

*Items C.7 and C.8*

# Wallbrook

**Preliminary Subdivision Plat**

**PR 21-04**

**Site Plan (Townhomes)**

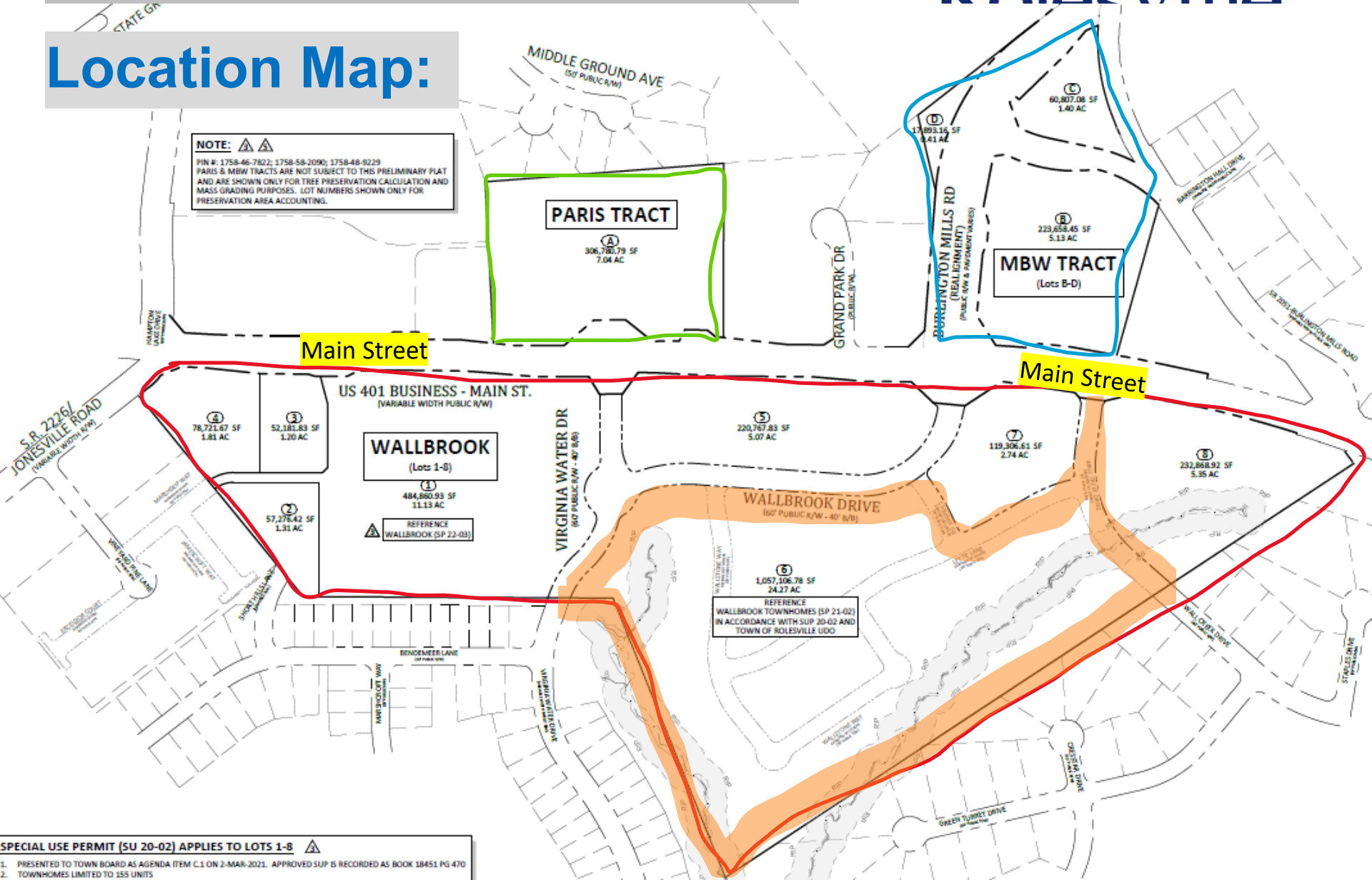
**SP 21-02**

# Wallbrook

## Preliminary Subdivision Plat - PR 21-04 Site Plan (Townhomes) – SP 21-02



### Location Map:



## Wallbrook

Preliminary Subdivision Plat - PR 21-04  
Site Plan (Townhomes) – SP 21-02



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## Wallbrook History:

- **Zoned CO-SUD under UDO, GC-CZ under LDO**
- **SUP 20-02 – approved Wallbrook development including Townhome use**
- **ANX 21-06 – Voluntary Annexation**
- **MA 21-09 – Rezoned ‘Paris’, ‘MBW’ tracts**

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PR 21-04 regulated under the LDO (not UDO).

## LDO Process for Preliminary Plats

- Appendix A / Table 1.15 and Section 3.5
- Step 4 – Evidentiary Quasi-Judicial (QJ)  
Public hearing by Town Board
- Town Board approval or denial

## Wallbrook

Preliminary Subdivision Plat - PR 21-04  
Site Plan (Townhomes) – SP 21-02



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## Preliminary Subdivision Information

- Zoned General Commercial – Conditional Zoning (GC-CZ)
- Proposes 8 non-residential development lots
  - *\*Lot 6 is for Townhomes subject to SP 21-02*
- New streets / extensions of Virginia Water Drive, Wallbrook Drive, Wall Creek Drive
- Regional Stormwater facilities
- Greenway extensions
- Tree Preservation Plan includes Paris/MBW tracts

## Wallbrook

Preliminary Subdivision Plat - PR 21-04  
Site Plan (Townhomes) – SP 21-02



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**SP 21-02 regulated under the UDO (not LDO).**

## UDO Process for Site Plans

- Section 2.1.2.b. – Evidentiary Quasi-Judicial (QJ) Hearing before the Town Board
- Applicant provides testimony for Findings of Facts for approval of the Site Plan
- Board shall approve or deny



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## Townhome Site Plan Information

- Zoned CO-SUD per UDO
- Lot 6 (PR 21-04) – 23.38 acres.
- Proposes 140 Residential Townhome lots.
  - Density = 5.99 dwelling units/acre, less than max. 10 DU/ac.
- Parking – Required 399 / Provided 487
- Several New streets within Townhome community.
- On-site Neuse Riparian Buffer protected area.
- Greenway connectivity to be determined.

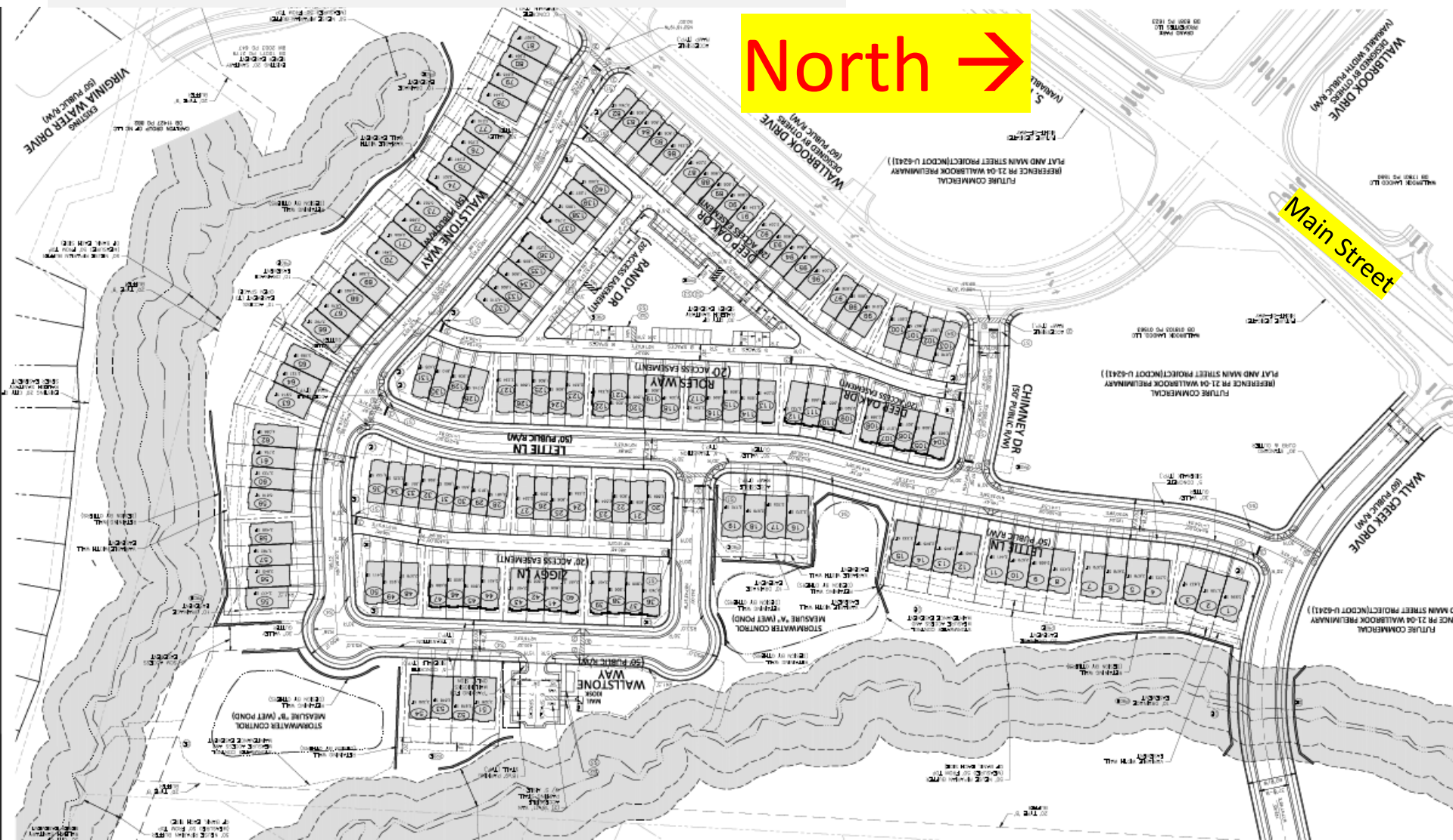
# Wallbrook

Preliminary Subdivision Plat - PR 21-04  
Site Plan (Townhomes) – SP 21-02



# Townhome Site Plan Layout

North →





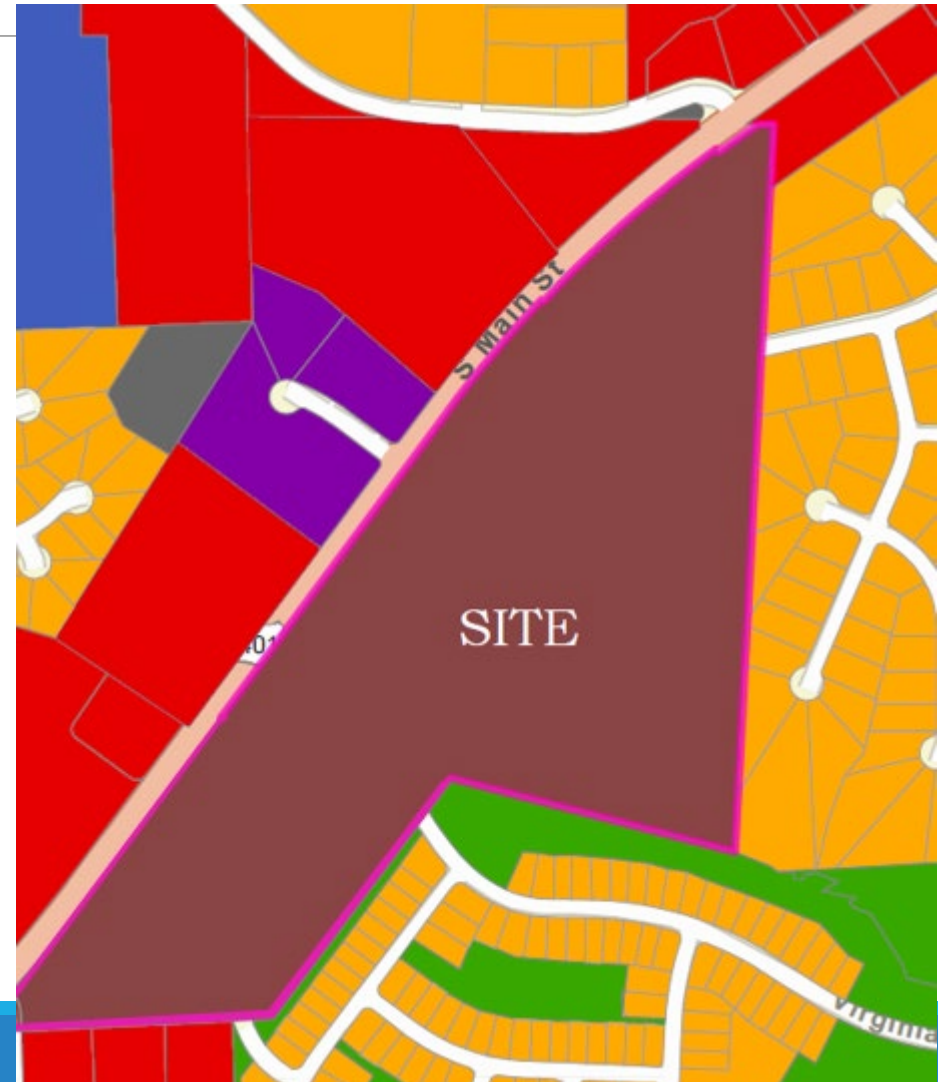
# Wallbrook

Preliminary Subdivision Plat - PR 21-04  
Site Plan (Townhomes) – SP 21-02



## Future Land Use

**Future Land Use  
Classification:  
Mixed Use  
Neighborhood**



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## Analysis/Notes:

Six (6) Submittal of both Applications – no further TRC Staff Comments.

