

## REZONING JUSTIFICATION

The Town's Future Land Use Map designates these four properties as High Density Residential. The Comprehensive Plan defines this designation as "[m]ixed use neighborhood of single family, duplex, condominium, townhouse or multifamily residential." The proposed rezoning to the Town Center District would permit both the Duplex and Multiple Family residential uses up to twenty (20) units per acre. While the High Density Residential designation recommends residential density only up to twelve (12) units per acre, the Developer has conditioned residential density down to 250 total units (19 units per acre).

This assemblage of properties is also across S. Main Street from property currently zoned Town Center. The proposed rezoning to TC-CZ would permit similar and complimentary uses to those across S. Main Street. The rezoning request, however, limits nonresidential uses to the portion of property closest to S. Main Street. Increasing residential development and limited commercial development within walking distance Historic Downtown – Main & Young Streets intersection can decrease the need for vehicular travel and entice future commercial development in this area.

The assemblage of properties is located within walking distance of Main Street Park, one of three public parks in Rolesville. The assemblage is also a short walk from Redford Place Park. The proposed rezoning would increase the number of residences within walking distance of both Parks.

The proposed rezoning is consistent with the following Comprehensive Plan policies. First, it is consistent with TRANS3.1, because it increases the viability of transit options identified in the Capital MPO and Wake County Transit Plan by increasing residential density and allowing nonresidential uses. Second, the proposed rezoning is consistent with multiple Downtown policies, including D1.1 and D5.3.