

# 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 about 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 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) RM-CZ DISTRICT DATA

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Land Use Category	Required	Proposed
Open Space	89.86 ac	91.00 ac
Active Open Space	13.48 ac	22.0 ac
Public Park Land Dedication	Included in above	5.00 ac + 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

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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

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### 3) GENERAL DISTRICT CONDITIONS

1. The following uses otherwise permitted in the district are prohibited: (i) Major Utility, excluding City of Raleigh Public Utilities or other Public or Private Utilities required by the Town of Rolesville for Public Benefit (i.e. Water Tower), and (ii) 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. The subject property shall be developed in accordance with the Architectural Requirements attached hereto and incorporated herein as if fully set out.
4. The subject property shall be developed in accordance with the Transportation Improvements attached hereto and incorporated herein as if fully set out.
5. Total residential density shall not exceed 2.7 units per acre.
6. 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.
7. 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 (collectively, the "Amenity Facility").
8. In addition to the approximately 4,500-feet of greenway, as depicted on the master plan, development shall provide at least the same length of private trails (>4,500-feet) to connect programmed open spaces within the properties.
9. 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.
10. At the time of the recording of the first plat adjoining any portion of 2017 Forestville Road (Wake PIN: 174-869-4159), approximately 4 acres of this parcel shall be dedicated to the Town as shown on the Concept Plan. In addition, at the time of the recording of the first plat adjoining any portion of 4124 Burlington Mills Road (Wake PIN: 1749-80-8878), approximately 5 acres of this parcel shall be dedicated to the Town as shown on the Concept Plan. These areas shall be dedicated as public park space 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 space.



11. At the time of the recording of the first plat dedicating Access "B" upon the adjoining parcel known as 4124 Burlington Mills Road (Wake PIN: 1749-80-8878) as shown on the Concept Plat, Access "B" shall be constructed across said adjoining parcel through the public access easement.
12. Prior to issuance of the 175<sup>th</sup> building permit for a home, a building permit shall be submitted for the Main Amenity facility. The Main Amenity facility shall be substantially complete prior to issuance of the 325<sup>th</sup> building permit.
13. Prior to issuance of the 175<sup>th</sup> building permit, the East-West collector street shall be substantially complete and open for public vehicular service from Access A (Forestville Rd) to Access C (Burlington Mills Rd).
14. Construction Documents for the Property to include on-lot grading including (i) proposed finished floor elevations, (ii) 4-corner finished-pad spot elevations, (iii) 1-foot contours of the proposed grades, (iv) proposed high point(s), (v) proposed swale directions, spot elevations, and slopes at not less than 2%, and (vi) other information as necessary to demonstrate future feasibility of compliance with section R401.3 of the NC Residential Code.
15. After home construction, each lot shall have not less than: (i) 3 large shrubs and 6 small shrubs between the R.O.W. and the front façade of the home, and (ii) 1 large shrub and two small shrubs in the rear yard of the home. Large shrubs shall be those whose mature size is 5'-8' in height, and shall be planted at not less than 30" in height. Small shrubs shall be those whose mature size is 2'-4' in height, and shall be planted at not less than 20" in height.
16. Prior to the issuance of the 325<sup>th</sup> building permit, a single family detached lot shall be developed and donated as part of Wounded Warrior Homes, Operation Coming Home, Operation Finally Home, or similar organization providing homes to veterans. Developer and builder shall be entitled to a waiver of all Town of Rolesville permit fees for this home.
17. Prior to the issuance of the first building permit, developer shall donate \$12,000 dollars to the Town of Roseville Police Department to use toward License Plate Reader (LPR) technology along both Forestville Road and Burlington Mills Roads to enhance public safety in the vicinity of development-constructed and development-improved intersections. Final locations of any such LPR technology installations to be coordinated with Town of Rolesville Police Department at time of Construction Approvals. After the LPR installations contemplated above have been completed, any remaining funds may be used by the TORPD toward public safety technology needs elsewhere in the Town.



## 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 100<sup>th</sup> 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.



