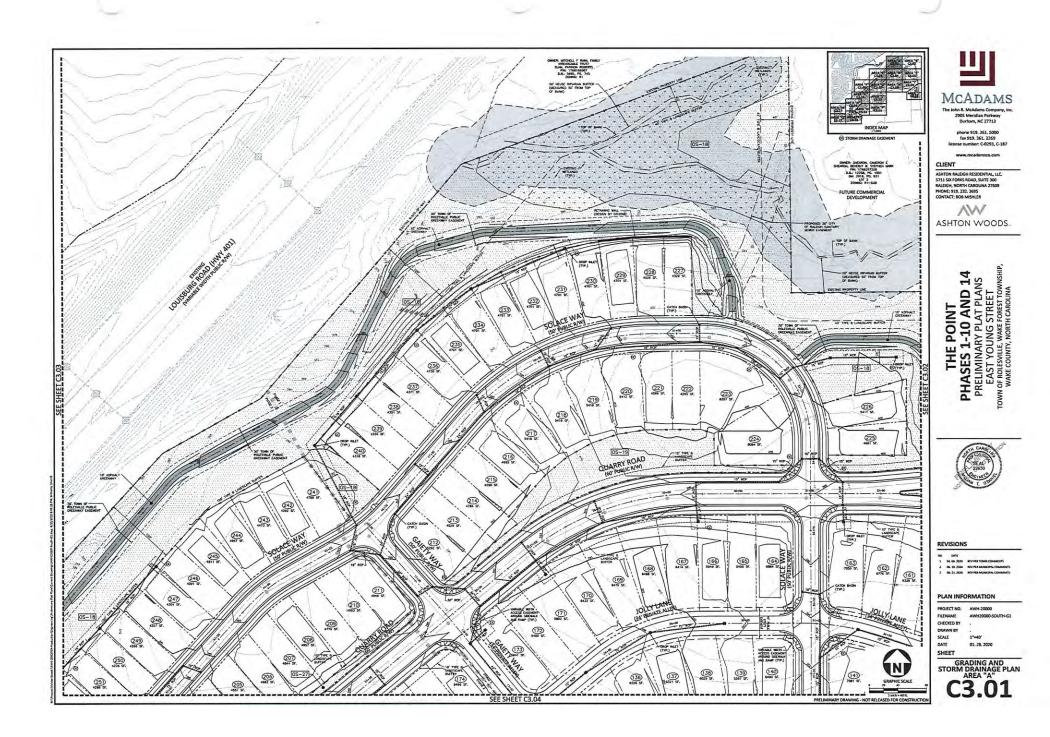


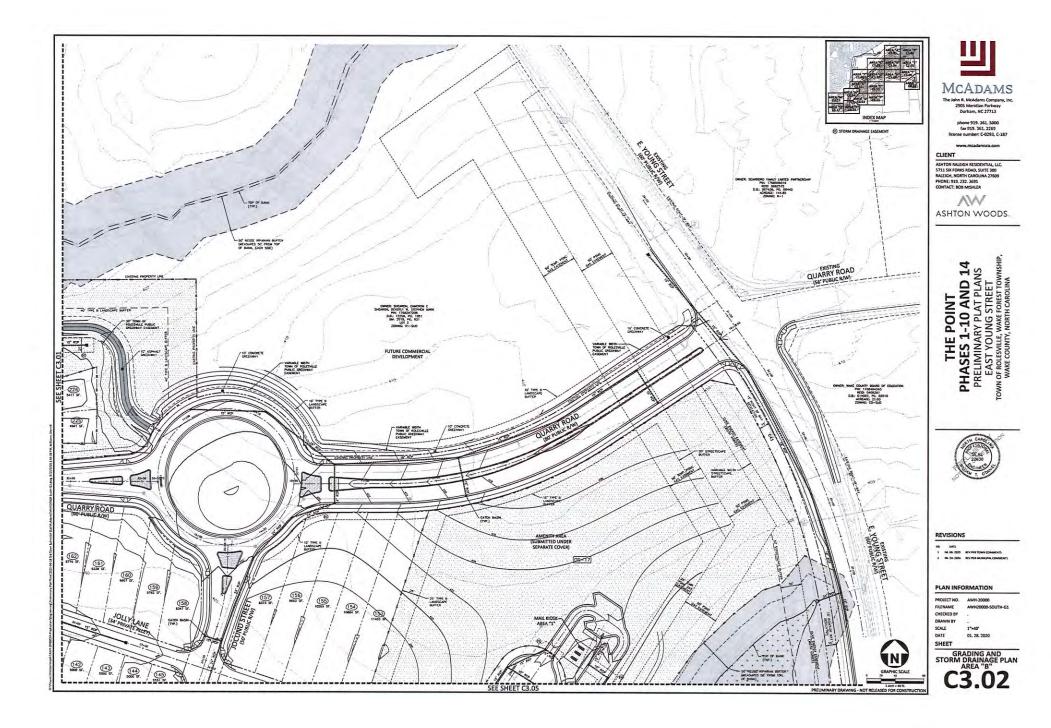


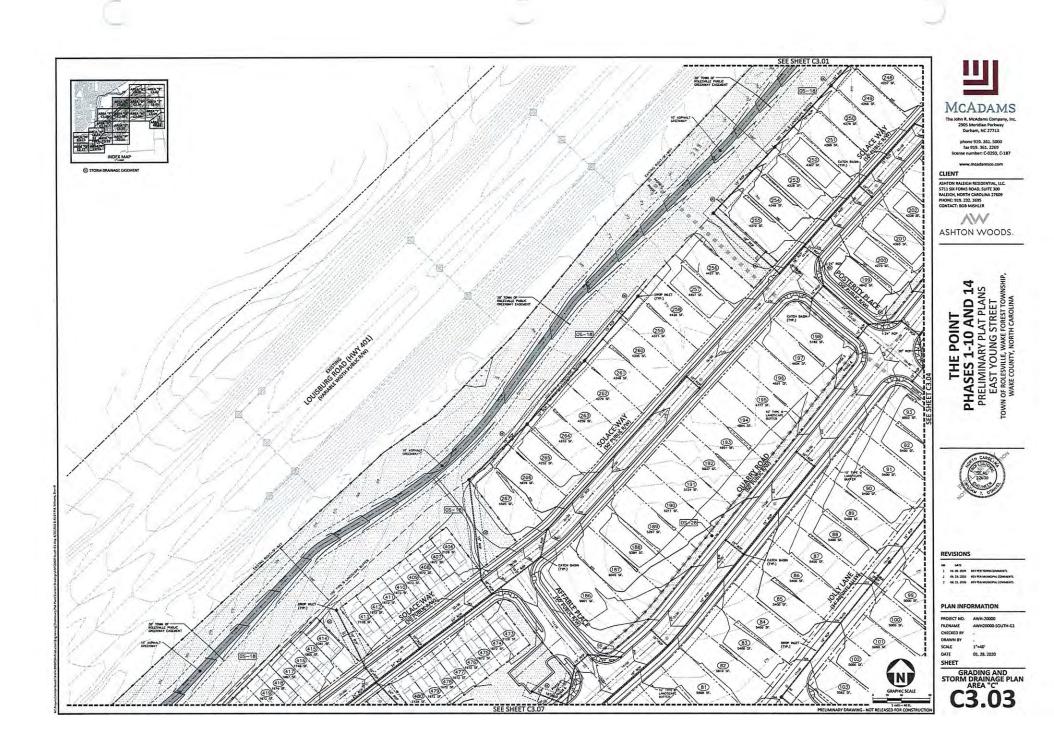


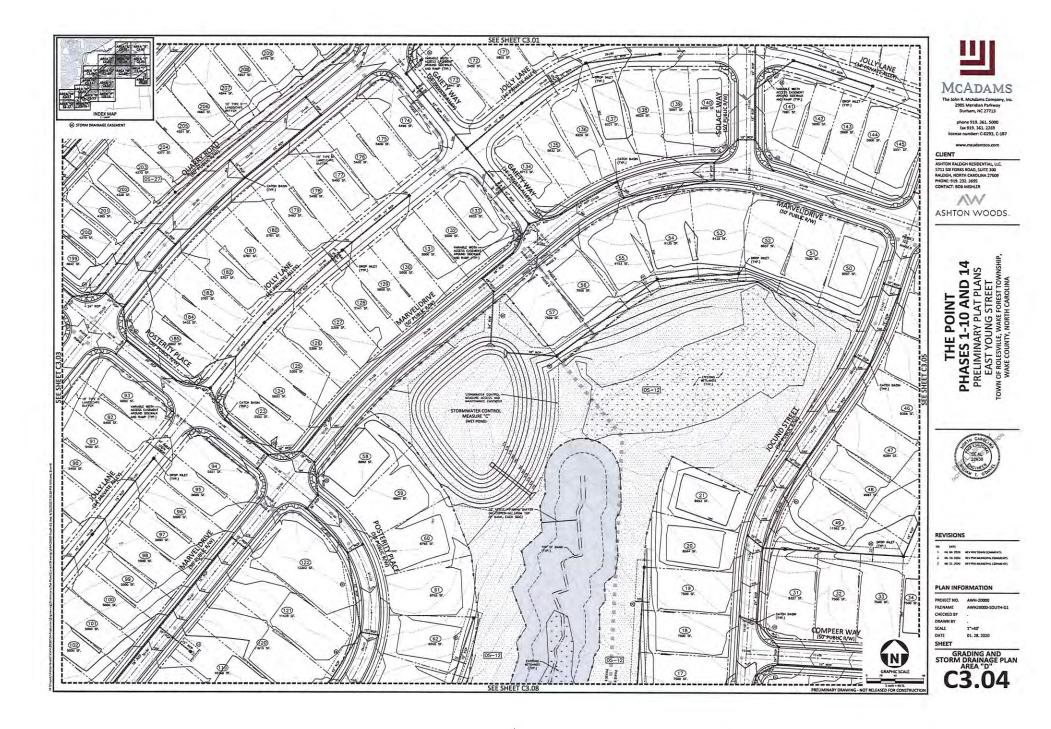


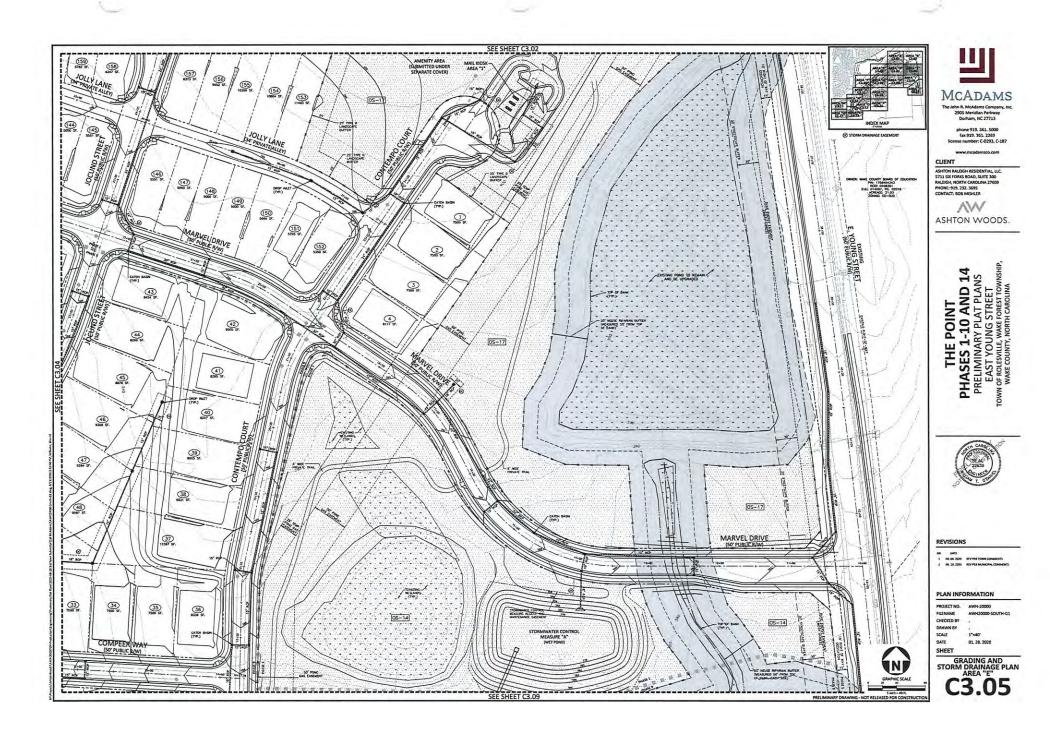


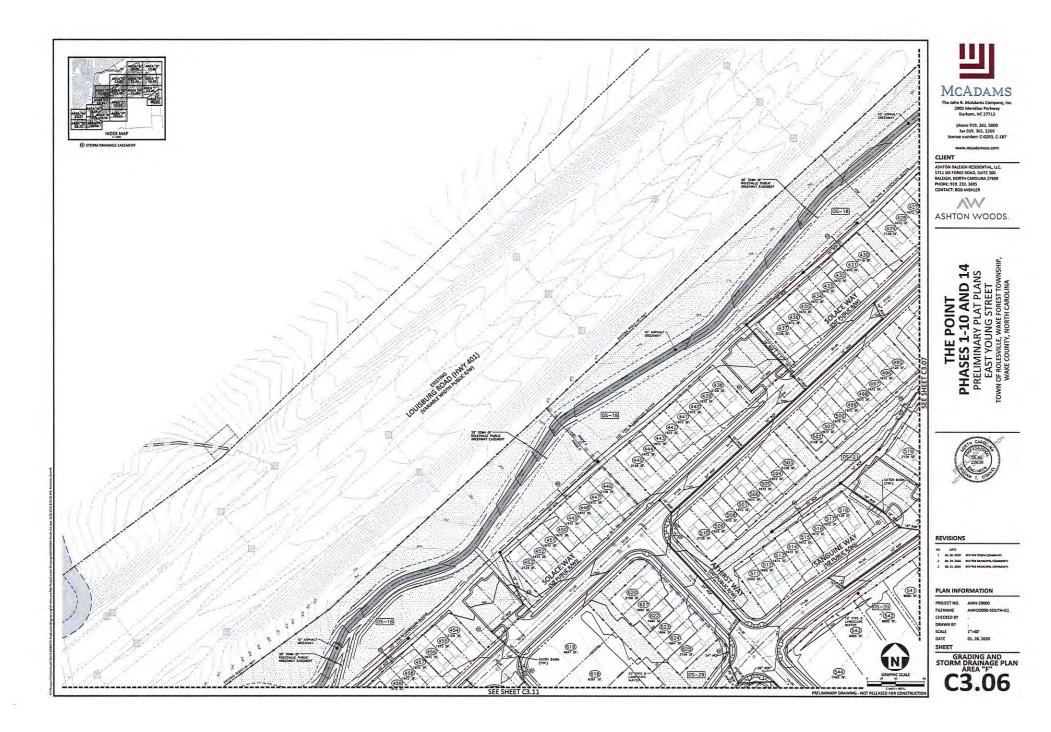


