

PEARCE FARM

ROLESVILLE, NC

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1) VISION AND INTENT

INTRODUCTION

The proposed Pearce Farm project is located on approximately 224 acres within the western extents of the Town of Rolesville Planning Jurisdiction with a de minimis far western portion of property located within the Wake County Planning Jurisdiction. The property within the Rolesville Jurisdiction is currently zoned *Residential Low Density* with the Wake County Zoning designated at R-30. The site has roadway access along both Forestville Road and Burlington Mills Road and is located to the north of the Tom's Creek Riparian corridor. When the Town of Rolesville adopted the new LDO in 2021, the goal was to promote smart development in a growing region. A meaningful feature of the ordinance was its arrangement to ensure future neighborhoods would promote the preservation of natural resources and open space while also providing a variety of housing options within each Residential District. This rezoning application, as demonstrated within its Concept Plan, will achieve these goals, provide exceptional quality of life for new and existing residents, and will certainly become a valuable part of the fabric of Rolesville.

COMPREHENSIVE PLAN CONFORMITY

The proposal for this project is to rezone the parcels to *Residential Medium Density – Conditional District*. This Zoning District is defined by the Rolesville Land Development Ordinance (LDO) as having overall density generally between three (3) and five (5) dwelling units per acre (du/ac). The Zoning Application for Pearce Farm proposes to limit the overall density to 2.7 du/ac. As depicted in the included Concept Plan, Pearce Farm is proposed under LDO 3.1.B. As a supplement to the Zoning, the Concept Plan is presented with the application to provide more detail on a potential lot layout that would conform to the conditions proposed in this application.

RESPECT FOR NEIGHBORS

To ameliorate the impacts of its transportation improvements as called for by NCDOT and Town of Rolesville (discussed later), Pearce Farm will provide access and safety enhancements well surpassing the required and conventional standards for individual homeowners adjacent to roadway improvements along Forestville and Burlington Mills roads. Such improvements will variously include upgrades to individual driveways and aprons allow for better ingress and egress, curb and gutter, stormwater improvements, and enhanced landscaping to provide additional placemaking for the surrounding community.

Pearce Farm will provide appropriate screening and/or fencing along existing property owners which abut the future individual residential units. Notations for such screening locations are labeled on the Concept Plan.

Further, this project will also include significant Architectural Standards for new homes. The specifics of these guidelines are included in this package and include commitments for raised foundations, front porches, high quality façade materials, and promotion of diversity in the home styles by creating restrictions on repeating certain building elements for lots adjacent to each other. To illustrate the design vision of the Architectural Standards, example elevations of compliant designs are attached as Section 9, hereof.

ENVIRONMENTAL STEWARDSHIP

Per the criteria of LDO 3.1.B, the project will have a minimum of 40% open space. Within this, there is an Active Open Space requirement as highlighted in the Site Data Table below. The overall open space will consist of a public greenway trail, soft surface walking trails, a community amenity, land dedicated to the Town for a public park and concentrated activity areas spaced throughout the community. In addition, to the open space commitments, a series of Zoning Conditions are included as a part of this application.

Pearce Farm will comply with all Rolesville and North Carolina requirements for the treatment and detention of stormwater to ensure that it preserves the existing quality and quantity of the flow in the waterbodies of the Tom's Creek riparian corridor. Further, by virtue of its design, as seen on the Concept Plan, Pearce Farm will have substantially less new impervious surface than would otherwise be permitted on the site under Residential Medium Density, alone.

COMMUNITY BENEFITS

As shown on the enclosed Concept Plan, Pearce Farm proposes a residential collector street which will provide an east-west connection from Burlington Mills Rd. to Forestville Rd. allowing for the residents within the residential development to easily access either State road. This road connection will also allow surrounding existing residents to avoid the intersection of Burlington Mill and Forestville for more of their travel. This will permit that intersection to perform better than shown in the TIA. The residential collector street also will provide adequate pedestrian and vehicular (on-street parking) access to trails and greenspace provided in the updated Parks shown in the Concept Plan.