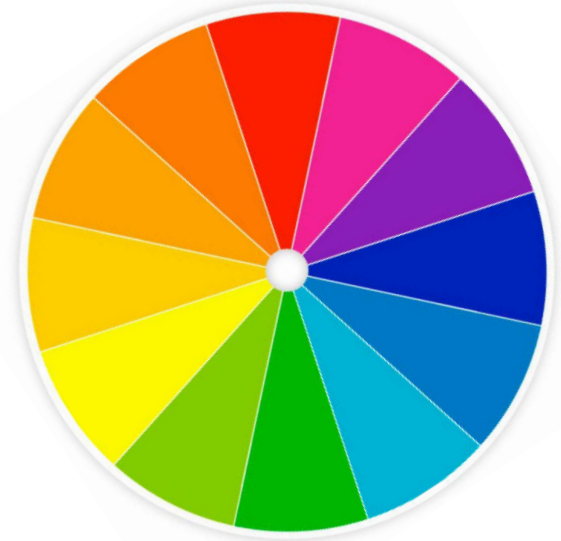
TIA completed during SUP process (2020) – Improvements noted on Cover Sheet.

Future Construction Drawings required.

Incorporating Town/DOT LAPP project improvements

## Staff Recommendation

- Staff has no outstanding comments
- Recommend that Town Board hold a Quasi-Judicial (QJ) Hearing for PR 21-04 & SP 21-02.





## Review Standards (LDO)

1. Proposed use will be in general conformance with the comprehensive plan and other relevant town plans;
2. Demonstrated measures will be taken to provide ingress, egress, minimize traffic hazards, and minimize traffic congestion on the public roads;
3. Proposed use will not be dangerous or offensive by reason of vibration, noise, odor, dust, smoke, or gas;
4. Proposed use will not inhibit the orderly development of adjacent and surrounding property for uses permitted within the particular zoning district;
5. Proposed use will not endanger the public health, safety, or general welfare; and
6. Proposed use complies with all applicable provisions of the LDO.



## Findings of Fact (UDO)

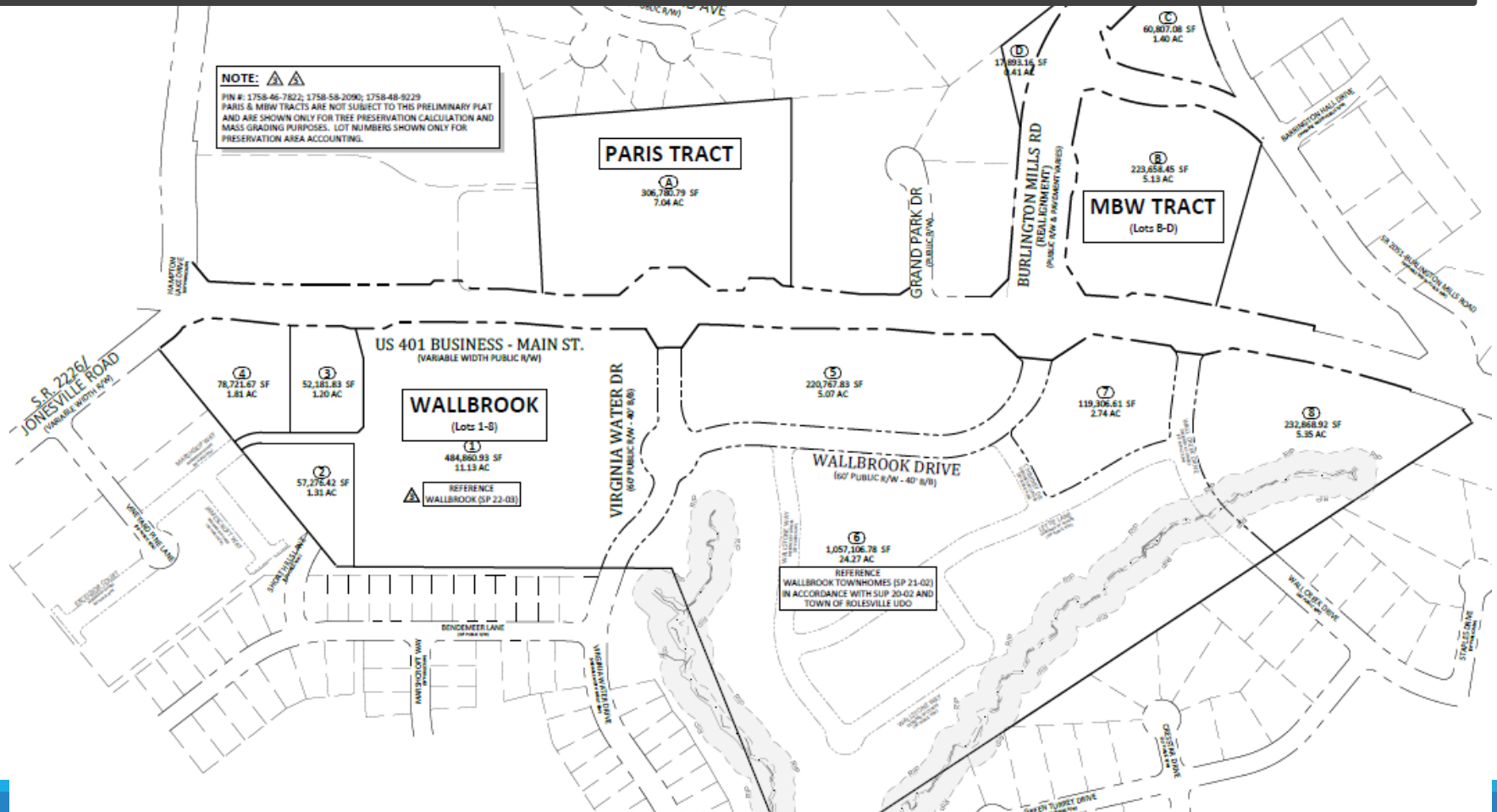
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- C. Proposed use will be in harmony and character of the neighborhood in which it is located;
- D. Proposed use will generally conform with the Comprehensive plan and other official plans adopted by the Town;
- E. Proposed use is appropriately located with respect to transportation facilities, water and sewer supply, fire, and police protection;
- F. Proposed use will not cause undue traffic congestion or create a traffic hazard;
- G. Proposed use complies with all applicable requirements of this ordinance.

# Wallbrook

## Preliminary Subdivision Plat - PR 21-04 Site Plan (Townhomes) – SP 21-02



**Applicant is Present to Answer Questions/provide Testimony.**



**SPECIAL USE PERMIT (SU 20-02) APPLIES TO LOTS 1-8** ⚠️  
1. PRESENTED TO TOWN BOARD AS AGENDA ITEM C.1 ON 2-MAR-2021. APPROVED SUP IS RECORDED AS BOOK 38451 PG 470  
2. TOWNHOMES LIMITED TO 155 UNITS