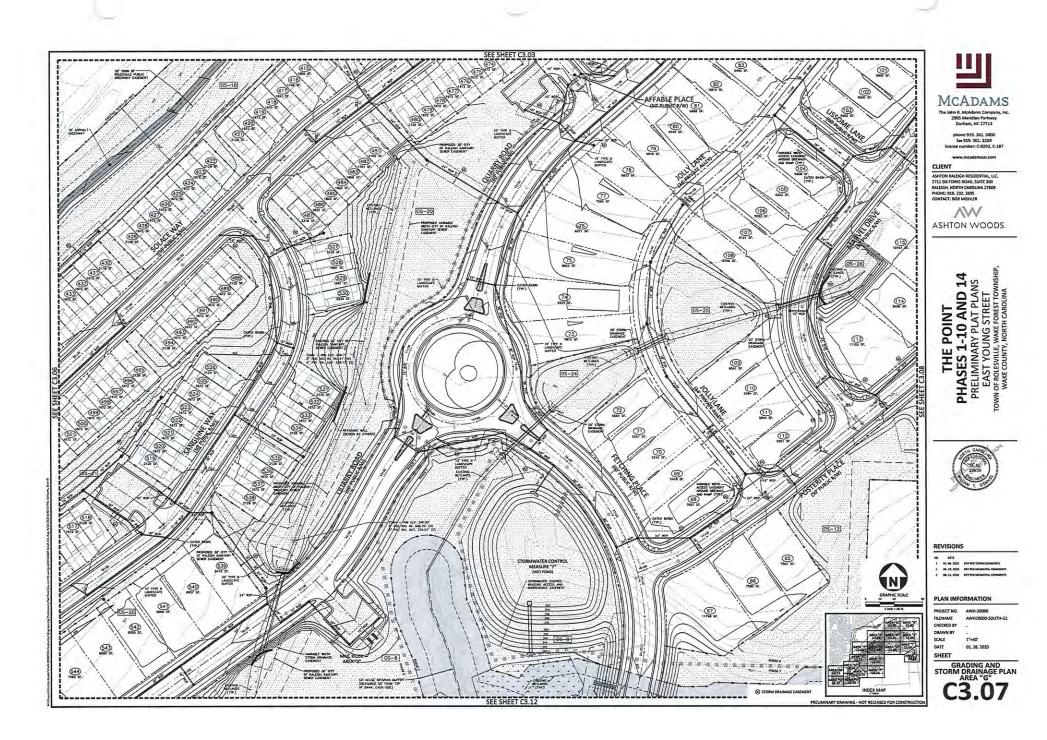


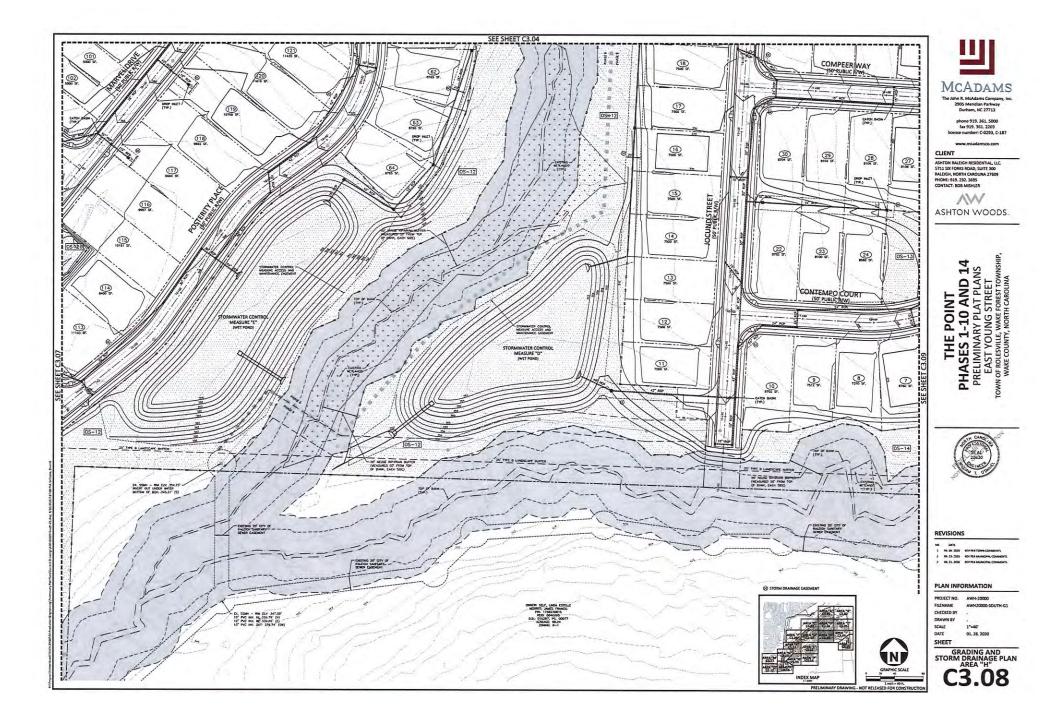


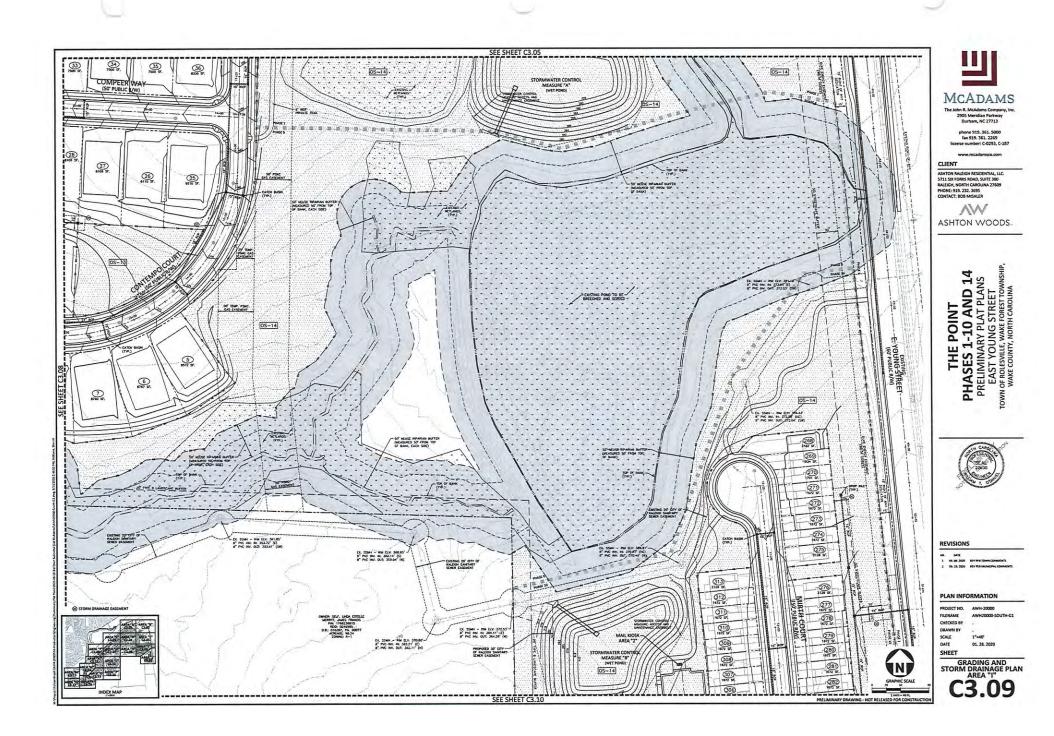


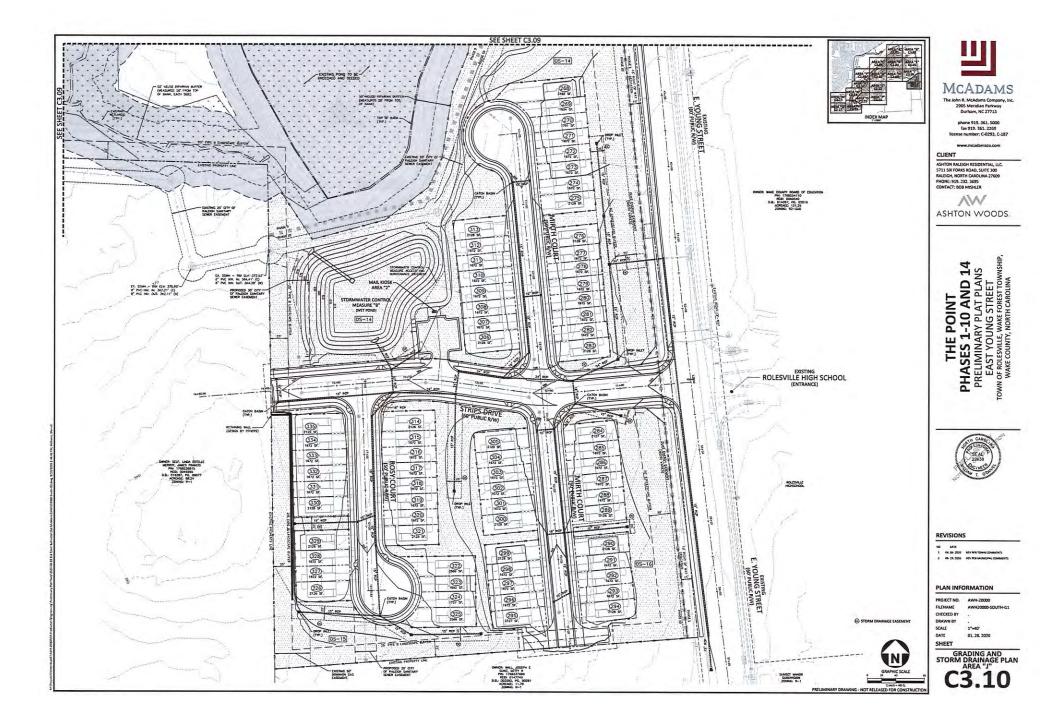




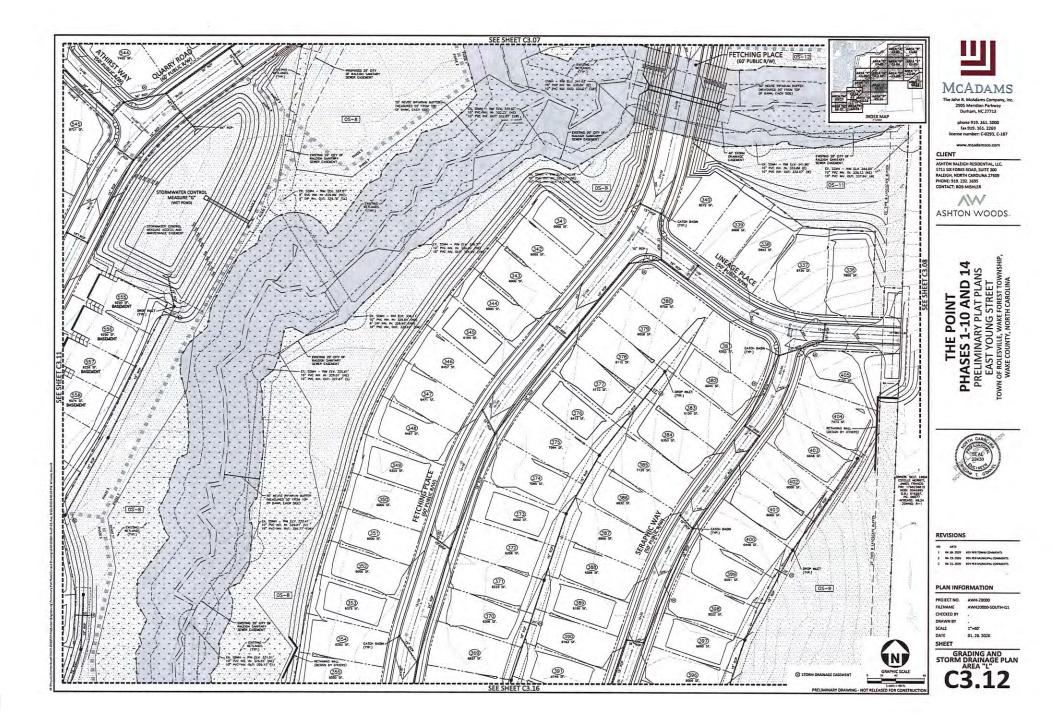


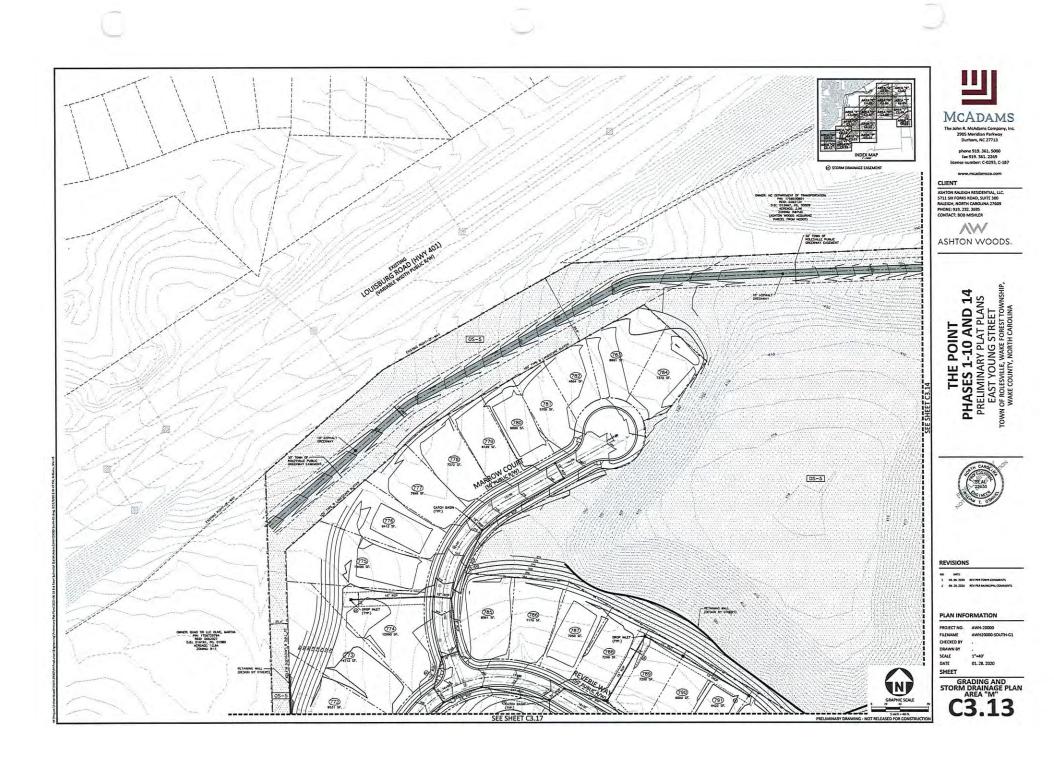


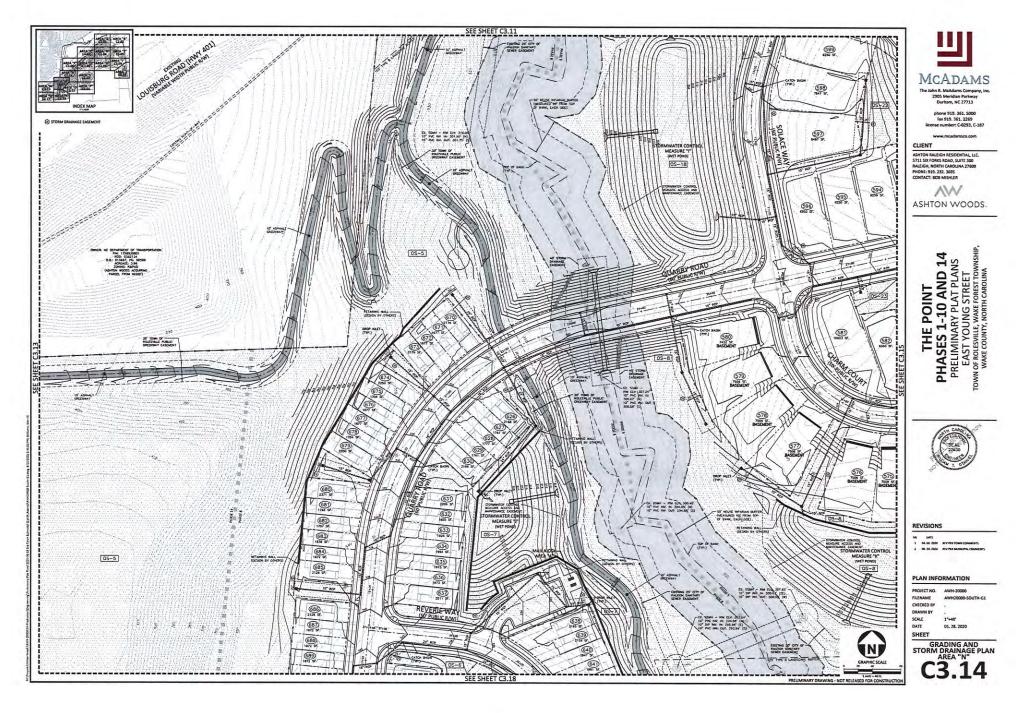