As shown on the Concept Plan, Pearce Farm will provide a chain of active and passive open spaces accessed both by a greenway and a public parkway for robust access and engagement by all residents and citizens. These spaces, along with the community's active private amenities, will provide a superlative lifestyle experience for new and existing residents.

The Concept Plan depicts the public park dedication, including dedicated trailheads with parking for future Town use, needed to enhance the public greenway system.

Traffic is a meaningful concern for residents of this area of Rolesville. Pearce Farm will be a part of the solution. Pearce Farm, if approved, will complete upgrades to Forestville Rd, Burlington Mills Rd, and the intersection of Burlington Mills Rd. & Forestville Rd. The upgrades will help to manage existing through traffic on Forestville Rd. & Burlington Mills Rd. and alleviate some of the existing congestion at their intersection which would otherwise remain indefinitely unmitigated. The Town of Rolesville selected Stantec to perform a Traffic Impact Analysis (TIA) to evaluate the traffic network and selected roadway intersections near the project site. The full report has been submitted to the Town and NCDOT for review. The study identified a series of improvements that will be required, including improvements at the intersection of Forestville and Burlington Mill Roads, and at each of the four (4) proposed driveway connections for this project. A detailed list of the improvements is included with this package. This list also identifies the timing of when the infrastructure improvements will be completed.

2) DISTRICT DATA

Land Use Category	Required	Proposed
Open Space	89.86 ac	91.00 ac
Active Open Space	13.48 ac	16.15 ac
Public Park Land Dedication	Included in above	5.00 ac park + 4.00 ac trailhead(s)
Community Amenity		4.5 ac
Public Greenway Trail	N/A	4,500 lf
Private, Soft-surface Trails	N/A	4,500 lf

Lot Development Standards		
Front Setback	20'	20'
Side Setback	5'	5'
Corner Setback	10'	10'
Rear Setback	20'	20'
Lot Area	5,000 sf (min)	5,000 sf – 7,500 sf

3) GENERAL DISTRICT CONDITIONS

1. Permitted uses shall include: (i) Detached Single-Family Dwellings, (ii) Parks/Public Recreation Space, (iii) Preserved Open Space, (iv) Minor Utility, (v) other related, accessory uses as shown on the Bubble Plan and/or required the Town or other jurisdictions to develop the property as the proposed single-family subdivision, and any potential municipal uses on the park property dedication (Minor Transportation Installation or Water Tower, etc.)

Uses Specifically Prohibited hereunder include: (i) Family Care Facility, (ii) Assembly/Church, (iii) Major Utility, and (iv) Telecommunication Tower

2. The subject property shall be developed generally in accordance with the **Concept Plan** attached hereto and incorporated herein as if fully set out.
3. Total residential density shall not exceed 2.7 units per acre.
4. A Homeowners Association (HOA) shall be established in accordance with the Rolesville Land Development Ordinance. HOA documents must be recorded with the first final plat.
5. A main central amenity will be constructed with development of these properties and shall include a (i) Clubhouse, (ii) Pool, (iii) Pickleball Courts, (iv) Grilling Station(s) and/or Fire Pit(s). and (v) other recreational outdoor activities for residents of the development as defined in LDO 6.2.1.2.
6. In addition to the approximately 4,500-feet of greenway, as depicted on the master plan, development will provide at least the same length of private trails (>4,500-feet) to connect programmed open spaces within the properties.
7. Open Space throughout the Development shall include:
 - Garbage and Pet Waste Receptacles to be maintained by the HOA.
 - Reestablishment of ground cover, shrubbery, and tree plantings using only native species, and to specifically include low-to-no maintenance plantings on slopes greater than 4:1, especially perennial flowering and fruit-bearing groundcover and tree species which provide food and habitat for pollinators.
8. At time of first final plat for the respective abutting phase(s), Development shall dedicate approximately 4 acres which adjoin and/or adjacent to 2017 Forestville Road (Wake PIN: 174-869-4159) and 5.0 acres which adjoin and/or surround 4124 Burlington Mills Road (Wake PIN: 1749-80-8878) to the Town of Rolesville for a Public Park subject to various grading, landscape, slope, roadway, pedestrian access, and utility easements, etc. as may be mutually beneficial to the Development and/or the Town for completion of the Development and/or the Park.
9. At time of first final plat for the respective abutting phase(s), Development shall construct Site Access "B" across the adjoining Parcel located 4124 Burlington Mills Road (Wake PIN: 1749-80-8878) through the public access easement.