**PR 21-04: PRELIMINARY SUBDIVISION PLAT**  
EVIDENTIARY HEARING - JUNE 7, 2022

# WALLBROOK MASTER PLAN



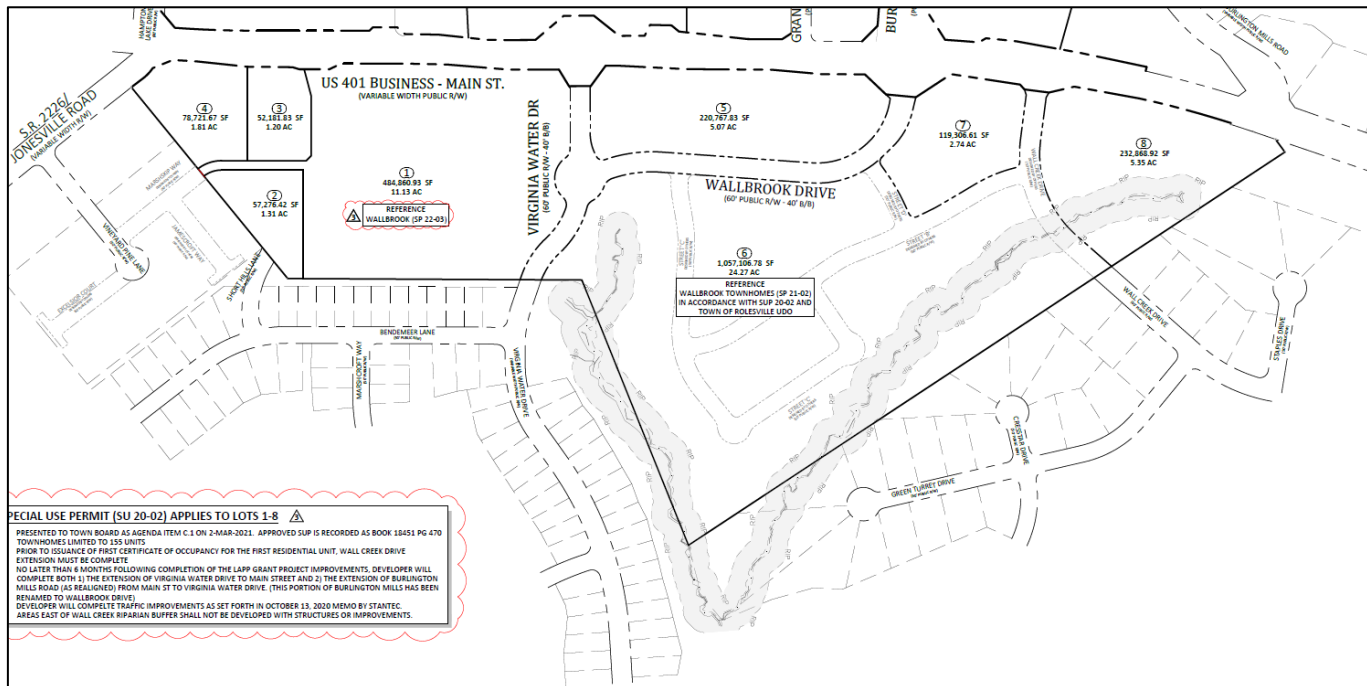


Approval Type	Current Status	Description	Code of Review
<b>Special Use Permit</b> SUP 20-02	Approved 3/2/21	Allows townhome use in CO-SUD district (lot 6)	UDO
<b>Annexation</b> ANX 21-06	Approved 2/1/22	Annexed entire project boundary (lots 1-12) into Rolesville corporate limits	
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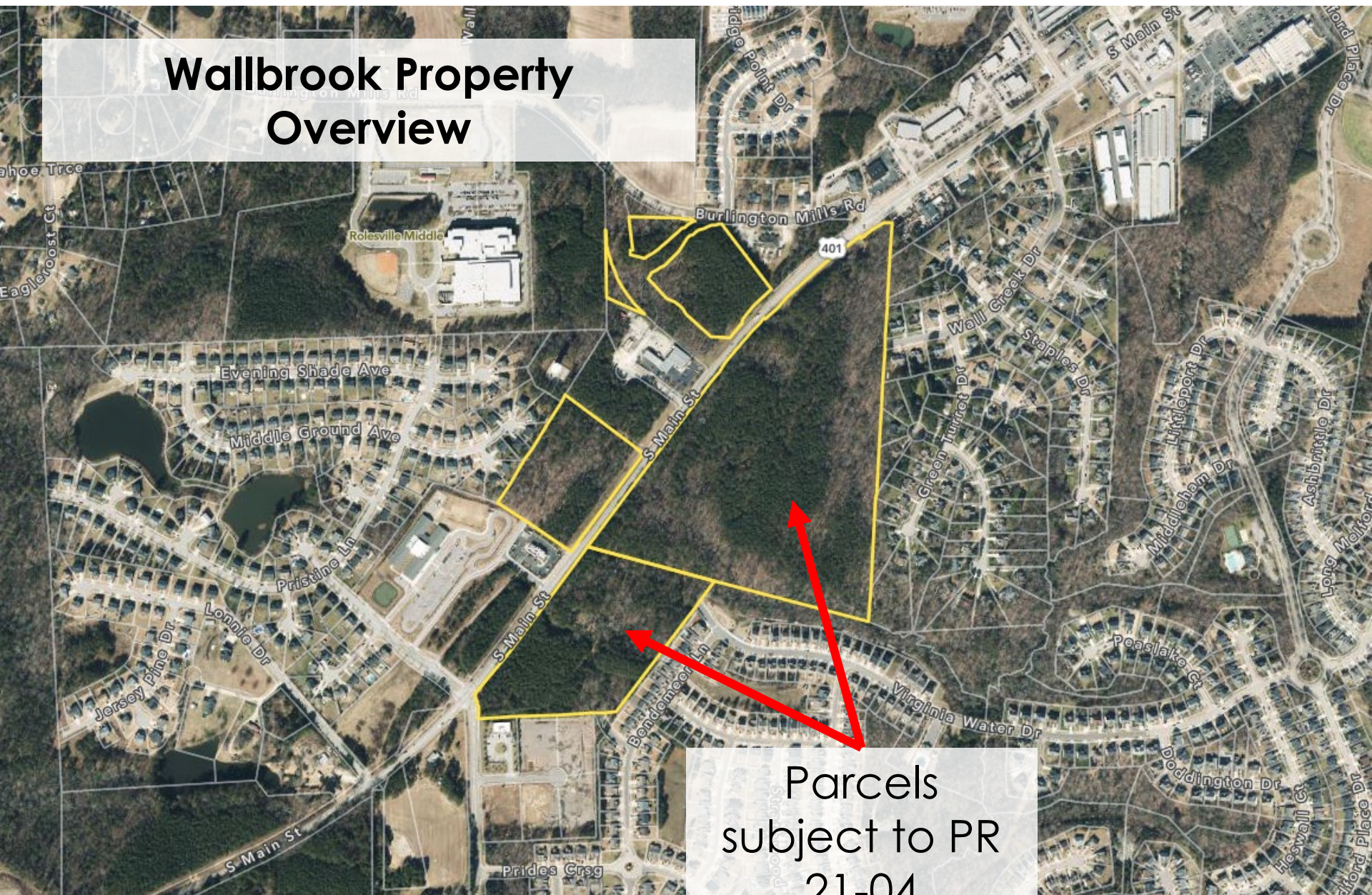
**Approval Process:** Zoning/Use Permit ➡ Subdivision Plat ➡ Site Plan ➡ Construction Drawings

# REQUEST OVERVIEW

- PR 21-04 is an Preliminary Subdivision Plat submitted to subdivide 2 parcels into 8 separate lots
- Submitted 10/1/21 under LDO (LDO was adopted on 6/1/21)



# Wallbrook Property Overview

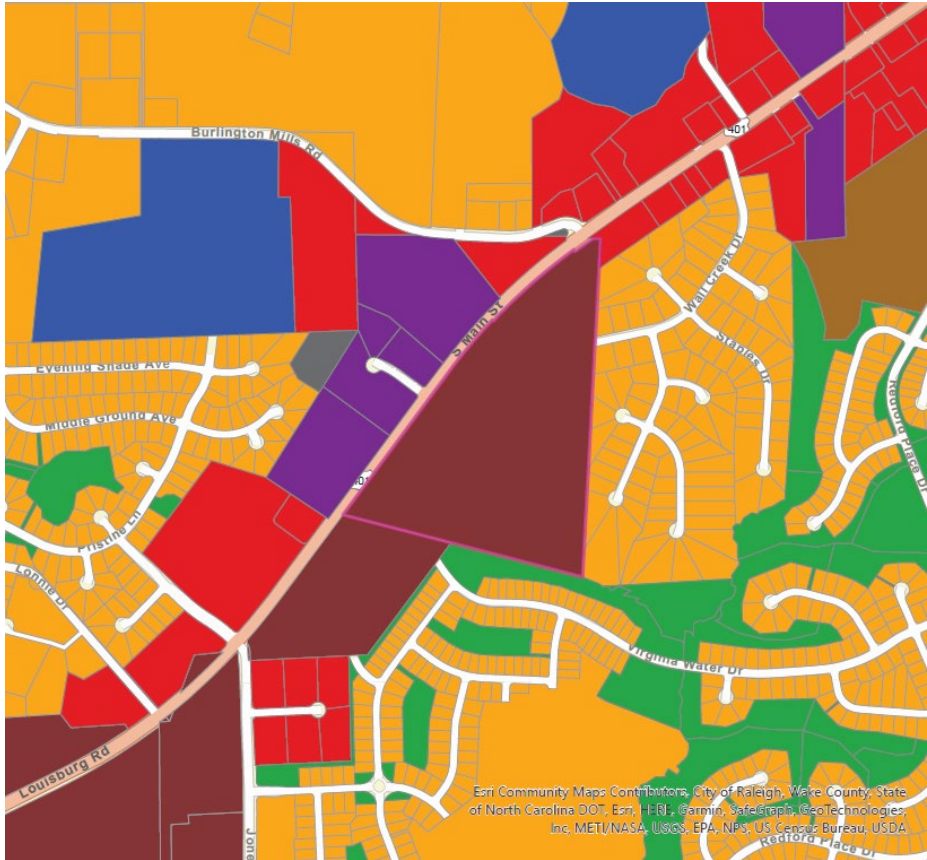


Parcels  
subject to PR  
21-04

# APPROVAL CRITERIA

- A. Will not materially endanger public health or safety;
- B. Will not substantially injure the value of adjoining property;
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- D. Will conform to Rolesville's Comprehensive Plan and other adopted plans;
- E. Is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;
- F. Will not cause undue traffic congestion or create traffic hazard; and
- G. Comply with applicable requirements of the UDO.

# ROLESVILLE FUTURE LAND USE MAP



Esri Community Maps Contributors, City of Raleigh, Wake County, State of North Carolina DOT, Esri, HERE, Garmin, SafeSoftware, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

- |  |  |  |
|--|--|--|
|  ETJ Boundary               |  High Density Residential |  Industrial           |
|  Town Boundary              |  Town Center              |  School               |
|  Water Supply Watershed     |  Mixed Use Neighborhood   |  Preserved Open Space |
|  Low Density Residential    |  Commercial               |  Water Sewer Services |
|  Medium Density Residential |  Business Park            |  |

# MAIN STREET VISION PLAN

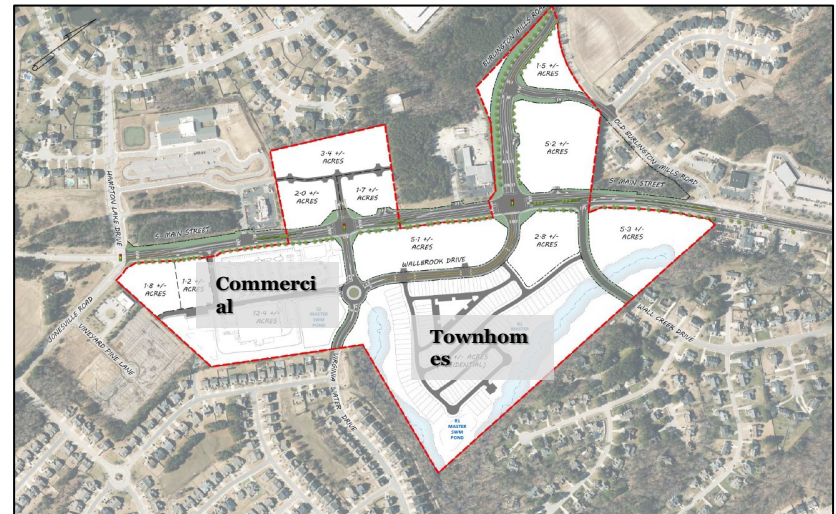
## Main Street Vision Plan Recommendations

- 1) Rebuild Main Street into 2-lane divided roadway with a meandering 10' - 12' side path from US 410 Bypass to Burlington Mills Road;
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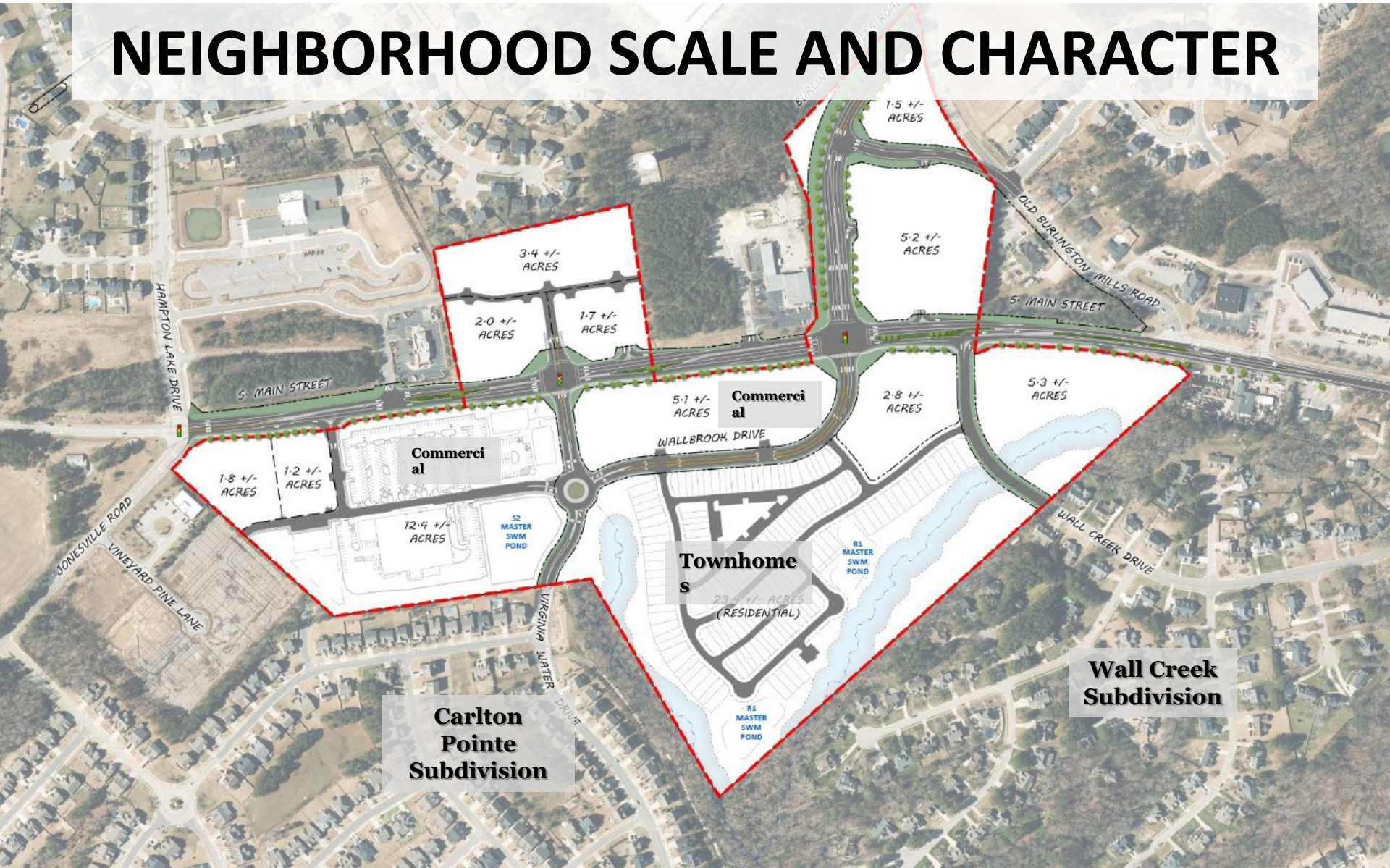
Main Street Vision Plan