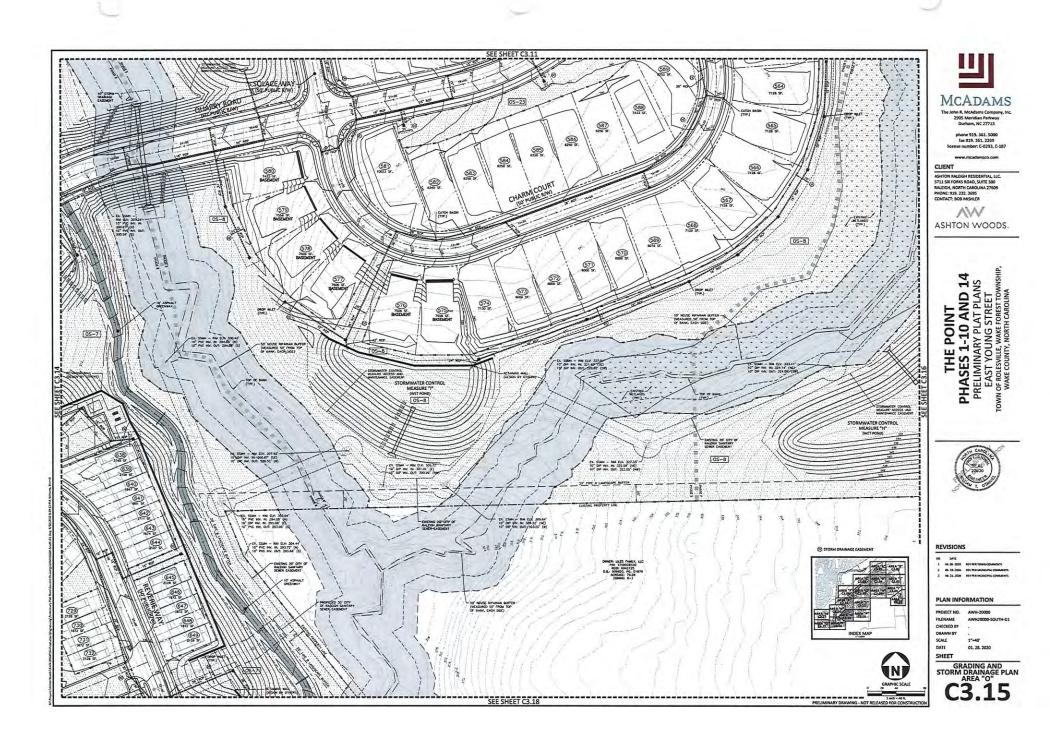


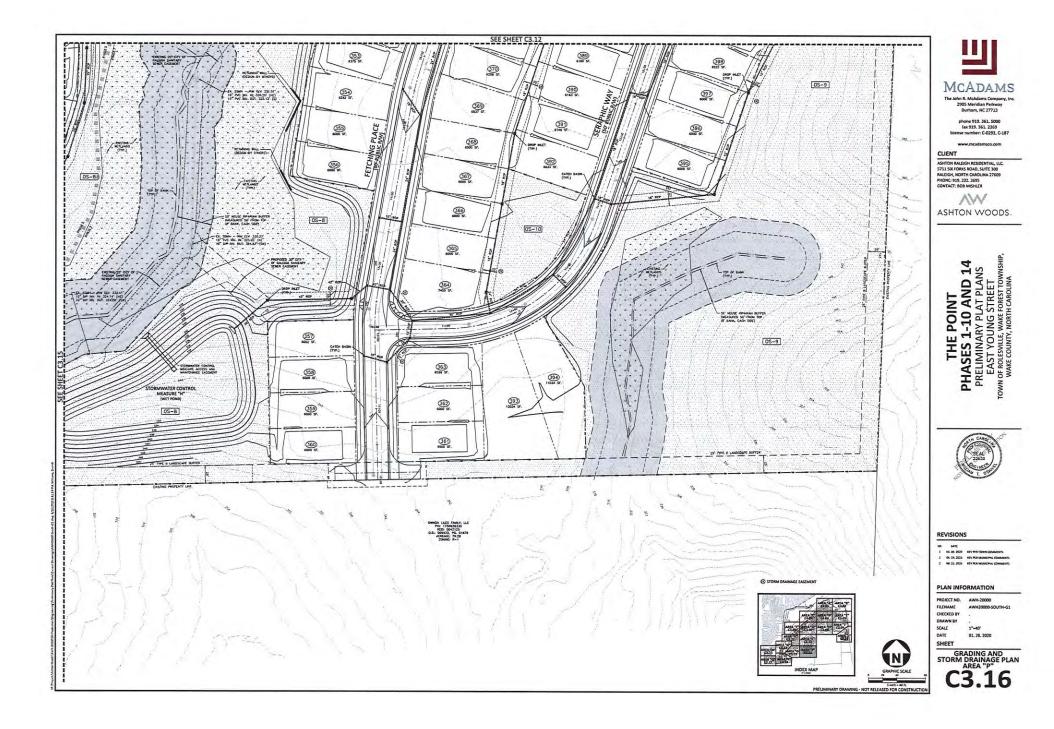


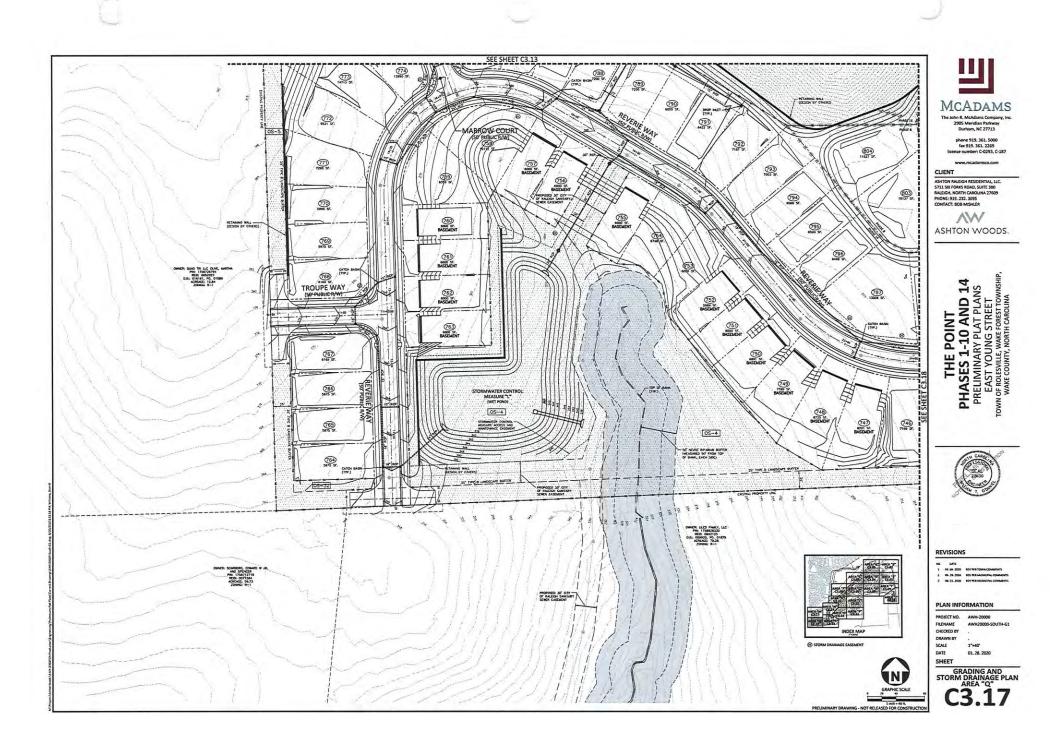


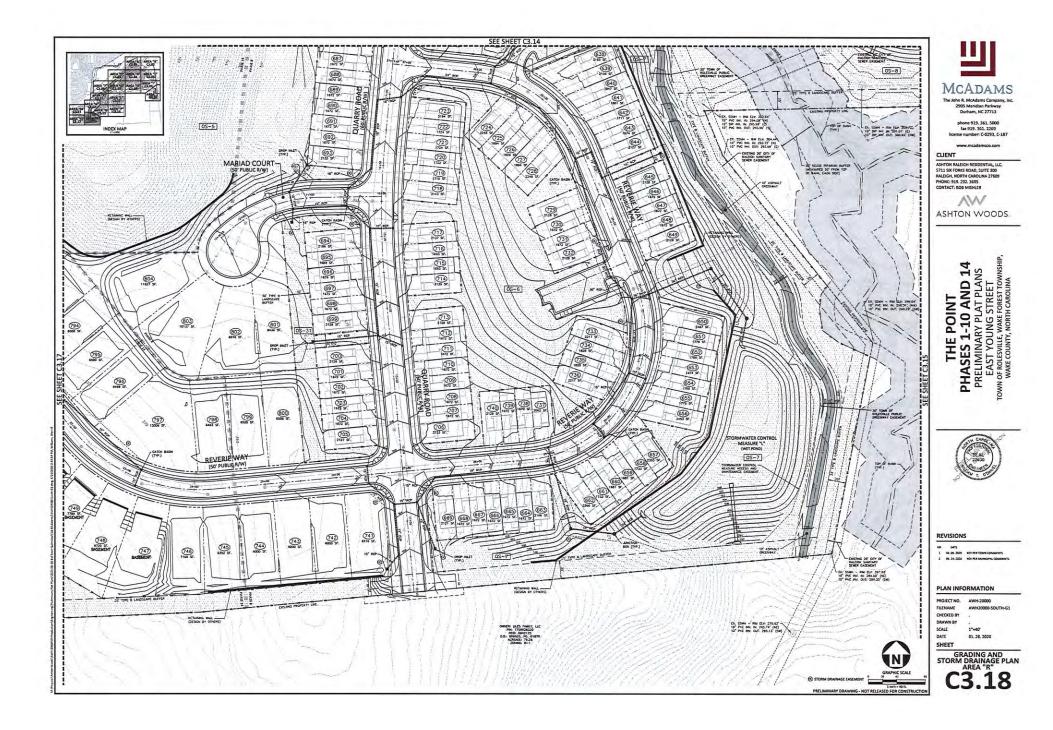


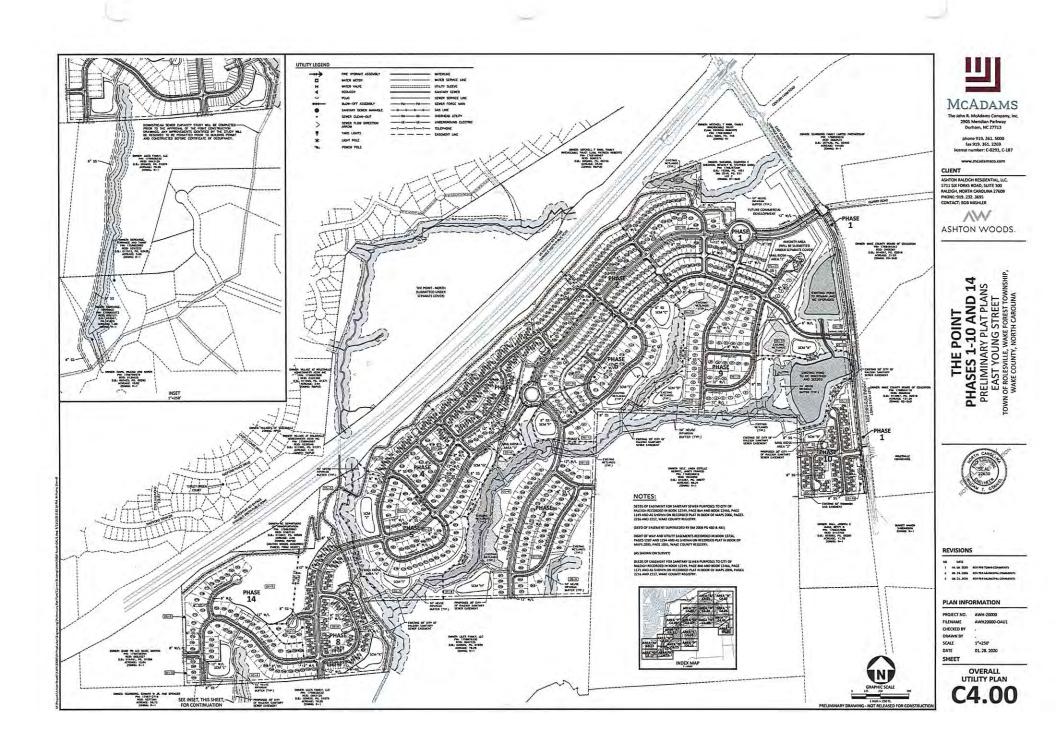


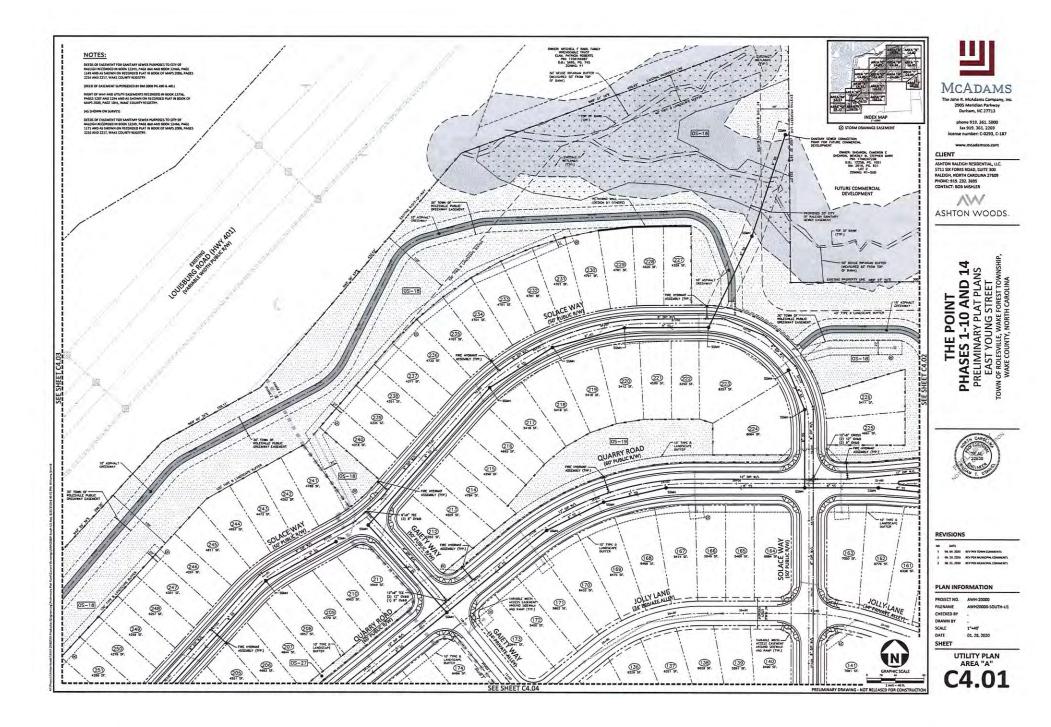