10. The subject property shall be developed generally in accordance with the Architectural Standards attached hereto and incorporated herein as if fully set out.
11. The subject property shall be developed generally in accordance with the Transportation Improvements attached hereto and incorporated herein as if fully set out.

4) ARCHITECTURAL STANDARDS

- Foundations will be crawl space or raised slab which vary in height based on topography and drainage requirements. Foundations will be constructed at a minimum height of 18" in not less than one location on any home.
- Foundations will be brick or stone veneered on the front elevation of all homes and on the side elevation on corner lots.
- All single-family detached homes will be constructed with a front porch with a minimum porch depth of 6'.
- Exterior wall materials may include wood, synthetic wood, cementitious materials (horizontal siding, shakes, board and batten), brick and/or stone. Front facades and the side elevations on corner lots will include a minimum of two of these materials.
- Any primary roof pitch facing a street will be greater than or equal to 5:12 and will be clad in architectural roof shingles. Secondary or accent roof pitches will be greater than or equal to 3:12 and may be clad in architectural shingles or metal roofing materials.
- There will be no uninterrupted building planes greater than 30' which face a street, including the side elevations on corner lots.
- The depth of eaves will be a minimum of 6" except for bay window or similar façade projections which may have eaves of not less than 2".
- Garage doors will include glass inserts for all front-entry garage homes. Glass design will vary, per plan.
- All windows, soffits, eaves, shutters, fascia, and other exterior trims will be constructed of weather-resistant materials including cementitious, vinyl, synthetic, or metal products.
- To ensure architectural diversity and a varied streetscape in the community, no floor plan and elevation will be repeated on adjoining lots or homes directly across the street from one another. The front elevations offered will differ with respect to the following: (1) wall materials and siding configurations, (2) porch architecture and width, (3) masonry types or selections, (4) rooflines and roofing selections, (5) window size, placement, and grille styles, and (6) exterior color palettes.

Note: To illustrate the design vision of the Architectural Standards, example elevations of compliant designs are attached as "Exhibit C".

5) TRANSPORTATION IMPROVEMENTS

Prior to the issuance of the 100th Certificate of Occupancy (C.O.) for the Project

Burlington Mills Road at Forestville Road:

- Construct an exclusive westbound right-turn lane with 150' of storage.
- Construct an exclusive southbound right-turn lane with 200' of storage.
- Extend the existing southbound left-turn lane to provide 300' of storage.
- Extend the existing westbound left-turn lane to provide 225' of storage.
- Extend the existing northbound left-turn lane to provide 225' of storage.
- Extend the existing eastbound left-turn lane to provide 575' of storage.

Prior to the issuance of any C.O. for the phase of development which includes Access A:

Forestville Road at Access A:

- Construct an exclusive northbound right-turn lane with 100' of storage.
- Construct an exclusive southbound left-turn lane with 100' of storage.
- Monitor intersection for signal warrants and install if/when warranted.

Forestville Road Frontage

- Construction of ½ of the planned ultimate roadway section along the site frontage on Forestville Road. The ultimate section for Forestville Road consists of a 4-lane median divided roadway with sidepaths.

Prior to the issuance of any C.O. for the phase of development which includes Access B, C, or D:

Burlington Mills Road:

- Construction of ½ of the planned ultimate roadway section along the site frontage on Burlington Mill Road. The ultimate section for Burlington Milles Road consists of a 4-lane median divided roadway with bike lanes and sidewalks.