Wallbrook Master Plan



# NEIGHBORHOOD SCALE AND CHARACTER



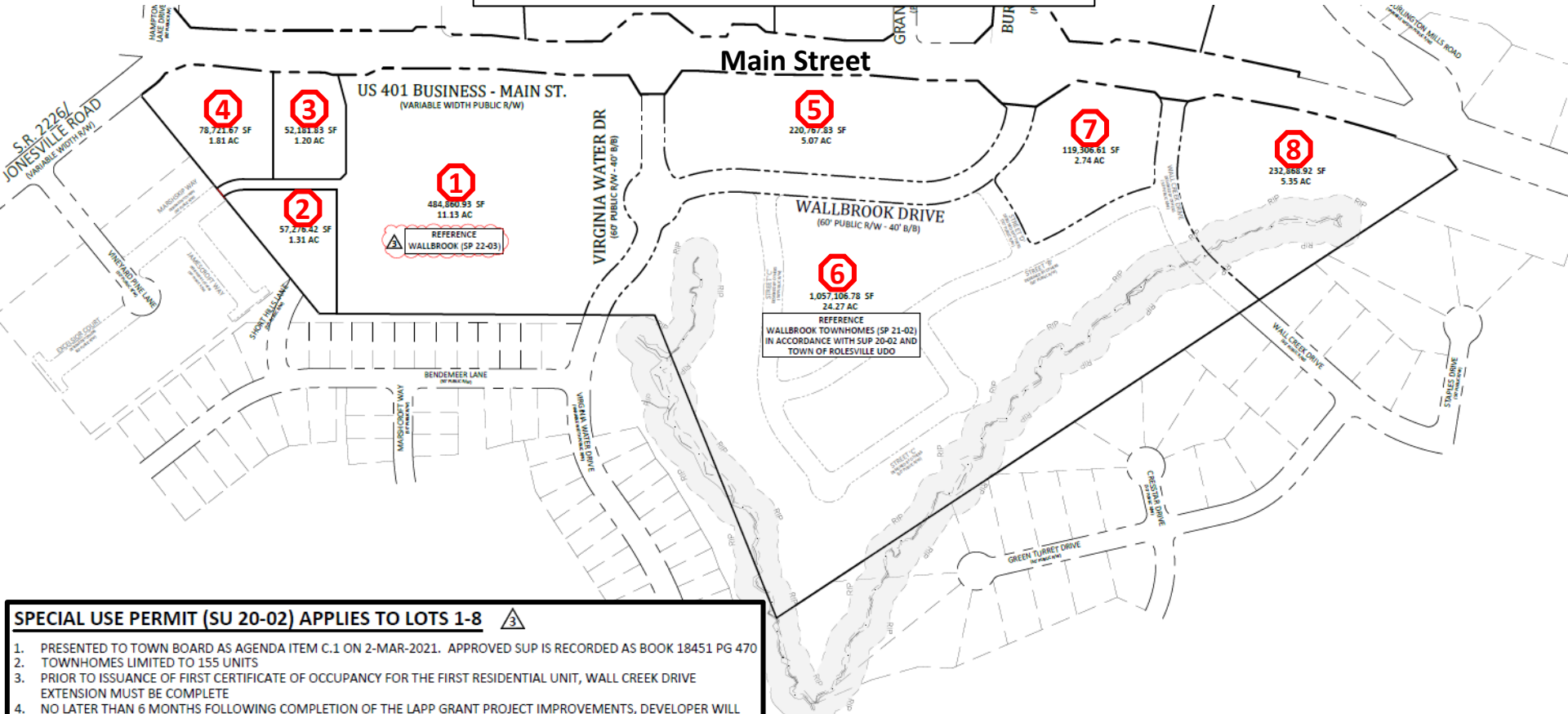
**Carlton  
Pointe  
Subdivision**

**Wall Creek  
Subdivision**

# WALLBROOK PRELIMINARY PLAT

Main Street and Virginia Water Drive, Town of Rolesville, Wake County, North Carolina

▲ Project No. PR21-04



**SPECIAL USE PERMIT (SU 20-02) APPLIES TO LOTS 1-8** ▲

- PRESENTED TO TOWN BOARD AS AGENDA ITEM C.1 ON 2-MAR-2021. APPROVED SUP IS RECORDED AS BOOK 18451 PG 470
- TOWNHOMES LIMITED TO 155 UNITS
- PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT, WALL CREEK DRIVE EXTENSION MUST BE COMPLETE
- NO LATER THAN 6 MONTHS FOLLOWING COMPLETION OF THE LAPP GRANT PROJECT IMPROVEMENTS, DEVELOPER WILL COMPLETE BOTH 1) THE EXTENSION OF VIRGINIA WATER DRIVE TO MAIN STREET AND 2) THE EXTENSION OF BURLINGTON MILLS ROAD (AS REALIGNED) FROM MAIN ST TO VIRGINIA WATER DRIVE. (THIS PORTION OF BURLINGTON MILLS ROAD HAS BEEN RENAMED TO WALLBROOK DRIVE)
- DEVELOPER WILL COMPLETE TRAFFIC IMPROVEMENTS AS SET FORTH IN OCTOBER 13, 2020 MEMO BY STANTEC.
- AREAS EAST OF WALL CREEK RIPARIAN BUFFER SHALL NOT BE DEVELOPED WITH STRUCTURES OR IMPROVEMENTS.

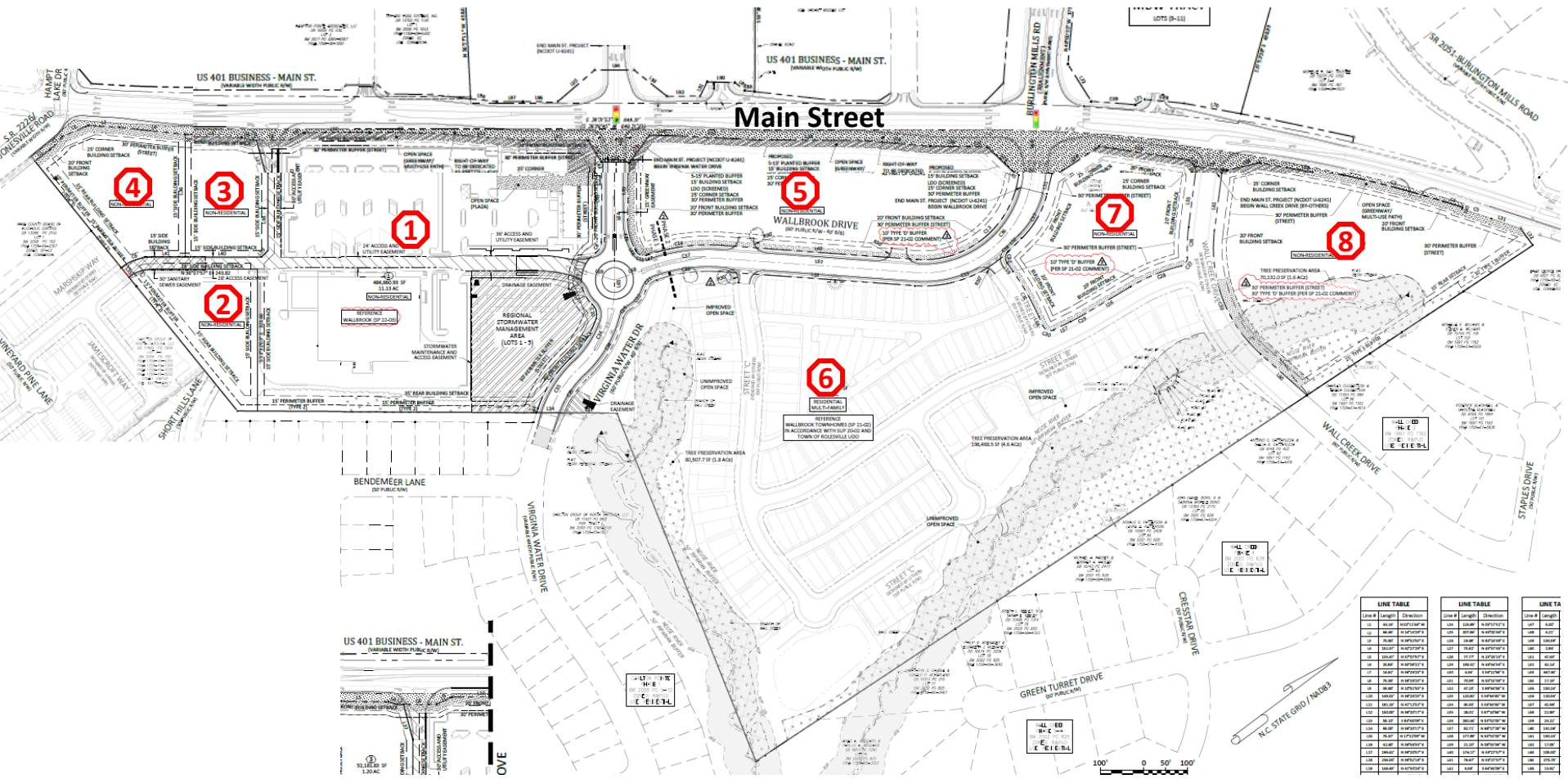


# WALLBROOK

## PRELIMINARY PLAT

Main Street and Virginia Water Drive, Town of Rolesville, Wake County, North Carolina