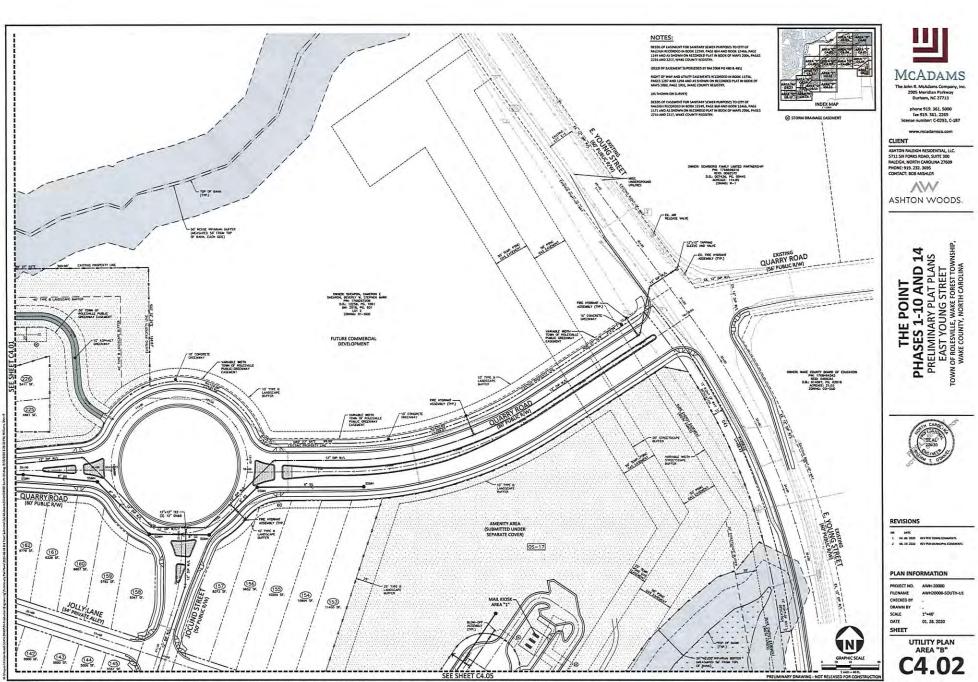




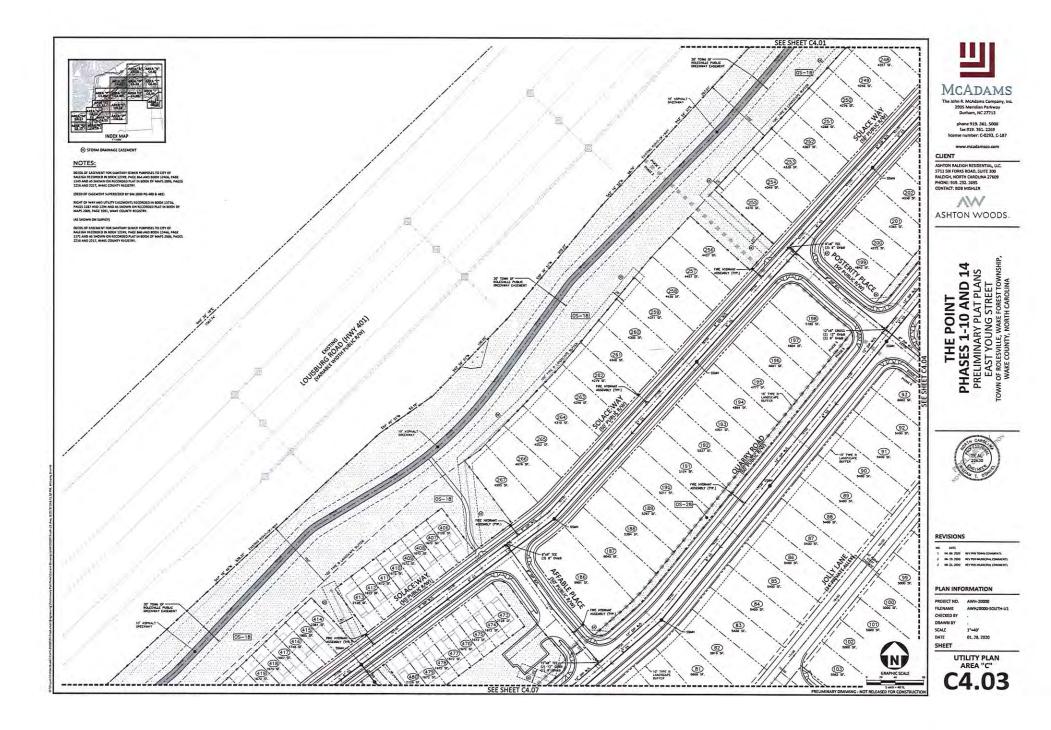




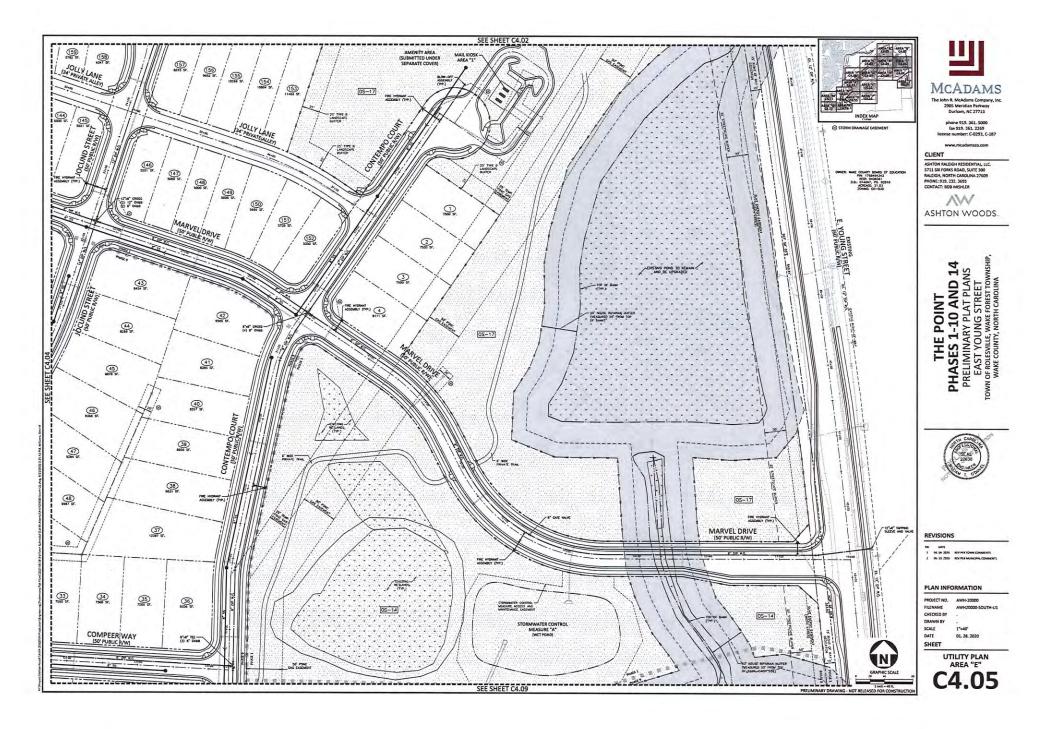


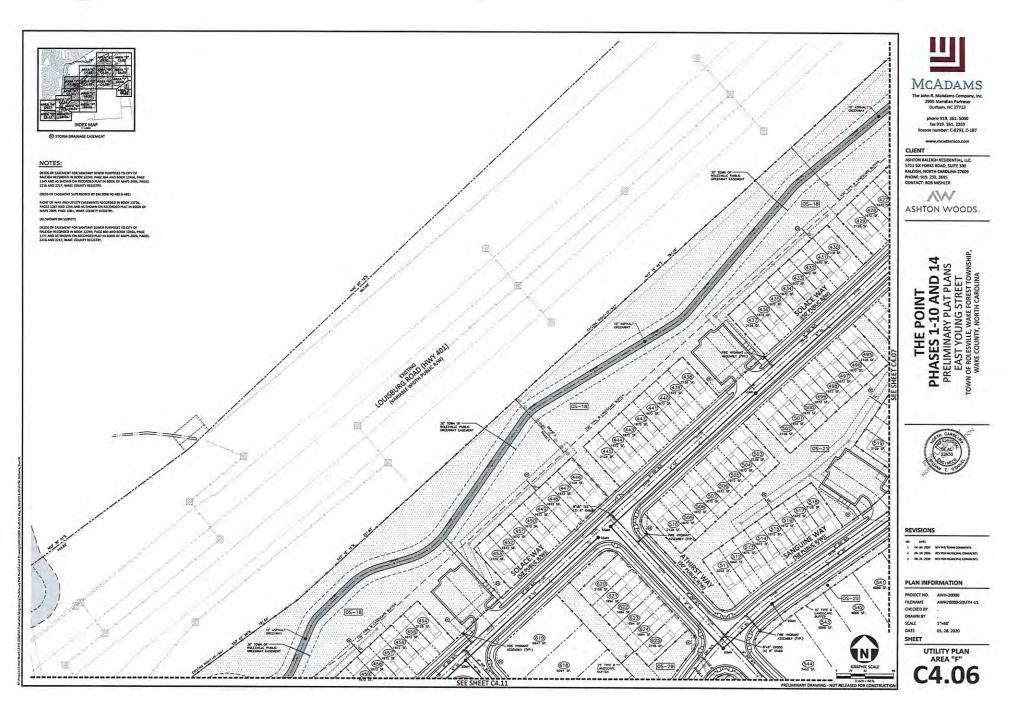


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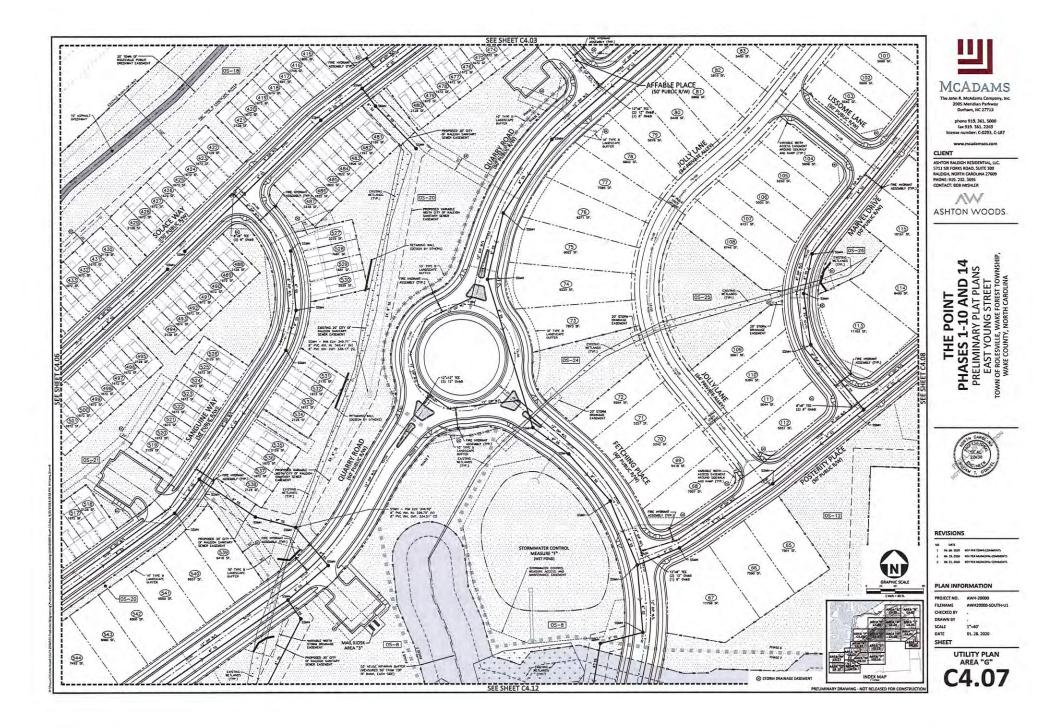