Prior to the issuance of any C.O. for the phase of development which includes Access B:

Burlington Mills Road at Access B:

- Construct and exclusive eastbound right turn lane with 50' of storage.

Prior to the issuance of any C.O. for the phase of development which includes Access C:

Burlington Mills Road at Access C/Centaur Road:

- Construct an exclusive eastbound right-turn lane with 50' of storage.
- Construct an exclusive westbound left-turn lane with 50' of storage.

Prior to the issuance of any C.O. for the phase of development which includes Access D:

Burlington Mills Road at Access D/Huntingcreek Drive:

- Construct an exclusive eastbound right-turn lane with 50' of storage.
- Construct an exclusive westbound left-turn lane with 50' of storage.

6) CONTEXT MAP

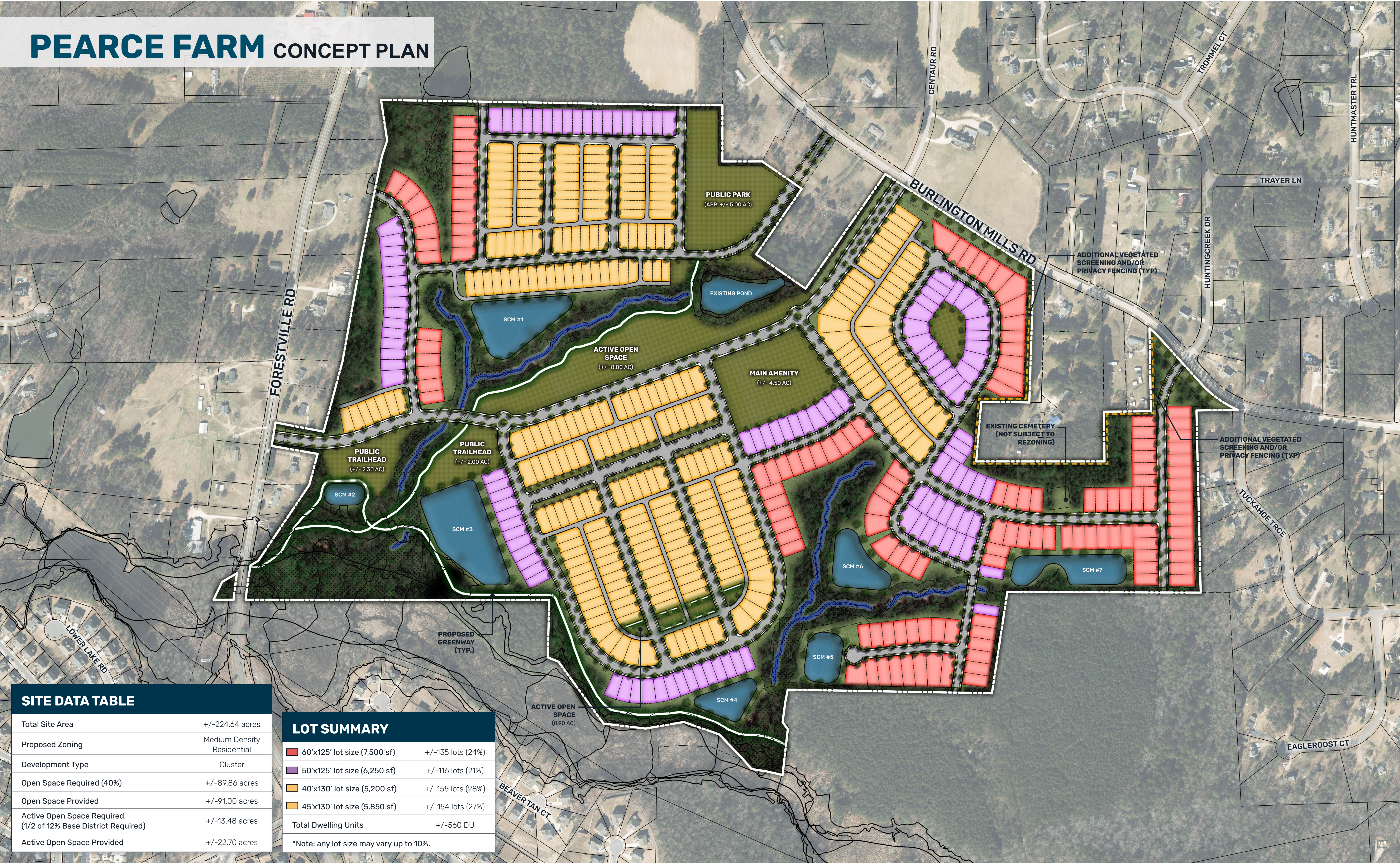
PEARCE FARM

CONTEXT MAP EXHIBIT



7) CONCEPT PLAN

PEARCE FARM CONCEPT PLAN



SITE DATA TABLE	
Total Site Area	+/-224.64 acres
Proposed Zoning	Medium Density Residential
Development Type	Cluster
Open Space Required (40%)	+/-89.86 acres
Open Space Provided	+/-91.00 acres
Active Open Space Required (1/2 of 12% Base District Required)	+/-13.48 acres
Active Open Space Provided	+/-22.70 acres

LOT SUMMARY	
60'x125' lot size (7,500 sf)	+/-135 lots (24%)
50'x125' lot size (6,250 sf)	+/-116 lots (21%)
40'x130' lot size (5,200 sf)	+/-155 lots (28%)
45'x130' lot size (5,850 sf)	+/-154 lots (27%)
Total Dwelling Units	+/-560 DU
*Note: any lot size may vary up to 10%.	