▲ Project No. PR21-04



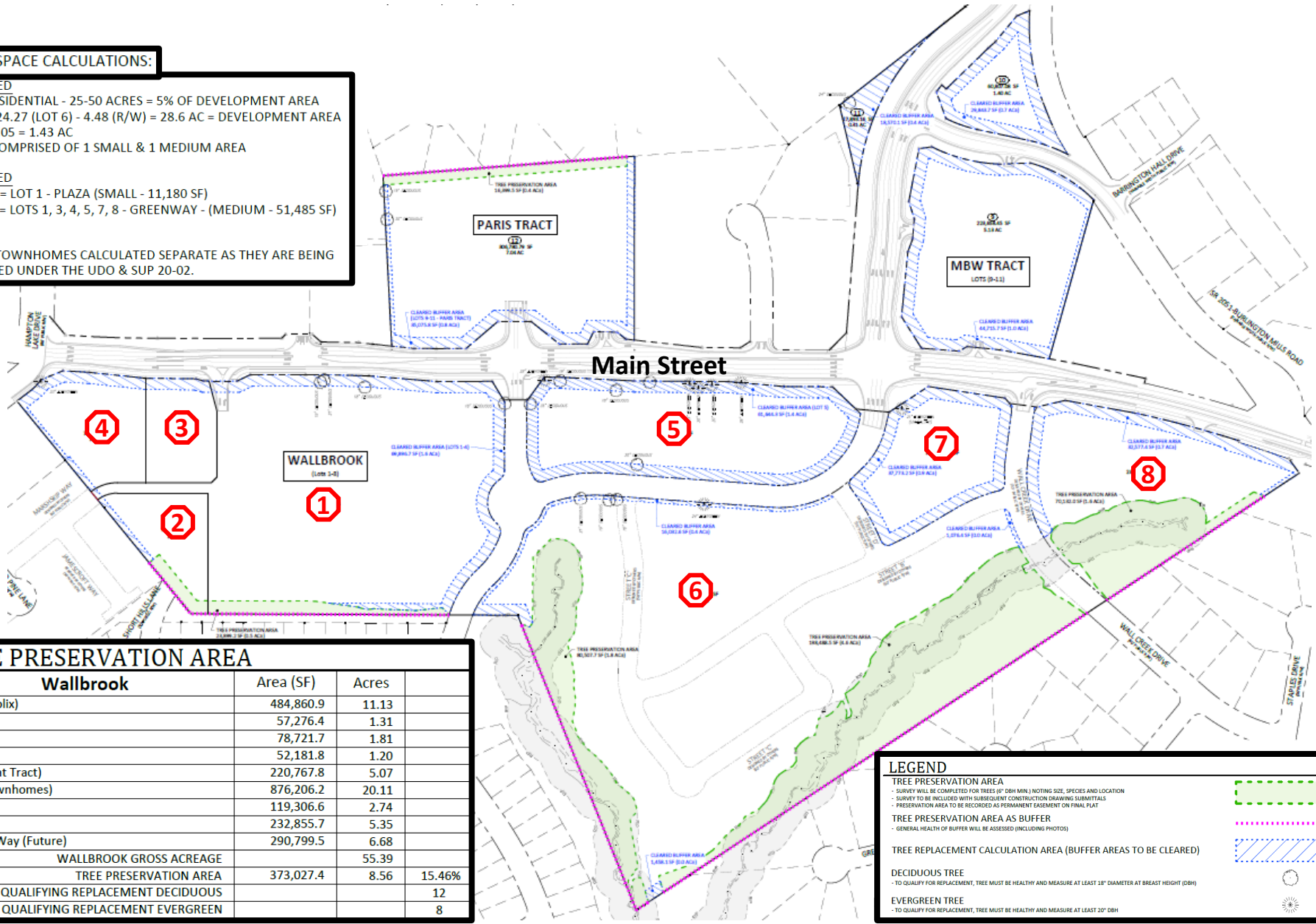
LINE #	Length	Direction	LINE #	Length	Direction	LINE #	Length	Direction
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104	10.00'	N 0° 0' 0" W	105	10.00'	N 0° 0' 0" W	106	10.00'	N 0° 0' 0" W
107	10.00'	N 0° 0' 0" W	108	10.00'	N 0° 0' 0" W	109	10.00'	N 0° 0' 0" W
110	10.00'	N 0° 0' 0" W	111	10.00'	N 0° 0' 0" W	112	10.00'	N 0° 0' 0" W
113	10.00'	N 0° 0' 0" W	114	10.00'	N 0° 0' 0" W	115	10.00'	N 0° 0' 0" W
116	10.00'	N 0° 0' 0" W	117	10.00'	N 0° 0' 0" W	118	10.00'	N 0° 0' 0" W
119	10.00'	N 0° 0' 0" W	120	10.00'	N 0° 0' 0" W	121	10.00'	N 0° 0' 0" W
122	10.00'	N 0° 0' 0" W	123	10.00'	N 0° 0' 0" W	124	10.00'	N 0° 0' 0" W
125	10.00'	N 0° 0' 0" W	126	10.00'	N 0° 0' 0" W	127	10.00'	N 0° 0' 0" W
128	10.00'	N 0° 0' 0" W	129	10.00'	N 0° 0' 0" W	130	10.00'	N 0° 0' 0" W
131	10.00'	N 0° 0' 0" W	132	10.00'	N 0° 0' 0" W	133	10.00'	N 0° 0' 0" W
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170	10.00'	N 0° 0' 0" W	171	10.00'	N 0° 0' 0" W	172	10.00'	N 0° 0' 0" W
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200	10.00'	N 0° 0' 0" W	201	10.00'	N 0° 0' 0" W	202	10.00'	N 0° 0' 0" W

**OPEN SPACE CALCULATIONS:**

**REQUIRED**  
 NON-RESIDENTIAL - 25-50 ACRES = 5% OF DEVELOPMENT AREA  
 57.35 - 24.27 (LOT 6) - 4.48 (R/W) = 28.6 AC = DEVELOPMENT AREA  
 28.6 x 0.05 = 1.43 AC  
 TO BE COMPRISED OF 1 SMALL & 1 MEDIUM AREA

**PROVIDED**  
 0.26 AC = LOT 1 - PLAZA (SMALL - 11,180 SF)  
 1.18 AC = LOTS 1, 3, 4, 5, 7, 8 - GREENWAY - (MEDIUM - 51,485 SF)  
 1.44 AC

**NOTE:** TOWNHOMES CALCULATED SEPARATE AS THEY ARE BEING REVIEWED UNDER THE UDO & SUP 20-02.



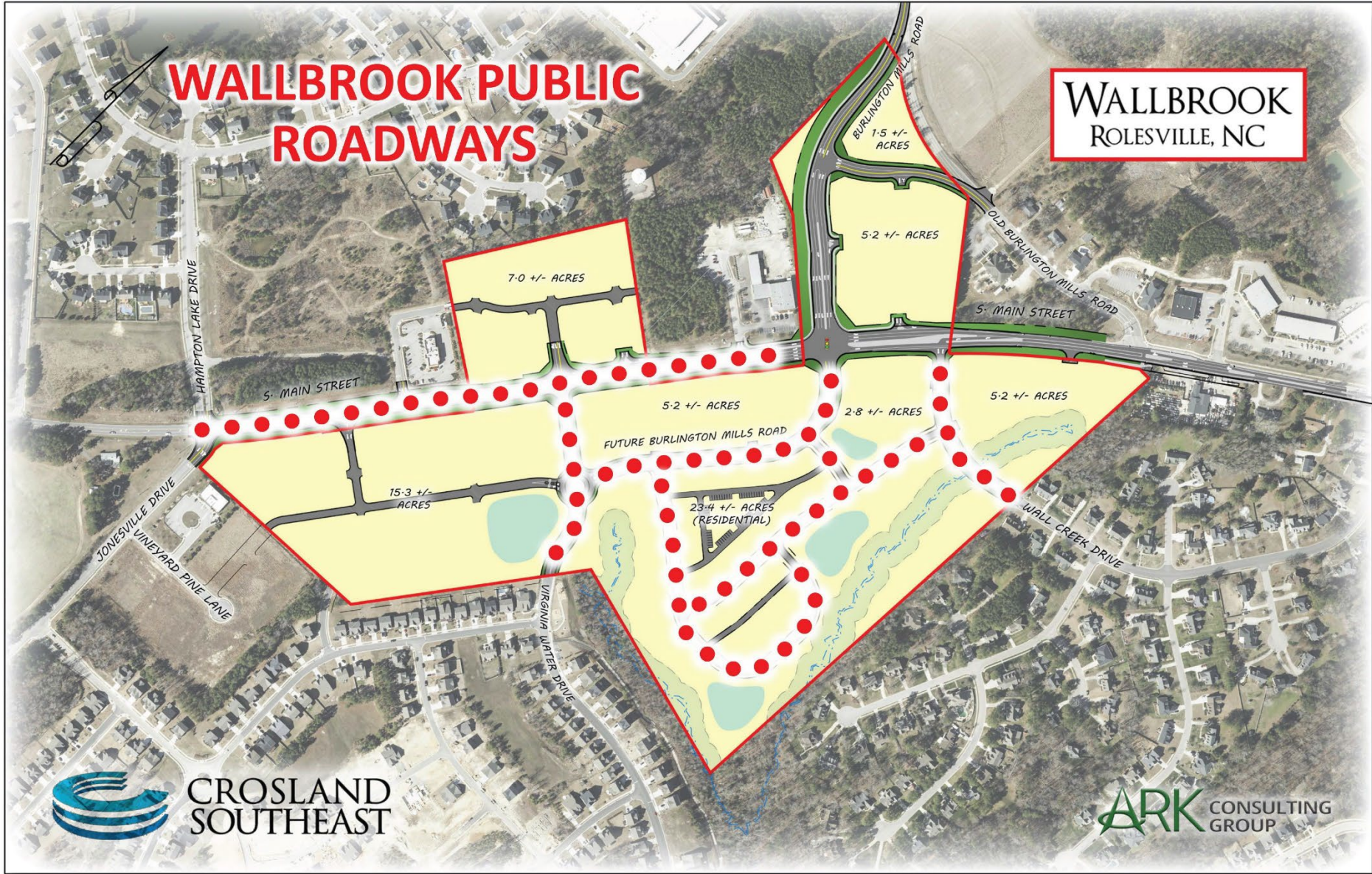
TREE PRESERVATION AREA			
Wallbrook	Area (SF)	Acres	
Lot 1 (Publix)	484,860.9	11.13	
Lot 2	57,276.4	1.31	
Lot 3	78,721.7	1.81	
Lot 4	52,181.8	1.20	
Lot 5 (Boat Tract)	220,767.8	5.07	
Lot 6 (Townhomes)	876,206.2	20.11	
Lot 7	119,306.6	2.74	
Lot 8	232,855.7	5.35	
Right-of-Way (Future)	290,799.5	6.68	
<b>WALLBROOK GROSS ACREAGE</b>		<b>55.39</b>	
<b>TREE PRESERVATION AREA</b>	<b>373,027.4</b>	<b>8.56</b>	<b>15.46%</b>
<b>QUALIFYING REPLACEMENT DECIDUOUS</b>			<b>12</b>
<b>QUALIFYING REPLACEMENT EVERGREEN</b>			<b>8</b>

**LEGEND**

- TREE PRESERVATION AREA**
  - SURVEY WILL BE COMPLETED FOR TREES 6" (20H MIN.) NOTING SIZE, SPECIES AND LOCATION
  - SURVEY TO BE INCLUDED WITH SUBSEQUENT CONSTRUCTION DRAWING SUBMITTALS
  - PRESERVATION AREA TO BE RECORDED AS PERMANENT EASEMENT ON FINAL PLAT
- TREE PRESERVATION AREA AS BUFFER**
  - GENERAL HEALTH OF BUFFER WILL BE ASSESSED (INCLUDING PHOTOS)
- TREE REPLACEMENT CALCULATION AREA (BUFFER AREAS TO BE CLEARED)**
- DECIDUOUS TREE**
  - TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 18" DIAMETER AT BREAST HEIGHT (DBH)
- EVERGREEN TREE**
  - TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 20" DBH