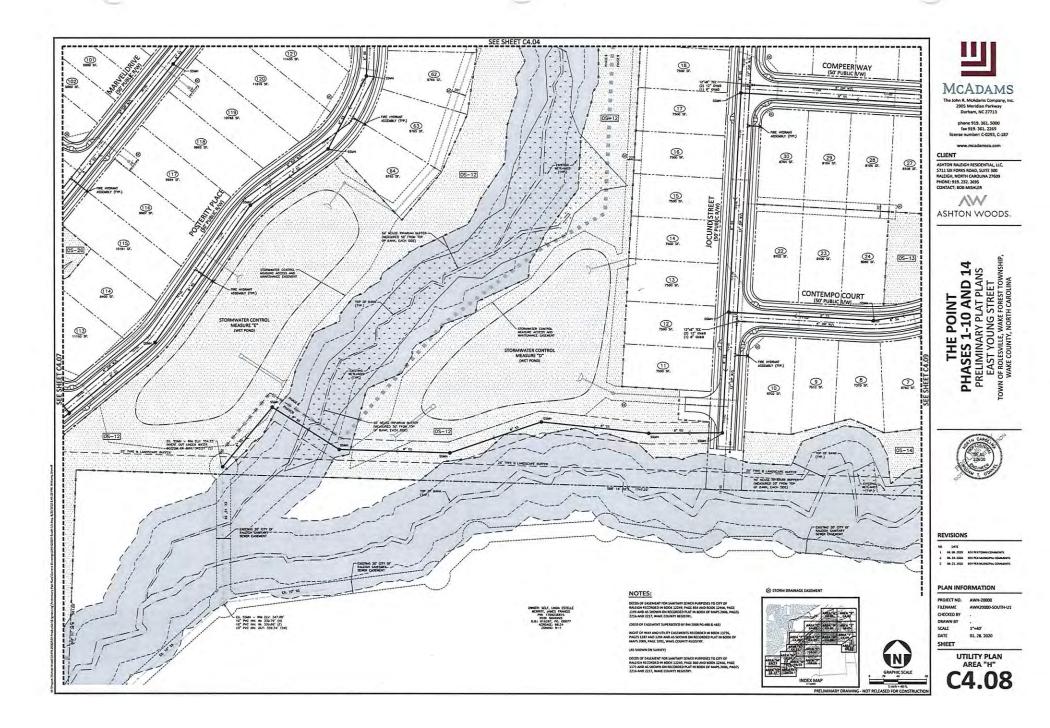


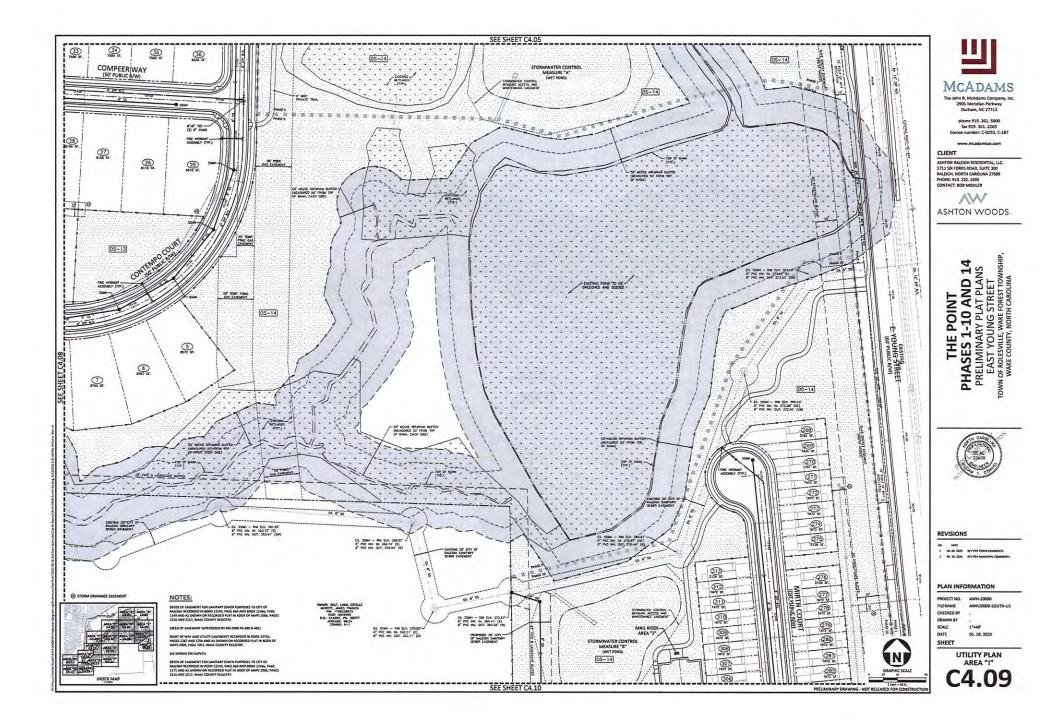


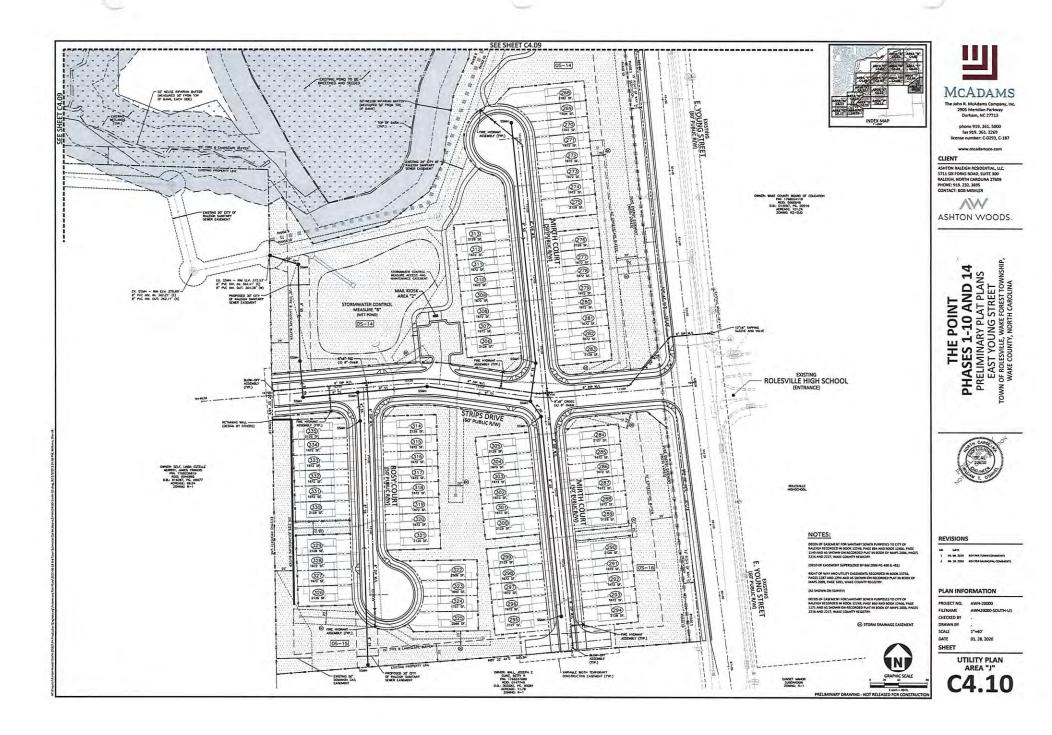


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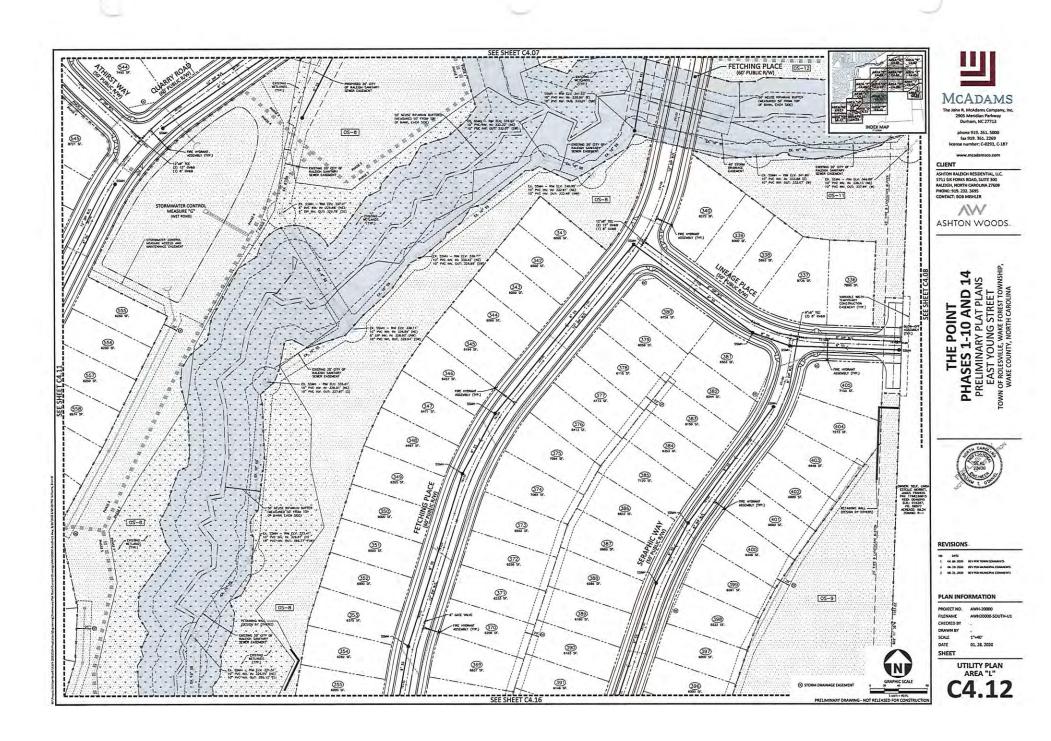