8) EXAMPLE ARCHITECTURE

PEARCE FARM RESIDENTIAL ELEVATIONS - ALLEY LOADED HOMES



35' ALLEY LOADED SINGLE FAMILY HOME



35' ALLEY LOADED SINGLE FAMILY HOME



35' ALLEY LOADED SINGLE FAMILY HOME



30' ALLEY LOADED SINGLE FAMILY HOME



30' ALLEY LOADED SINGLE FAMILY HOME



30' ALLEY LOADED SINGLE FAMILY HOME



30' ALLEY LOADED SINGLE FAMILY HOME

PEARCE FARM RESIDENTIAL ELEVATIONS - FRONT LOADED HOMES



40'-50' FRONT LOADED SINGLE FAMILY HOME



40'-50' FRONT LOADED SINGLE FAMILY HOME



40'-50' FRONT LOADED SINGLE FAMILY HOME



40'-50' FRONT LOADED SINGLE FAMILY HOME



40'-50' FRONT LOADED SINGLE FAMILY HOME



40'-50' FRONT LOADED SINGLE FAMILY HOME

PEARCE FARM ACTIVE OPEN SPACE



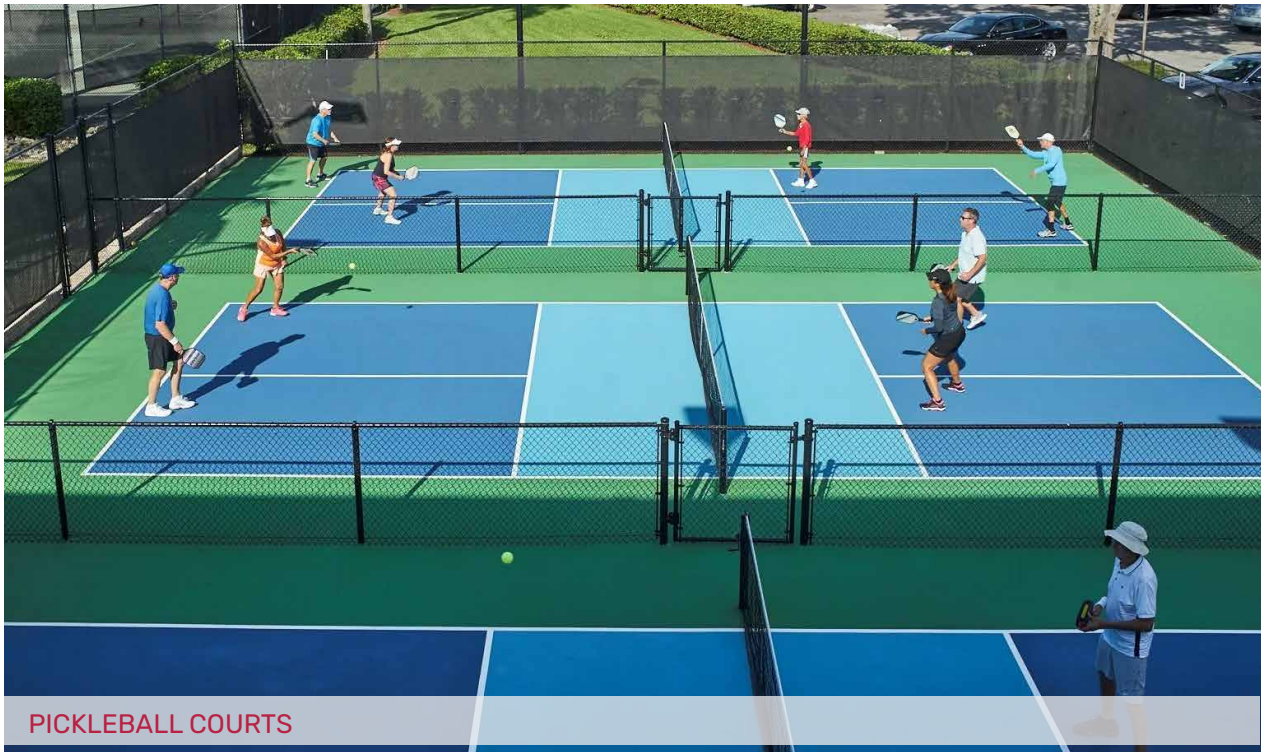
GATHERING AREAS WITH FIRE PITS AND SEATING



