



Memo

To: Mayor and Town Board of Commissioners
From: Meredith Gruber, Planning Director / Michael Elabarger, Senior Planner
Date: June 1, 2022
Re: Item C.6 -- PR 21-04 - Wallbrook Preliminary Subdivision Plat

Application/Request

PR 21-04 Wallbrook Preliminary Subdivision Plat proposes 8 non-residential lots and several public right-of-ways on S. Main Street between Burlington Mill Road and Jonesville Road. The subject properties are zoned General Commercial Conditional District (GC-CZ) and fall under review of the Land Development Ordinance (LDO). Approval of a preliminary subdivision plat requires an evidentiary (quasi-judicial) hearing at a Town Board of Commissioners' meeting.

Background

Summary Information

Applicant	Crosland Southeast
Property Address	Main Street and Virginia Water Drive
PINs	1758458905, 1758568976 for 8 proposed lots; includes 1758582090 and 1758467822 for Tree Removal/Preservation purposes only
Zoning	General Commercial Conditional District (GC-CZ)
Acreage	57.35 +/- acres
Total Lots	8 non-residential

Development History and Applications

ANX 21-06	Voluntary Annexation approved 02-01-2022
SUP 20-02	Special Use Permit approved 03-02-2021
MA 21-09	Map Amendment (rezoning) approved 02-01-2022.
SP 21-02	<i>Site Plan for Townhomes in Lot 6 of proposed PR 21-04 – scheduled for evidentiary hearing on 06-07-2022</i>
SP 22-03	<i>Site Plan for 4 buildings/improvements on Lot 1 of proposed PR 21-04 – currently under review</i>
CD 22-02	<i>Construction Drawings (Subdivision Infrastructure) for mass grading and sewer line realignment – currently under review</i>

Comprehensive Plan

Future Land Use

The Future Land Use Map identifies the subject parcels along with all adjoining parcels in the area as Mixed Use Neighborhood, which is defined in the Comprehensive Plan as neighborhoods with a mix of uses that offer residents the ability to live, shop, work and play, in one community. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets that often support multiple modes of transportation.

At the time of the Special Use Permit and Map Amendment (rezoning) approvals, it was determined that the project and proposed zoning district respectively were consistent with the future land use designation. Therefore, this Preliminary subdivision plat is technically fulfilling those prior approvals by creating the lots and rights-of-way.

Community Transportation Plan

According to the Community Transportation Plan Thoroughfare Recommendations, South Main Street (aka Business 401) is planned as a variable right-of-way width two-lane road with turn lanes, and curb and gutter, sidewalks, and a side path. In 2022, two separate but related improvement projects will go to construction in the vicinity of this project; the first is a realignment of Burlington Mills Road to a new intersection with Main Street south of the existing intersection; the second is a state Locally Administered Projects Program (LAPP) project that will improve Main Street with streetscape improvements including crosswalks, curbs and stormwater gutters, street trees, and new sidewalk and a multi-use path.

The preliminary subdivision plat includes twenty feet (20') of right-of-way dedication along S. Main Street frontage to accommodate the ultimate right-of-way.

Traffic Impact Analysis

A Traffic Impact Analysis (TIA) was produced by Stantec during the Special Use Permit process in 2020 for the proposed development. The traffic study recommended the following:

- Extend Wall Creek Drive to Main Street (prior to issuance of first Certificate of Occupancy for the first residential unit in the east site on concept plan);
- Constructing 100' northbound right turn lane on Main Street;
- Constructing 100' southbound left turn lane at site driveway on Main Street.
- Extend Virginia Water Drive and Burlington Mills Road through the project (no later than 6 months after LAPP project completion).

Technical Review Committee

The Town of Rolesville's Technical Review Committee (TRC) has reviewed the preliminary subdivision plat for Wallbrook, and as of May 31, 2022, there were no outstanding staff comments remaining.

Findings of Fact

The following findings, based on evidence and testimony received at an evidentiary hearing in accordance with procedures specified in State General Statute 160D-406, must be made by the Town Board in order to approve a preliminary subdivision plat:

- A. That the proposed development and/or use will not materially endanger the public health or safety;
- B. That the proposed development and/or use will not substantially injure the value of adjoining property;
- C. That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;
- D. That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town;
- E. That the proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;
- F. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;
- G. That the proposed development and use comply with all applicable requirements of this ordinance.

Potential Actions

- Approve the Preliminary Subdivision Plat and determine that the plat will meet the requirements of the Town's Land Development Ordinance (LDO).
- Approve the Preliminary Subdivision Plat with modifications in consideration of information presented at the evidentiary hearing.
- Deny the Preliminary Subdivision Plat based on information presented at the evidentiary hearing with the stated reason for denial.

Suggested Town Board Motion

Motion to approve the Preliminary Subdivision Plat, PR 21-04, Wallbrook, based on the evidence and testimony received at the hearing to determine the Findings of Fact.

Attachments

1. Application
2. Preliminary Subdivision Plat
3. Future Land Use Map
4. Zoning Map