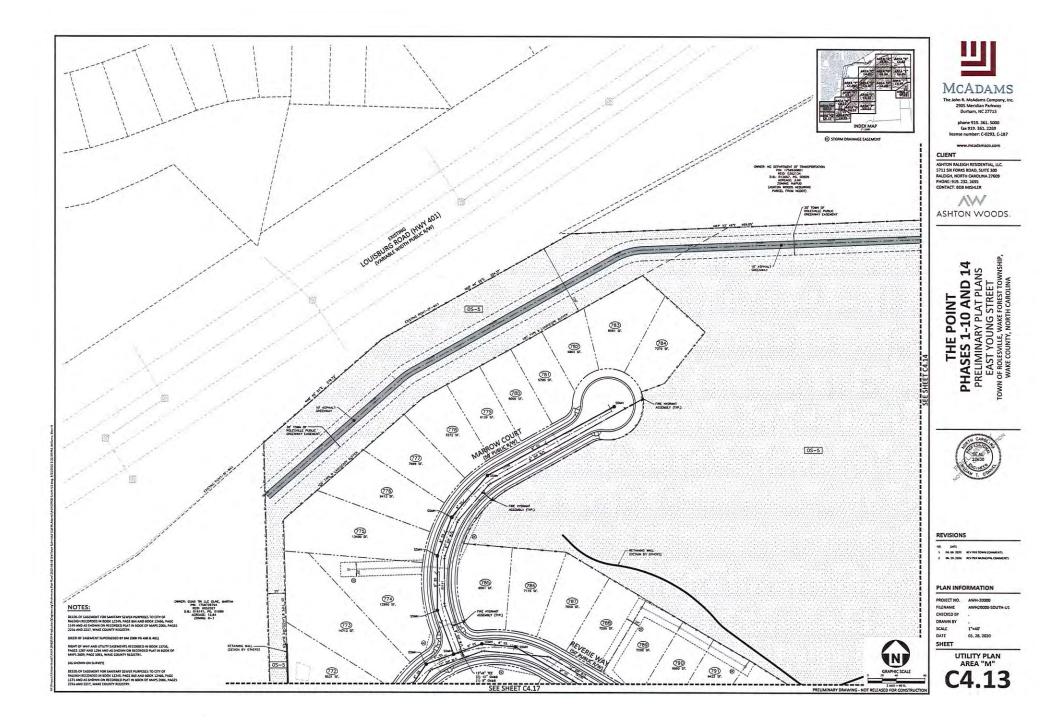


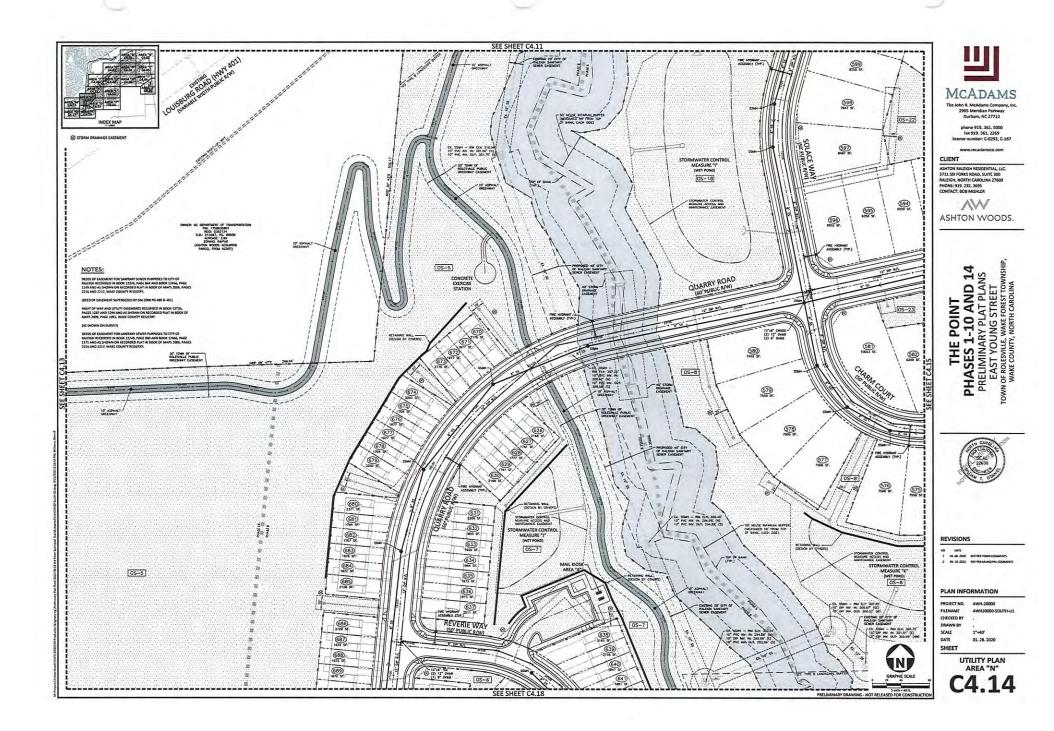


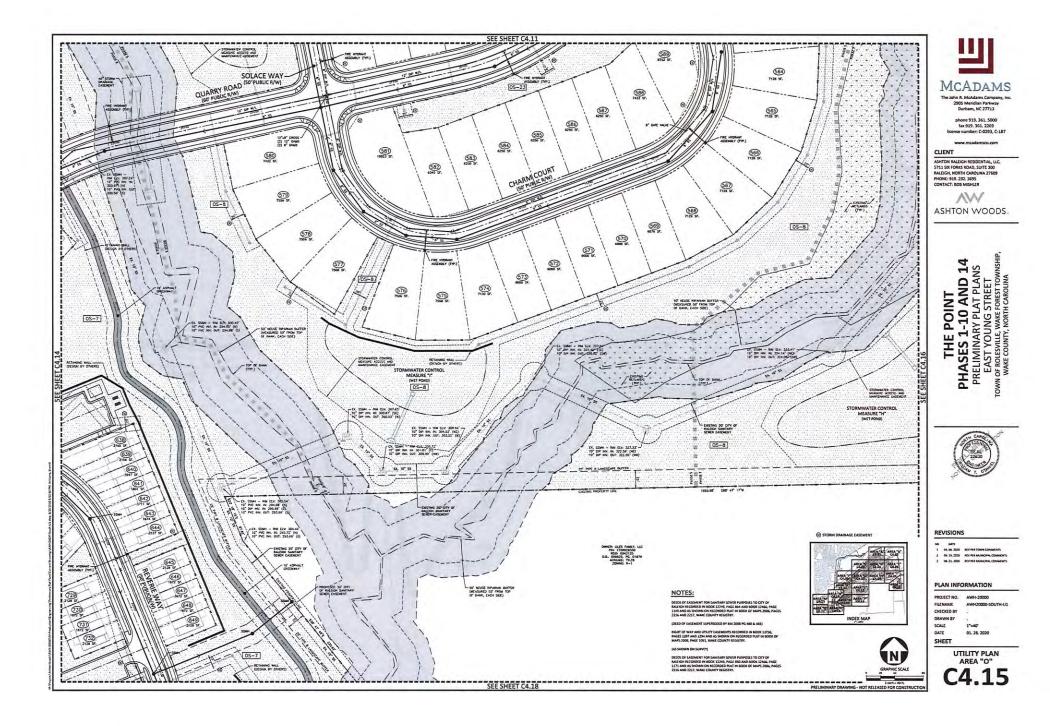


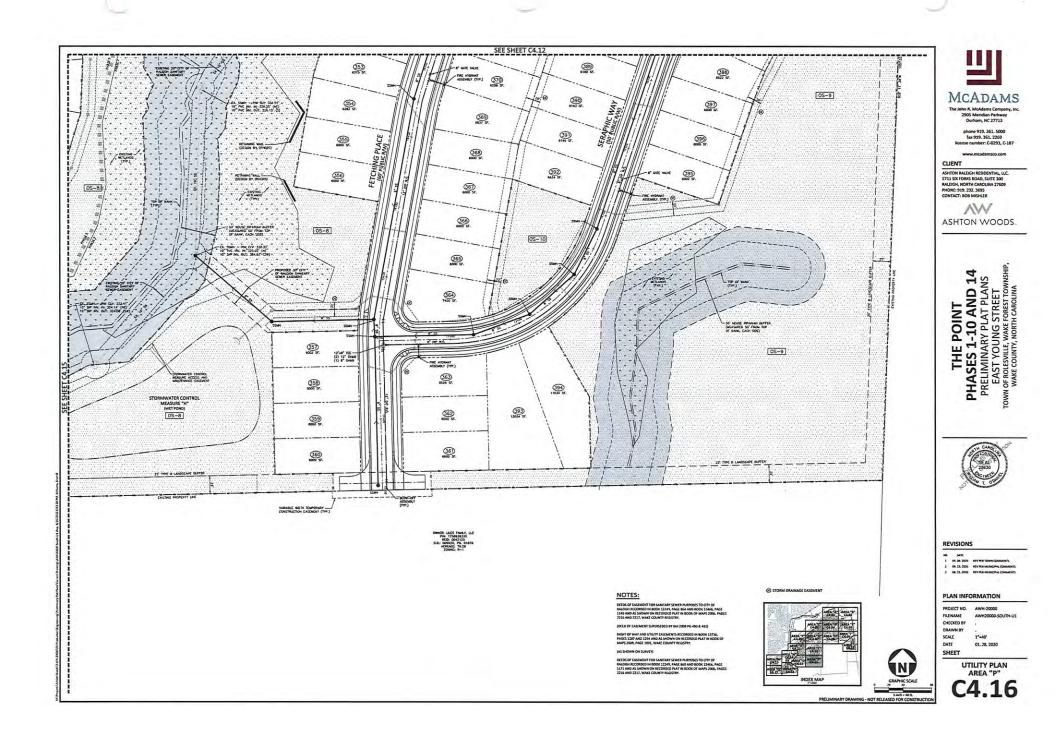


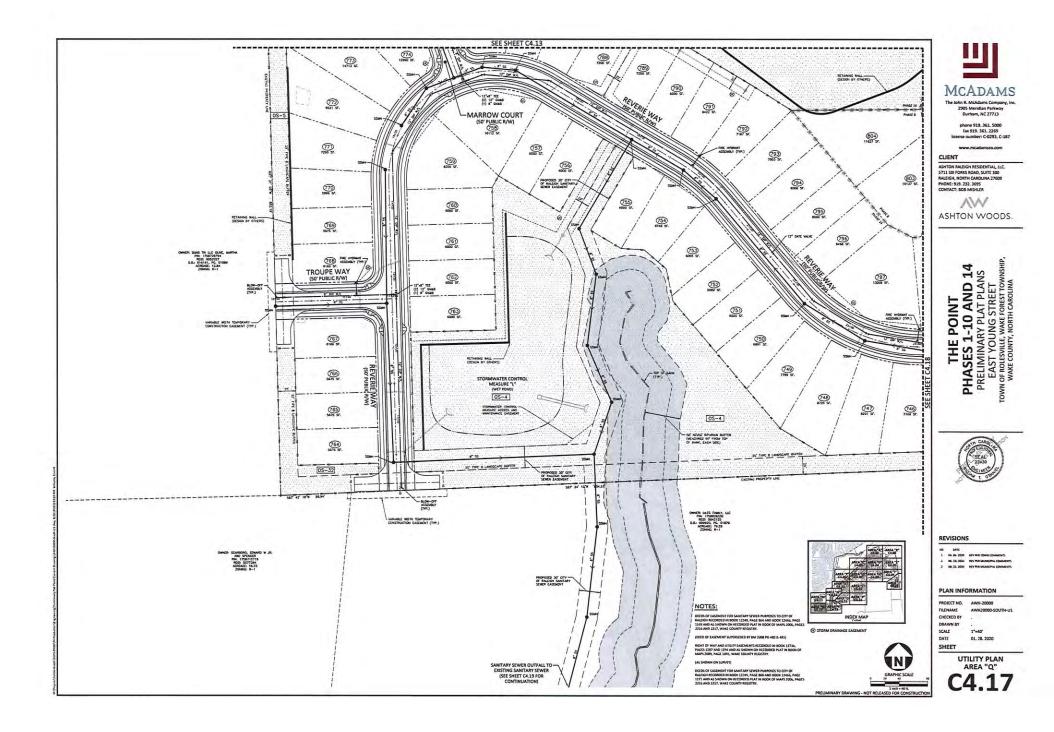


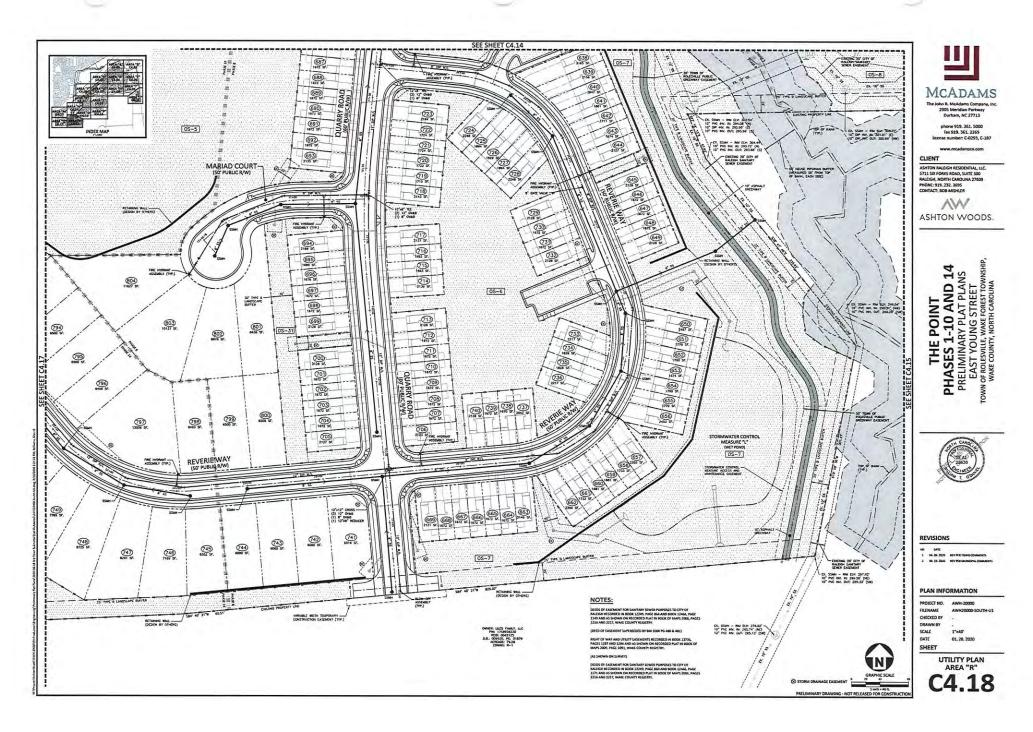


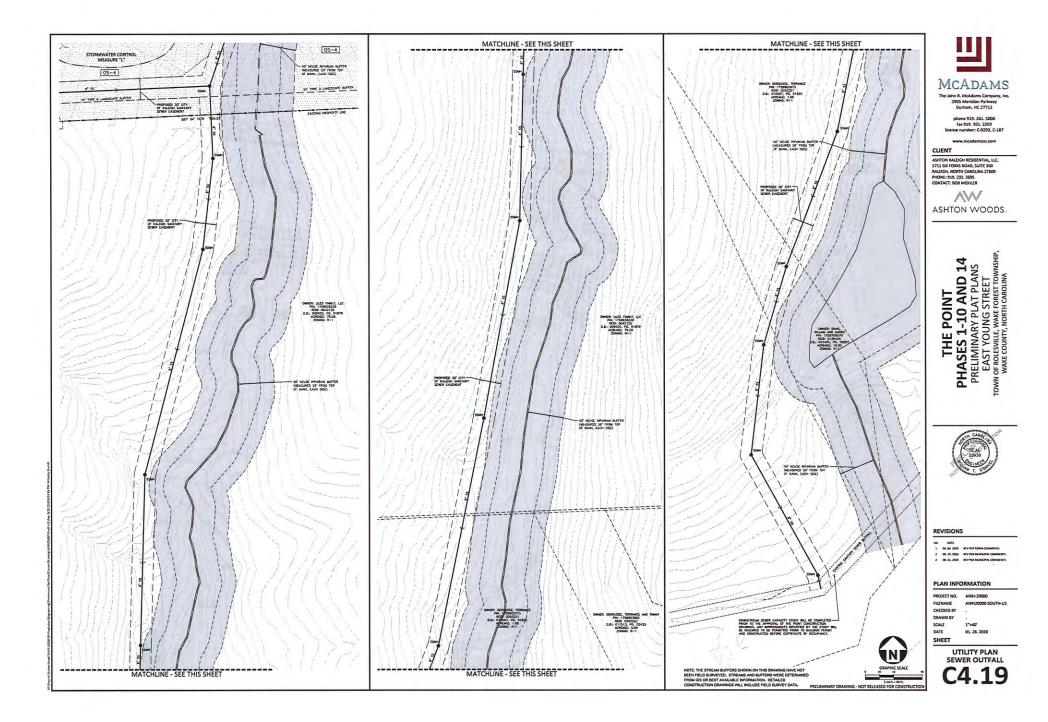


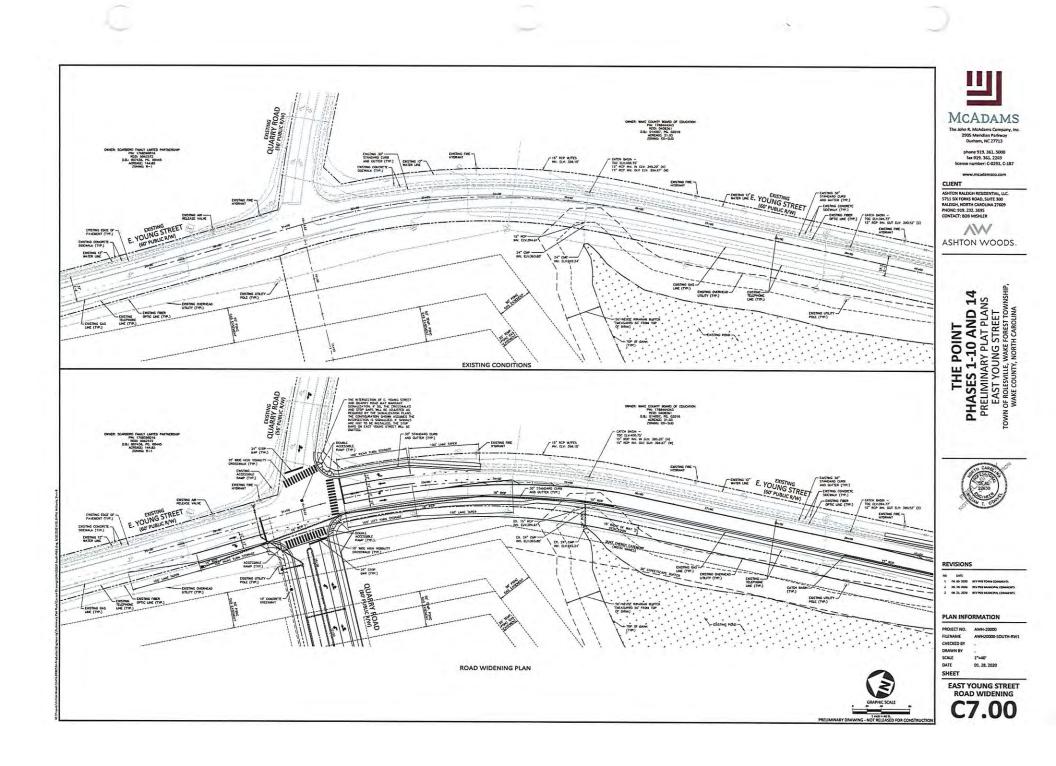


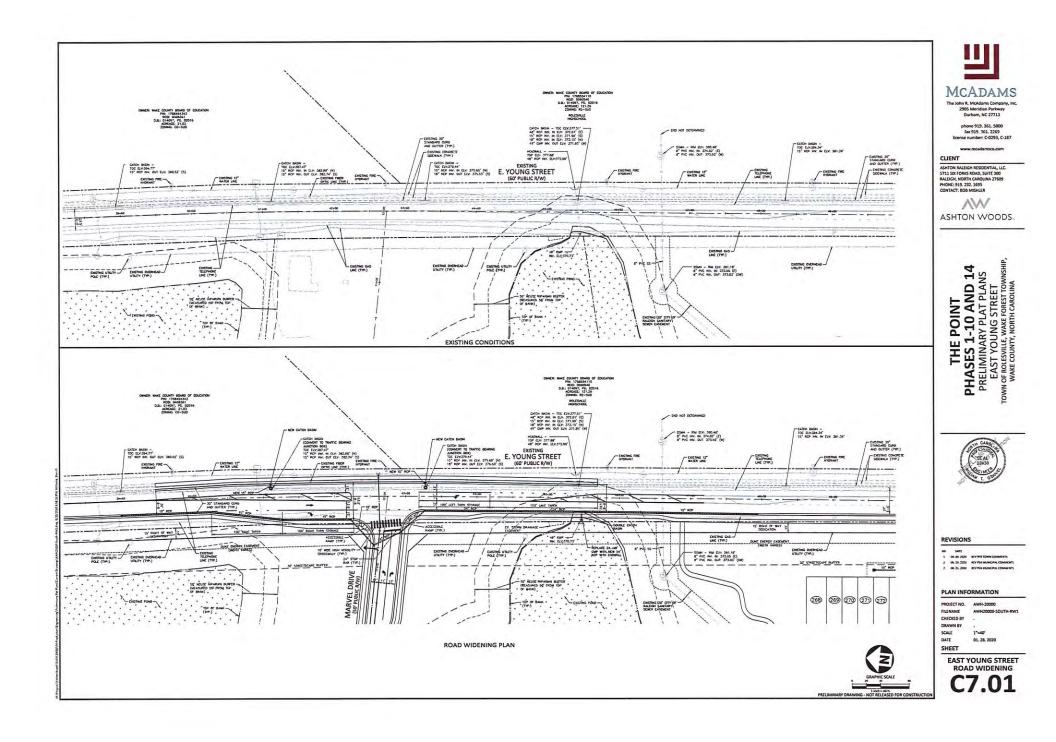


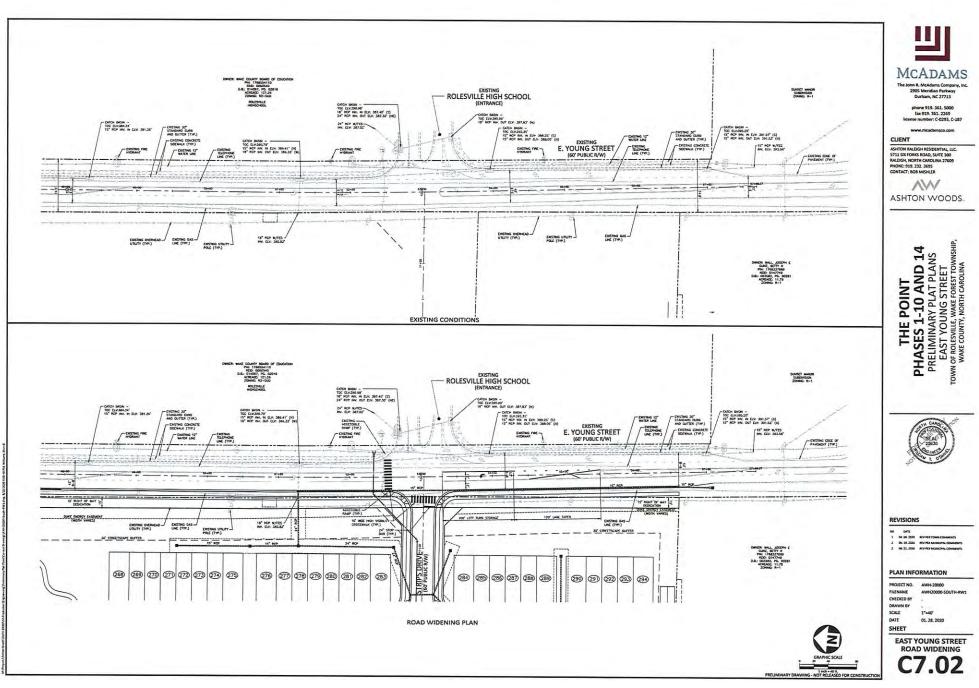


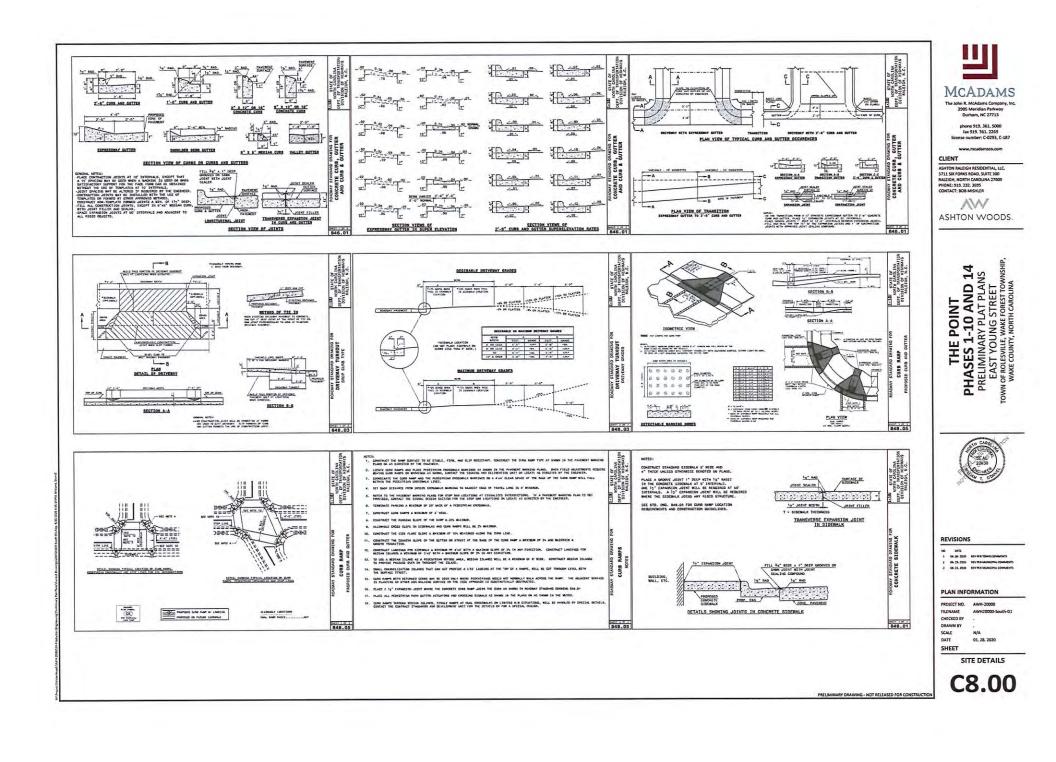


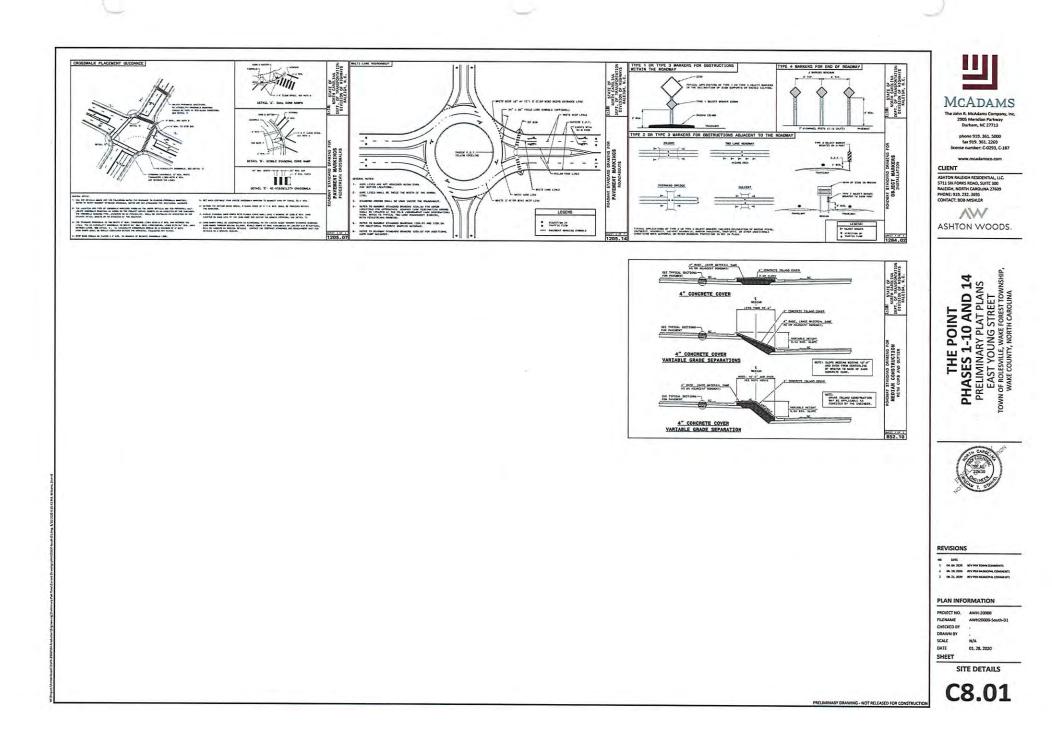


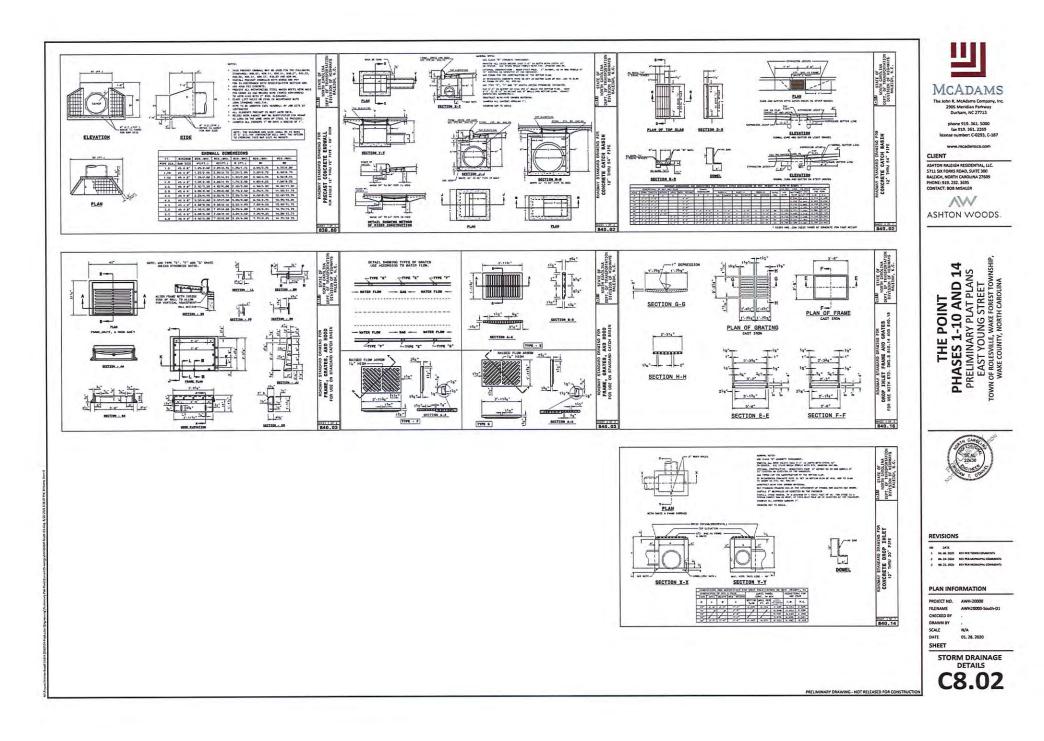








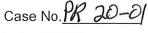




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Date 12/05/2019

## **Development Plan Review Application**

Project/Develo	pment Name	The Point