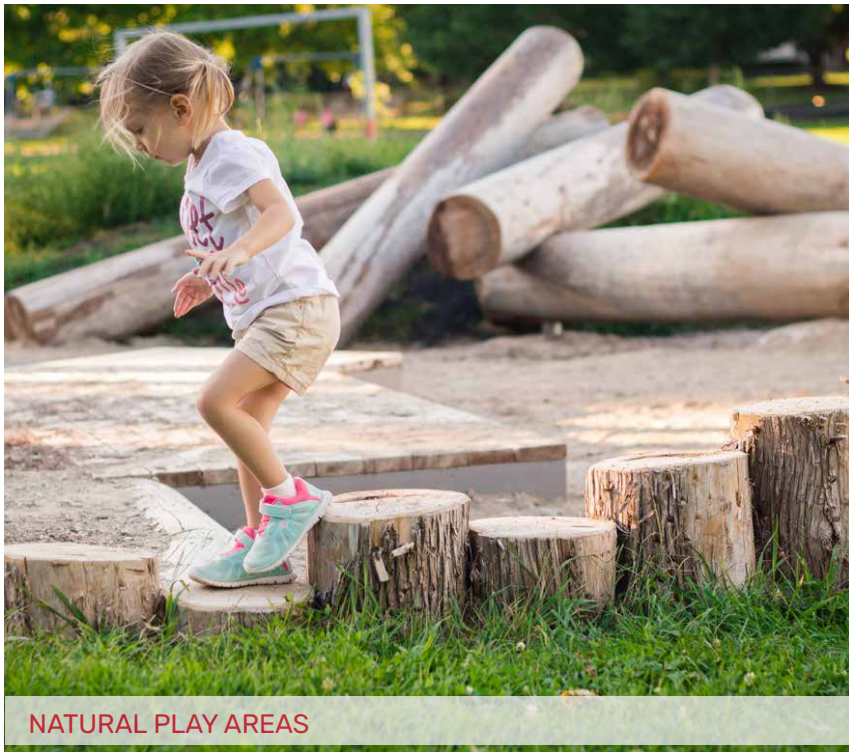
CLUBHOUSE AMENITY WITH POOL



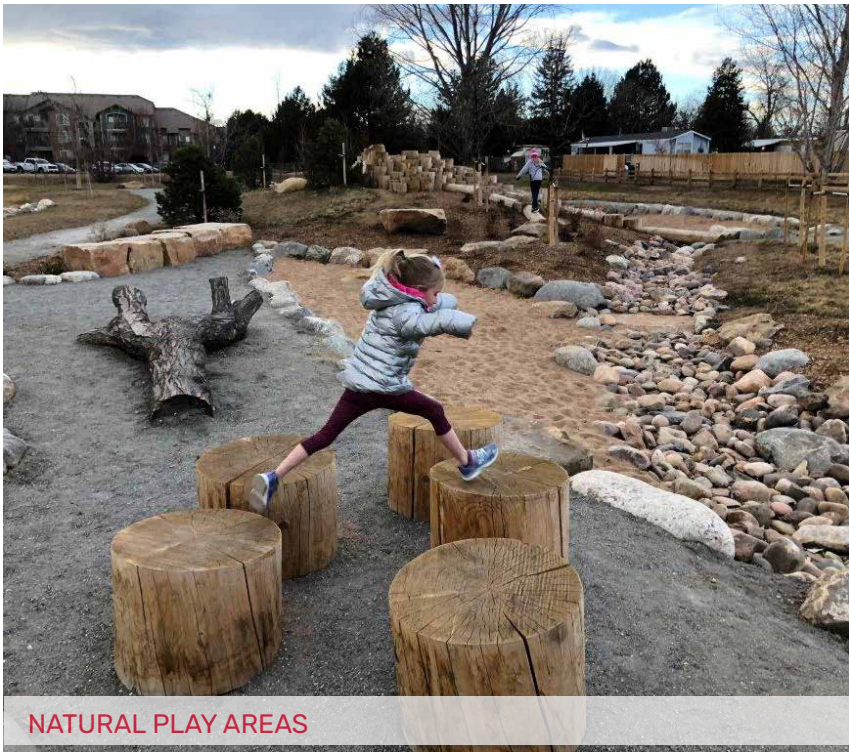
TENNIS COURTS



PICKLEBALL COURTS