# WALLBROOK PUBLIC ROADWAYS

WALLBROOK  
ROLESVILLE, NC

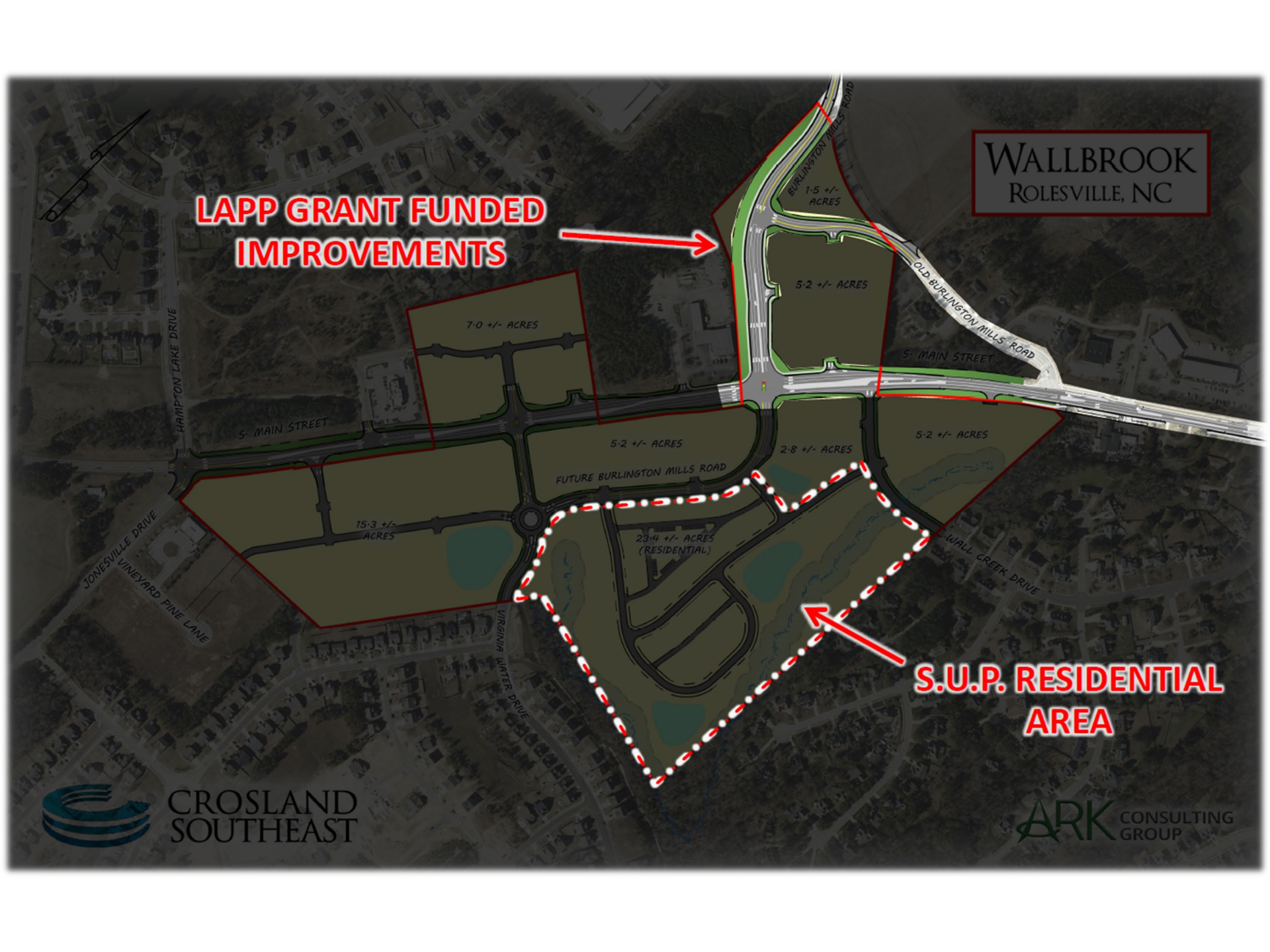


WALLBROOK  
ROLESVILLE, NC

LAPP GRANT FUNDED  
IMPROVEMENTS



S.U.P. RESIDENTIAL  
AREA



WALLBROOK  
ROLESVILLE, NC

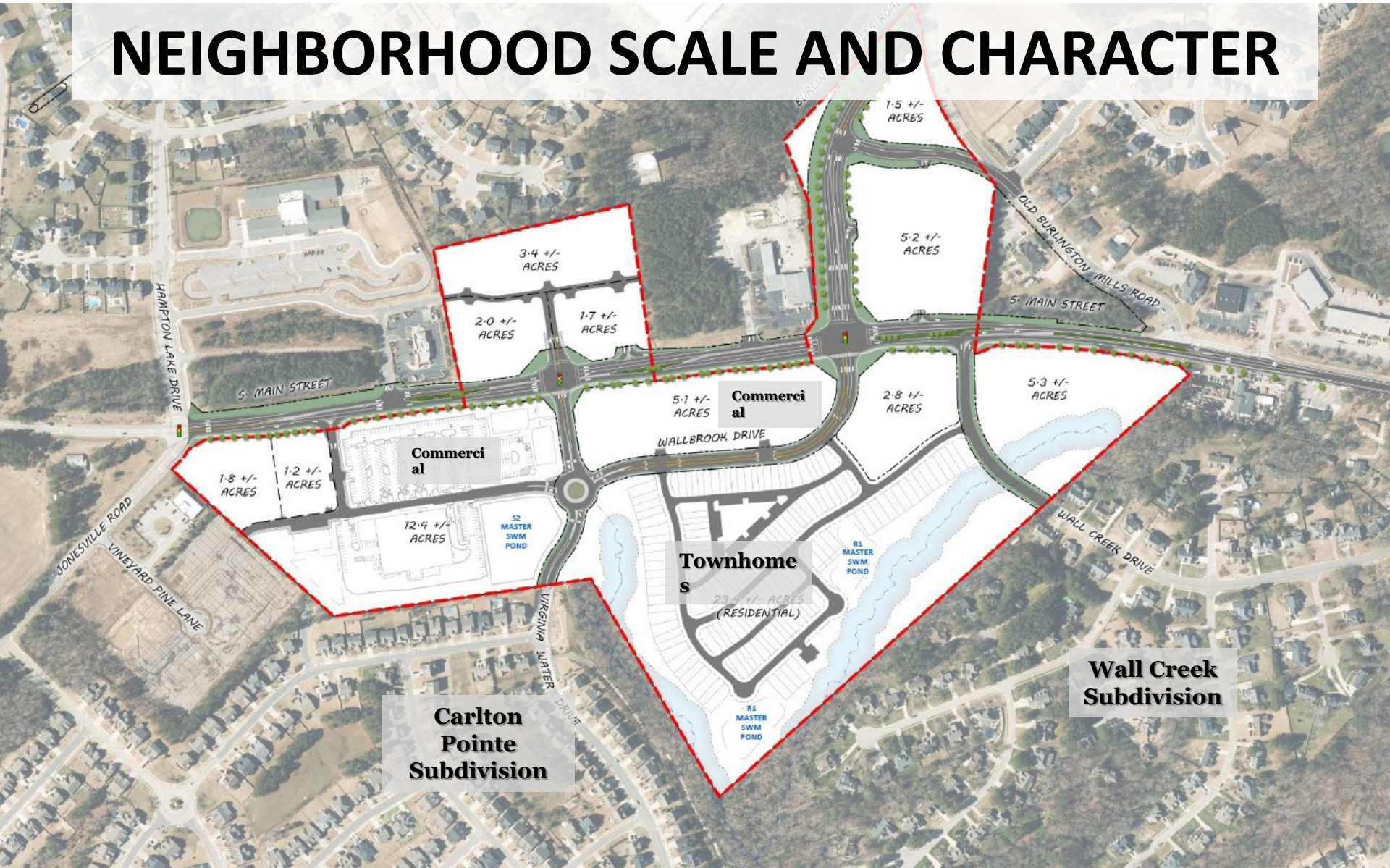
**WALLBROOK ROADWAY  
IMPROVEMENTS  
(PER S.U.P. CONDITIONS)**



**S.U.P. RESIDENTIAL  
AREA**



# NEIGHBORHOOD SCALE AND CHARACTER



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# SP 21-02: TOWNHOME SITE PLAN

EVIDENTIARY HEARING - JUNE 7, 2022

# WALLBROOK MASTER PLAN

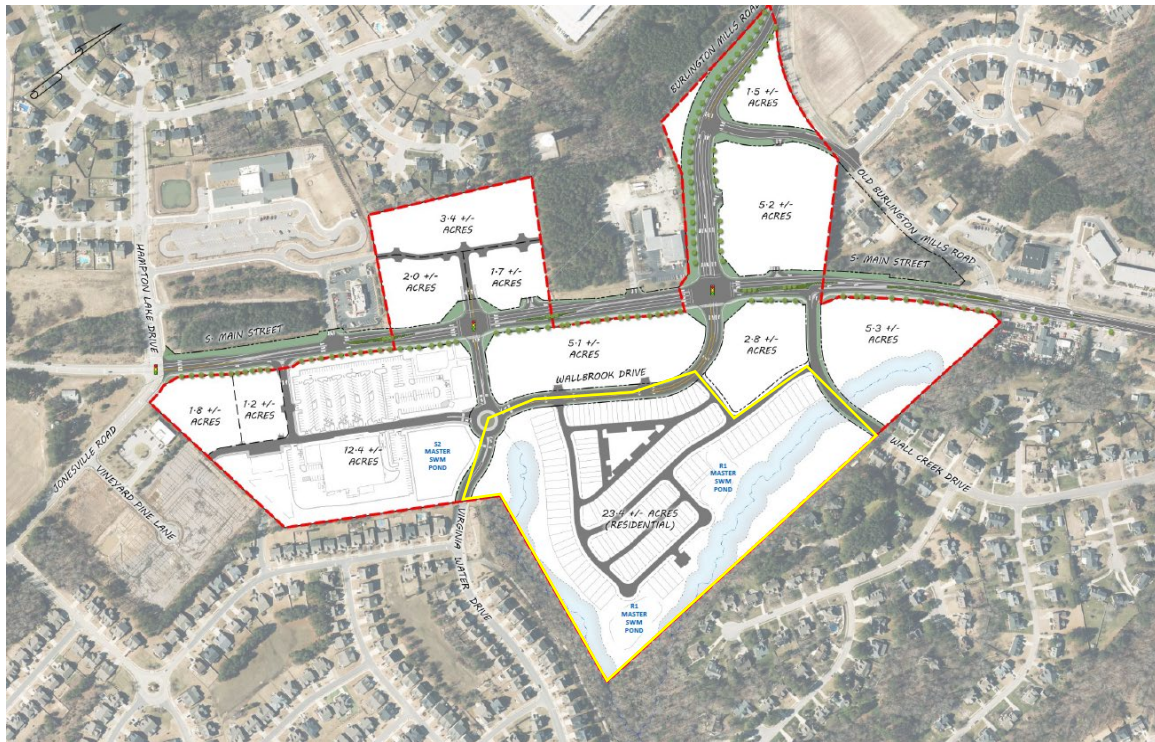


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**Approval Process:** Zoning/Use Permit  Subdivision Plat  Site Plan  Construction Drawings

# REQUEST OVERVIEW

- SP 21-02 is a site plan for 140 townhomes on Lot #6 of the Wallbrook mixed use development.
- Submitted 3/2/21 under UDO (LDO was adopted on 6/1/21)



# Wallbrook Property Overview



Parcel subject  
to SP 21-02

# APPROVAL CRITERIA

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# ROLESVILLE FUTURE LAND USE MAP



- |                            |                          |                      |
|----------------------------|--------------------------|----------------------|
| ETJ Boundary               | High Density Residential | Industrial           |
| Town Boundary              | Town Center              | School               |
| Water Supply Watershed     | Mixed Use Neighborhood   | Preserved Open Space |
| Low Density Residential    | Commercial               | Water Sewer Services |
| Medium Density Residential | Business Park            |                      |

# MAIN STREET VISION PLAN

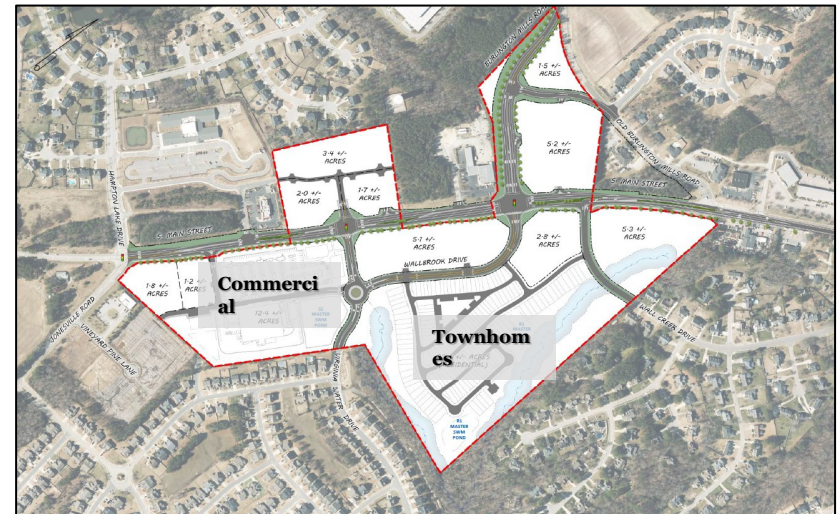
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Main Street Vision Plan