□ Construction Drawings

Preliminary Plat

Final Plat

## **Contact Information**

Property Owner Byrum Family LLC, Cameron & Beverly Shearon	ı, The Donald F Williams Trust	
Address 823 Amanda Dr, 4325 Galax Rd, 617 Bakersdale	City/State/Zip Matthews NC 28104; Raleigh NC 27612; Raleigh NC 27604	
Phone	Email_bob.mishler@ashtonwoods.com	

Developer Ashton Woods Homes - Raleigh	
Contact Name Mr. Bob Mishler, Land Entitlement Manager	
Address 5711 Six Forks Road, Suite 300	City/State/Zip Raleigh, NC, 27609
Phone 919-232-3695	Email_bob.mishler@ashtonwoods.com

Design Engineering Company WithersRavenel	
Contact Name Shayne Leathers	
Address 5 MacKenan Drive	City/State/Zip Cary, NC, 27511
Phone 919-238-0343	Email sleathers@withersravenel.com

## **Property Information**

Wake County PIN(s) 1768267208, 1768068057, 1768044257, & 1758930017	Address 900 East Young Street, Rolesville, NC
Total Property Acreage 316.8 acres	Total Phases <sup>14</sup>
Total Lots 807	Average Lot Size 6250 sf
Smallest Lot Size 2310 sf	Largest Lot Size 7500 sf

*I*, as owner, developer, engineer, and/or agent, understand that I am responsible for all review fees due at the time of plan submittal. I understand that the Planning Department will not review my plans until I remit payment. I have read the Development Review Procedures, and I understand the review processes and requirements.

Signature \_\_\_\_

SOMill

Date 12/9/19

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517