



Memorandum

TO: Mayor and Town Board of Commissioners
FROM: Danny Johnson, AICP, Planning Director
DATE: October 30, 2019
RE: Agenda Item D. 7.

Public Hearing (quasi-judicial) on Case: SP 19-01, Elizabeth Springs Townhomes site plan review for 98 townhomes on a total of 23.15 acres, located 1205 Averette Road located in the Elizabeth Springs PUD Master Plan and zoned Residential and Planned Unit Development District (R&PUD).

Background

Summary Information

Acreage: 23.15

Current Zoning: Residential and Planned Unit Development (R&PUD) zoning district

Owner: ExperienceOne Homes, LLC

Developer: ExperienceOne Homes, LLC

Request

A request for a site plan approval (quasi-judicial) for 98 residential townhomes at located 1205 Averette Road for a combined total 23.15 acres. The site plan shows proposed residential buildings and individual townhome units with the required parking spaces, driveways to garages, sidewalks, water and sewer services, proposed public streets, and landscaping for required buffers in compliance with the Special Use Permit 17-03 Elizabeth Springs PUD Master Plan conditions, as amended. The site is currently zoned Residential and Planned Unit Development (R&PUD) zoning district, and included in the Elizabeth PUD Master Plan as amended. The maximum density for townhomes in R&PUD is ten dwellings per acre. The total density based on the proposed site plan is 4.233 units per acre for the townhouse portion of Elizabeth Springs PUD. The proposed site plan will meet the requirements of the Unified Development Ordinance.

2017 Rolesville Comprehensive Plan

The Future Land Use Map, adopted with the 2017 Comprehensive Plan, classifies these parcels for medium density residential use. This classification describes a mixture of housing types with an average density of three to five dwelling units per acre. The

requested preliminary subdivision plat density is within this future land class of 2017 Comprehensive Plan.

2002 Thoroughfare Plan and Traffic Impact Analysis (TIA)

The developer conducted a Traffic Impact Analysis for the site. The proposed development will generate an additional 1670 trips per day. The North Carolina Department of Transportation has outlined requisite street improvements, including widening the intersection of NC 98 (Wait Ave) and Averette Road and providing left-turn lanes from Averette Road into and out of the development. The Special Use Permit; SUP 19-03 addresses the phasing of the street improvements outlined by NCDOT based on the TIA for Averette Road and NC 98 intersection.

Technical Review Committee and Planning Staff Recommendations

The Technical Review Committee has reviewed the proposed Townhomes Site Plan and recommends approval as presented. The Planning Staff recommendation is to approve the Elizabeth Springs Townhomes Site Plan as presented subject to the evidence and testimony presented at the public hearing.

Suggested Town Board motion

I move to approve public hearing Case SP 19-01, Elizabeth Springs Townhomes Site Plan with the evidence and testimony received at the hearing to determine the findings of fact.

Attachments

SP 19-01 Location Map
SP 19-01 Site Plan Application
SP 19-01 Proposed Site Plan