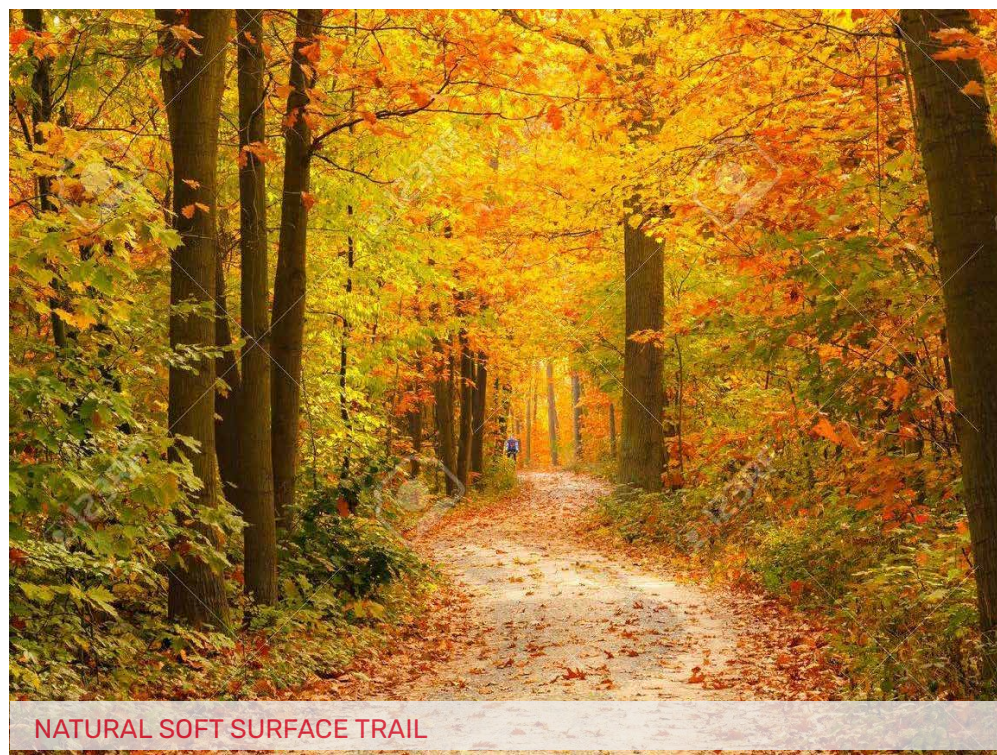
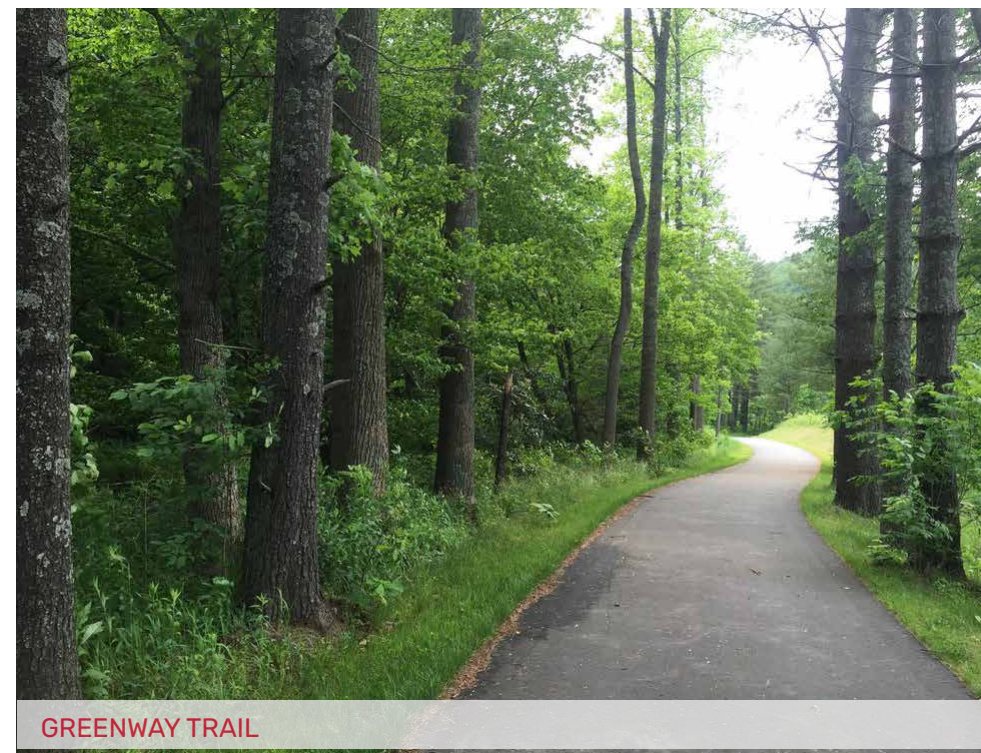
NATURAL PLAY AREAS



NATURAL PLAY AREAS

PEARCE FARM

PASSIVE OPEN SPACE - GREENWAYS + SOFT TRAILS



PEARCE FARM PASSIVE OPEN SPACE - PONDS + NATIVE PLANTS



NATIVE POLLINATOR PLANT SPECIES



NATIVE POLLINATOR SPECIES AND SIGNAGE