



Memorandum

To: Mayor and Town Board of Commissioners
From: Michael Elabarger, Senior Planner
Date: January 27, 2022
Re: Site Plan SP 20-04

Case SP 20-04, The Point South, Townhomes; A Site Plan review application by Ashton Woods Homes-Raleigh for 319 residential townhomes in three separate locations within an approximately 316-acre site, currently being Wake County PIN # 1768254698, 1768043342, 1768347557, and 1758839170. Per UDO Section 3.6.2, an Evidentiary Quasi-Judicial public hearing shall be held by the Town Board of Commissioners prior to approval of an application for Site Plan.

Background

Applicant and Property Owner

Property Owner – Ashton Raleigh Residential, LLC
Developer – Ashton Woods Homes - Raleigh
Applicant/Contact – Mike Sanchez, McAdams Company

Request

A request for a Site Plan approval for construction of 319 residential townhouse dwelling units located in three areas across a 316-acre development. The overall property is zoned (per the Unified Development Ordinance, UDO) the Residential and Planned Unit Development District (R&PUD), with the areas planned for Townhome development being in R-3 sections as described in UDO Section 6.2./6.2.3. The Site Plan is following the approved The Point PUD Master Plan for SUP 18-09 for residential townhouse development. The proposed Site Plan meets all the provisions of the UDO with proposed public streets, off-street visitor and mail kiosk parking, required off-street parking for each residential unit and the minimum required spacing between townhouse unit's driveways. The Site Plan also shows the required open space and nearby amenities.

Rolesville Comprehensive Plan

The Future Land Use Map, adopted with the 2017 Comprehensive Plan, classifies these parcels for mixed use neighborhood use.

Rolesville Community Transportation Plan

Access to the Townhome sites is via public right-of-ways approved via Special Use Permit SUP 18-09 and Preliminary Subdivision Plat PR 20-01 for Phases 1-10 and 14. Townhomes are approved within Phases 3, 8, and 10 as shown in Attachments 3 & 5. Quarry Road through the overall development primarily serves the Phase 3 and 8 townhome areas, while the Phase 10 townhome area takes primary access (Strips Drive intersection with) East Young Street

Technical Review Committee and Planning Staff Recommendations.

The Technical Review Committee Staff reviewed the proposed Site Plan and determined that it is consistent with the approved Special Use Permit and Preliminary Subdivision Plat, and

complies with the UDO and other entities regulations and requirements as they relate to the scope of this Application. The TRC Staff recommends approval of the application.

In accordance with Section 3.6.2, Special Use Permit/Site Plan Findings of Fact

The following Findings, based on evidence and testimony received at a public hearing in accordance with procedures specified in [the Unified Development Ordinance], must be made by the Town Board in order to approve any Special Use Permit or any application for Site Plan:

- (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.

The Site Plan application and proposed Site Plan that is attached along with the testimony and evidence given at the public hearing can be used for determining the Findings of Fact.

Board Options

- Approve the Site Plan based on the evidence and testimony presented at the public hearing.
- Deny the Site Plan based on the evidence and testimony presented at the public hearing with stated reason(s) for denial.

Relationship to Current Budget/Goals

None

Recommended Action

Motion to approve public hearing Case SP 20-04, The Point South, Townhomes Site Plan with the evidence and testimony received at the hearing to be used for determining the findings of fact.

Attachments:

1. Application signed 2020-10-17
2. SP 20-04 Townhome Site Plan
3. Overall PUD Master Plan (approved via SUP 18-09)
4. PUD Master Plan Zoning sections (approved via SUP 18-09)
5. Overall Preliminary Plat & Phasing Plan (approved via PR 20-01)