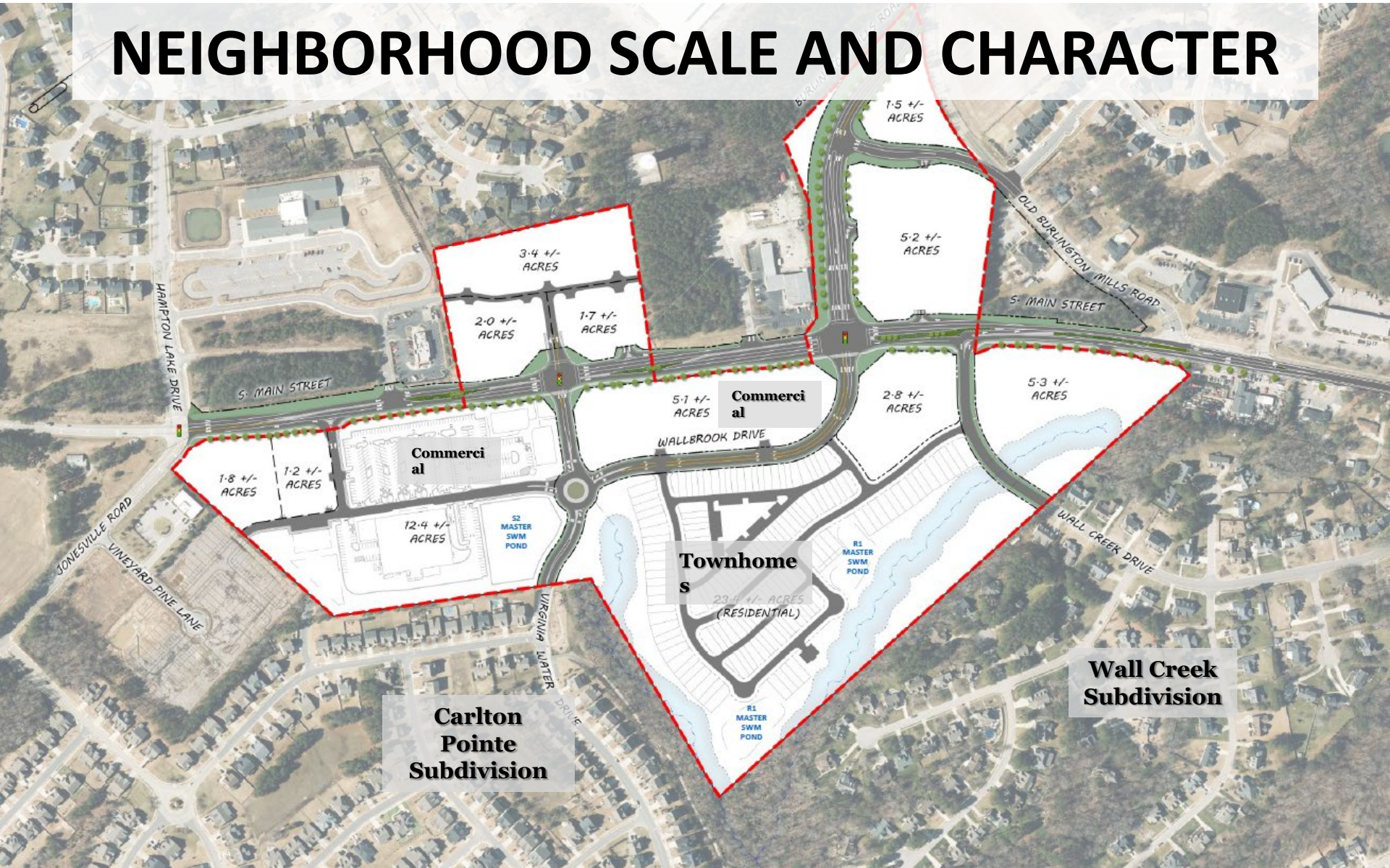


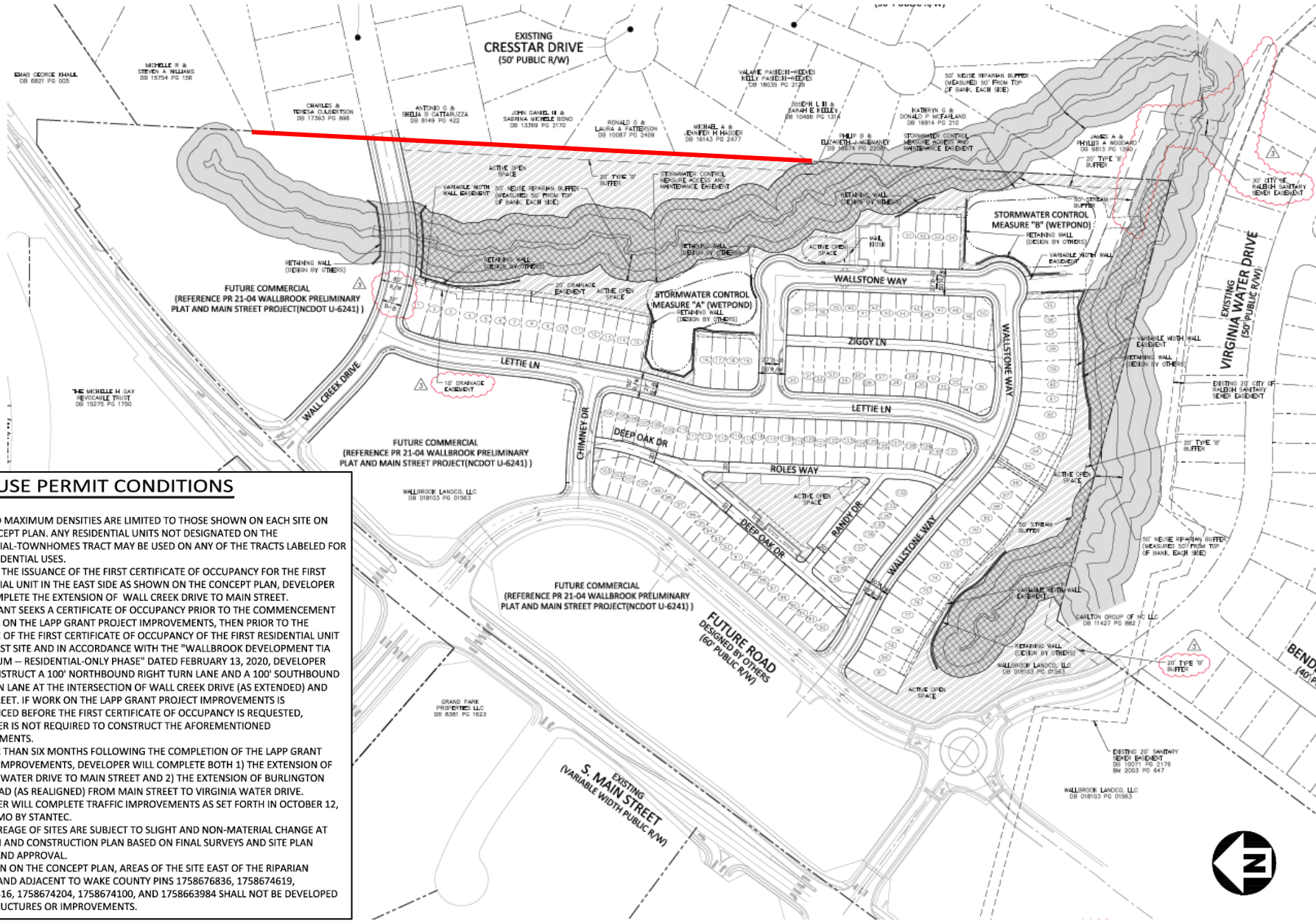
Wallbrook Master Plan





# NEIGHBORHOOD SCALE AND CHARACTER





**SPECIAL USE PERMIT CONDITIONS**

- A. USES AND MAXIMUM DENSITIES ARE LIMITED TO THOSE SHOWN ON EACH SITE ON THE CONCEPT PLAN. ANY RESIDENTIAL UNITS NOT DESIGNATED ON THE RESIDENTIAL-TOWNHOMES TRACT MAY BE USED ON ANY OF THE TRACTS LABELED FOR NON-RESIDENTIAL USES.
- B. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT IN THE EAST SIDE AS SHOWN ON THE CONCEPT PLAN, DEVELOPER WILL COMPLETE THE EXTENSION OF WALL CREEK DRIVE TO MAIN STREET.
- C. IF APPLICANT SEEKS A CERTIFICATE OF OCCUPANCY PRIOR TO THE COMMENCEMENT OF WORK ON THE LAPP GRANT PROJECT IMPROVEMENTS, THEN PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY OF THE FIRST RESIDENTIAL UNIT IN THE EAST SIDE AND IN ACCORDANCE WITH THE "WALLBROOK DEVELOPMENT TIA ADDENDUM – RESIDENTIAL-ONLY PHASE" DATED FEBRUARY 13, 2020, DEVELOPER WILL CONSTRUCT A 100' NORTHBOUND RIGHT TURN LANE AND A 100' SOUTHBOUND LEFT TURN LANE AT THE INTERSECTION OF WALL CREEK DRIVE (AS EXTENDED) AND MAIN STREET. IF WORK ON THE LAPP GRANT PROJECT IMPROVEMENTS IS COMMENCED BEFORE THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED, DEVELOPER IS NOT REQUIRED TO CONSTRUCT THE AFOREMENTIONED IMPROVEMENTS.
- D. NO LATER THAN SIX MONTHS FOLLOWING THE COMPLETION OF THE LAPP GRANT PROJECT IMPROVEMENTS, DEVELOPER WILL COMPLETE BOTH 1) THE EXTENSION OF VIRGINIA WATER DRIVE TO MAIN STREET AND 2) THE EXTENSION OF BURLINGTON MILLS ROAD (AS REALIGNED) FROM MAIN STREET TO VIRGINIA WATER DRIVE.
- E. DEVELOPER WILL COMPLETE TRAFFIC IMPROVEMENTS AS SET FORTH IN OCTOBER 12, 2020 MEMO BY STANTEC.
- F. FINAL ACREAGE OF SITES ARE SUBJECT TO SLIGHT AND NON-MATERIAL CHANGE AT SITE PLAN AND CONSTRUCTION PLAN BASED ON FINAL SURVEYS AND SITE PLAN REVIEW AND APPROVAL.
- G. AS SHOWN ON THE CONCEPT PLAN, AREAS OF THE SITE EAST OF THE RIPARIAN STREAM AND ADJACENT TO WAKE COUNTY PINS 1758676836, 1758674619, 1758674416, 1758674204, 1758674100, AND 1758663984 SHALL NOT BE DEVELOPED WITH STRUCTURES OR IMPROVEMENTS.



### Parking

TOTAL UNITS	140
TOTAL 3 BEDROOM UNITS (2 SPACES/TH + 0.5 SPACES PER BEDROOM OVER 2) =	(124 x 2) + (124 x 0.5) = 310
TOTAL 4 BEDROOM UNITS (2 SPACES/TH + 0.5 SPACES PER BEDROOM OVER 2) =	(16 x 2) + (16 x 0.5) + (16 x 0.5) = 48
VISITOR PARKING	140 UNITS/4 = 35 SPACES
MAIL KIOSK PARKING	6 (SEE MAIL KIOSK CALCULATION TABLE)
TOTAL REQUIRED PARKING	399 SPACES
PROVIDED PARKING:	
GARAGE PARKING	140 x 2 = 280
DRIVEWAY PARKING	140 x 1 = 140
STREET PARKING	0
MAIL KIOSK PARKING	13
PARKING LOT SPACES	54
TOTAL PARKING PROVIDED	487 SPACES




### Setbacks

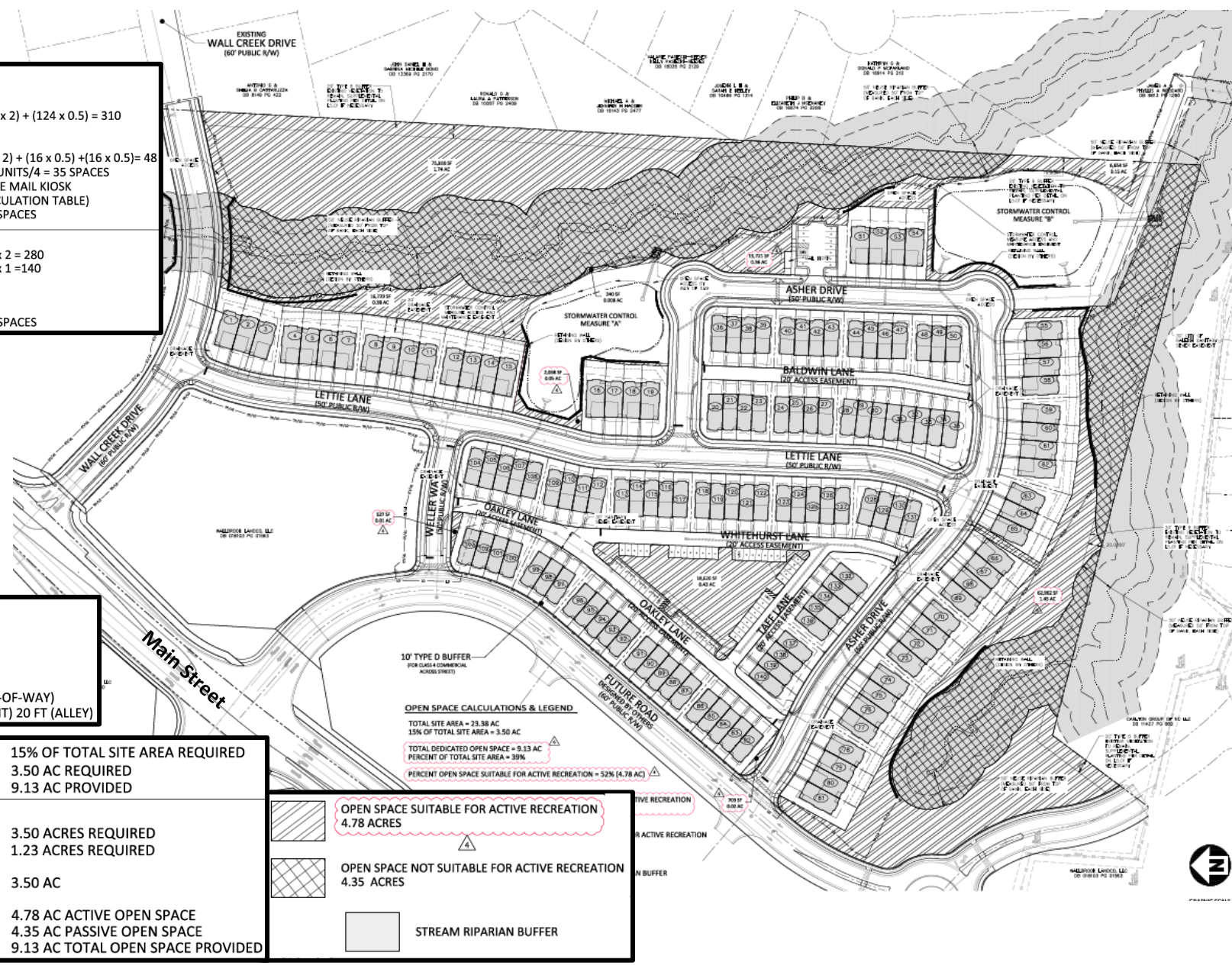
FRONT (FRONT LOAD)	20 FT
FRONT (ALLEY LOAD)	10 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR (FRONT LOAD)	15 FT
REAR (ALLEY LOAD)	5 FT (RIGHT-OF-WAY)
MIN LOT WIDTH	26 FT (FRONT) 20 FT (ALLEY)

<b>OPEN SPACE</b>	15% OF TOTAL SITE AREA REQUIRED 3.50 AC REQUIRED 9.13 AC PROVIDED
<b>TOWNHOMES</b> 15% TH AREA (23.38 AC) 35% ACTIVE OS AREA (3.50 AC)	3.50 ACRES REQUIRED 1.23 ACRES REQUIRED
TOTAL OPEN SPACE REQUIRED:	3.50 AC
TOTAL OPEN SPACE PROVIDED:	4.78 AC ACTIVE OPEN SPACE 4.35 AC PASSIVE OPEN SPACE 9.13 AC TOTAL OPEN SPACE PROVIDED

**OPEN SPACE CALCULATIONS & LEGEND**

TOTAL SITE AREA = 23.38 AC  
15% OF TOTAL SITE AREA = 3.50 AC  
TOTAL DEDICATED OPEN SPACE = 9.13 AC  
PERCENT OF TOTAL SITE AREA = 39%  
PERCENT OPEN SPACE SUITABLE FOR ACTIVE RECREATION = 52% (4.78 AC)

-  OPEN SPACE SUITABLE FOR ACTIVE RECREATION 4.78 ACRES
-  OPEN SPACE NOT SUITABLE FOR ACTIVE RECREATION 4.35 ACRES
-  STREAM RIPARIAN BUFFER



WALLBROOK  
ROLESVILLE, NC

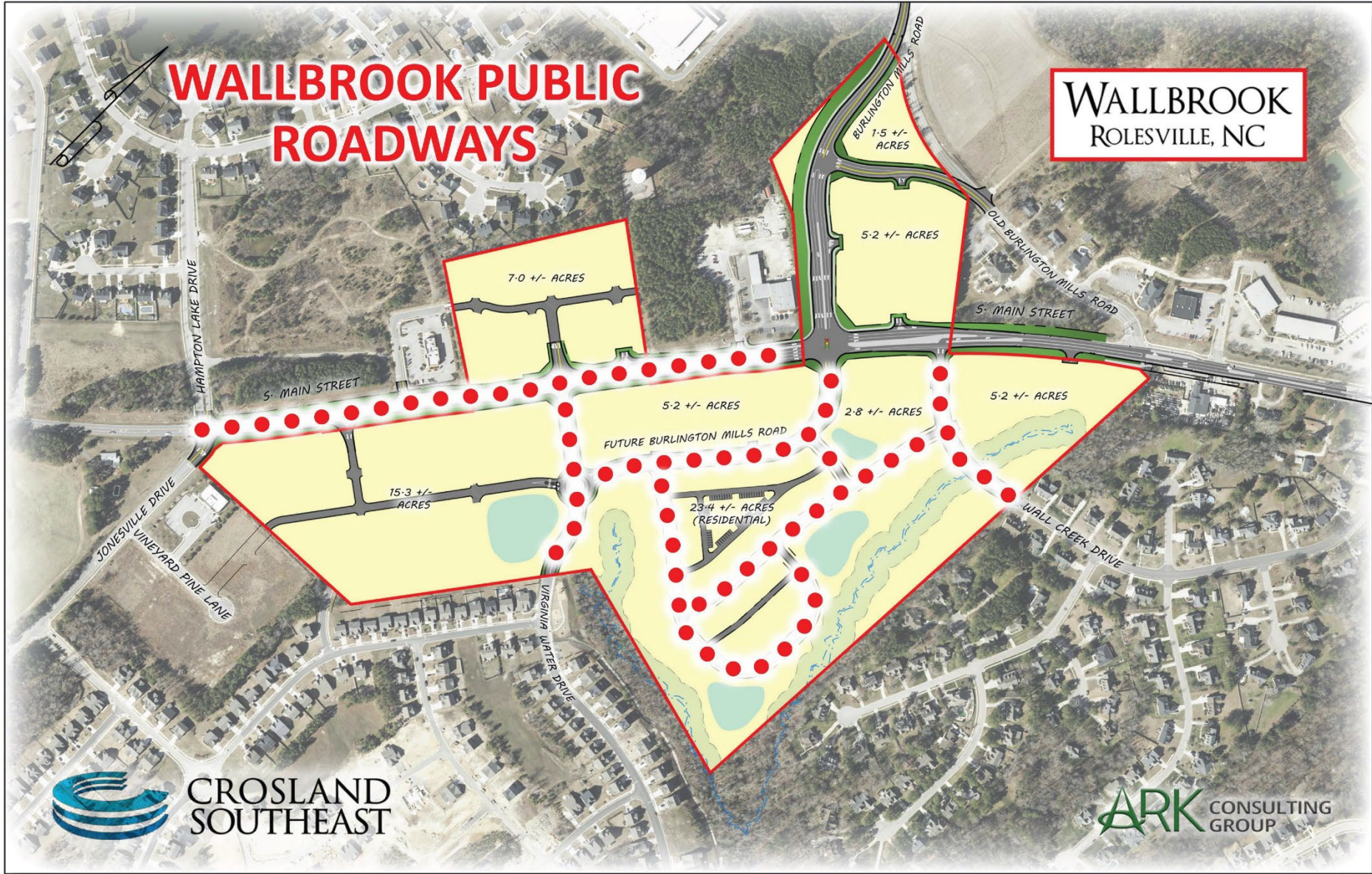
**WALLBROOK ROADWAY  
IMPROVEMENTS  
(PER S.U.P. CONDITIONS)**



**S.U.P. RESIDENTIAL  
AREA**

# WALLBROOK PUBLIC ROADWAYS

WALLBROOK  
ROLESVILLE, NC





Granite Ridge

K Brown

Tuckahoe

Rolesville Middle School

Hampton Pointe

Pine Glen

Wallbrook

Wall Creek

Cedar Lakes

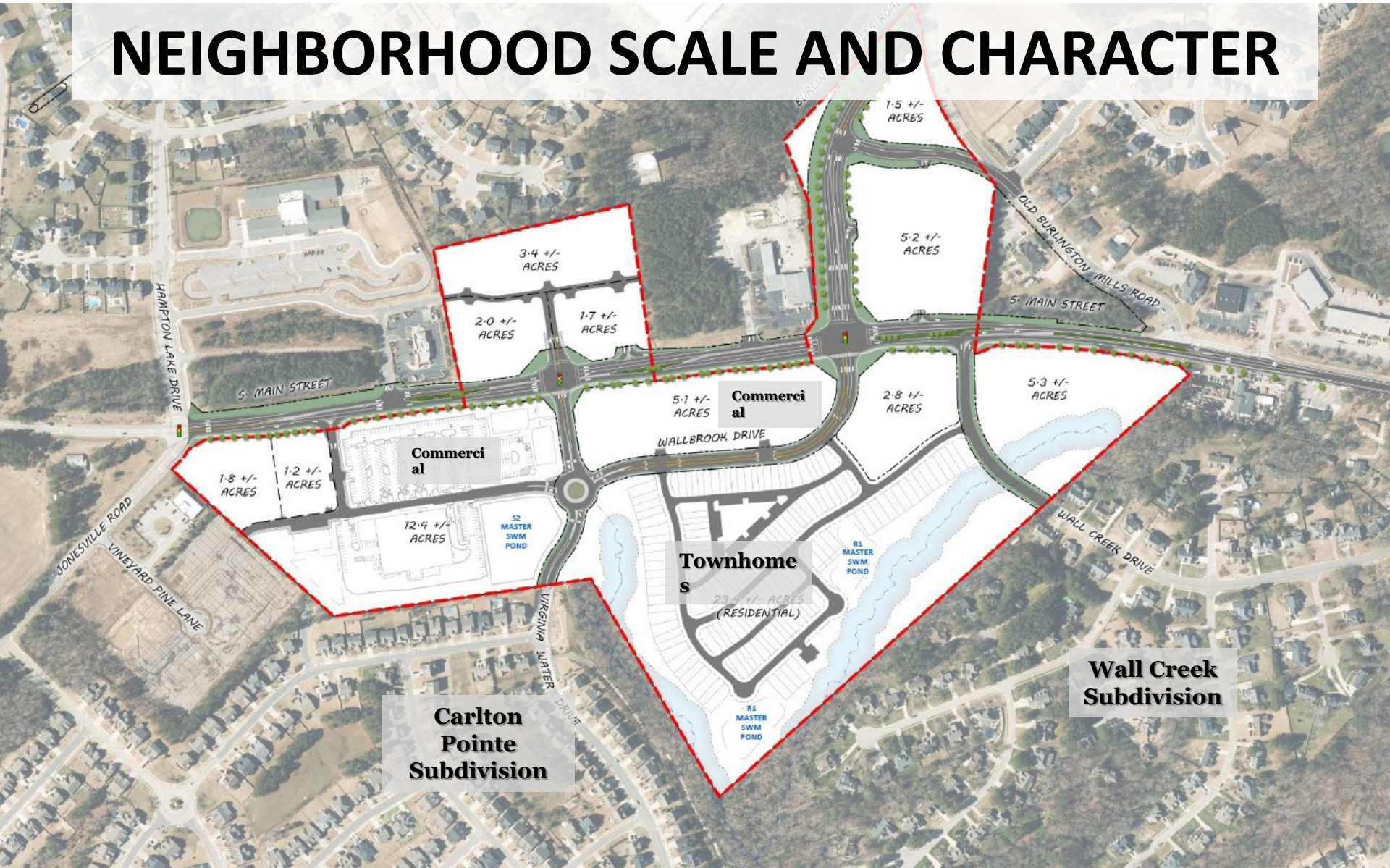
Villages of Rolesville

Carlton Pointe

401

Middle Creek

# NEIGHBORHOOD SCALE AND CHARACTER



**Carlton  
Pointe  
Subdivision**

**Wall Creek  
Subdivision**

# APPROVAL CRITERIA

- A. Will not materially endanger public health or safety;
- B. Will not substantially injure the value of adjoining property;
- C. Will be in harmony with the scale, bulk, coverage, density, and character of the surrounding area;
- D. Will conform to Rolesville's Comprehensive Plan and other adopted plans;
- E. Is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;
- F. Will not cause undue traffic congestion or create traffic hazard; and
- G. Comply with applicable requirements of the UDO.