# CONTEXT MAP



# PEARCE FARM

CONTEXT MAP EXHIBIT

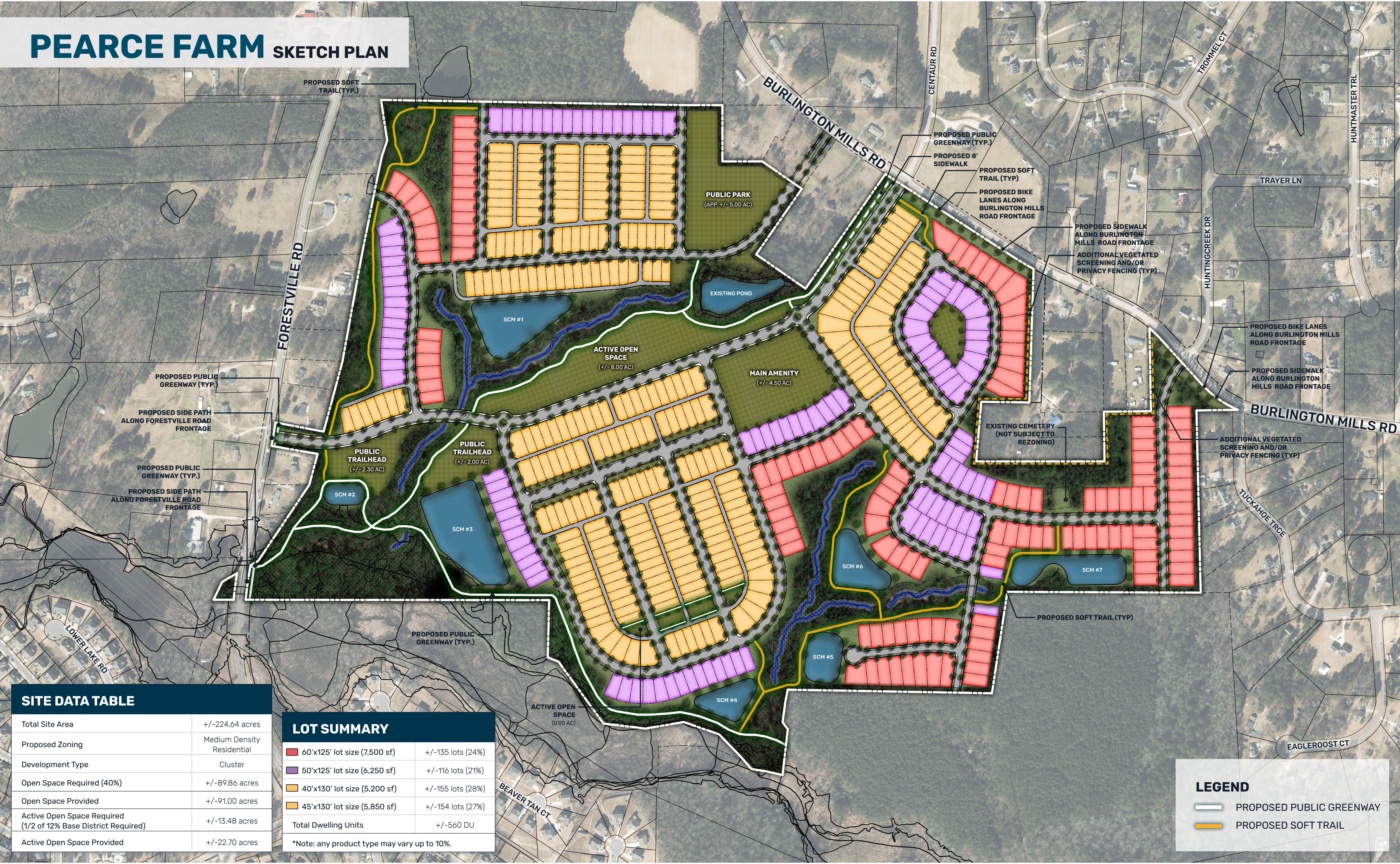




# CONCEPT PLAN



PEARCE FARM SKETCH 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 product type may vary up to 10%.	

**LEGEND**

- PROPOSED PUBLIC GREENWAY
- PROPOSED SOFT TRAIL



# 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 RESIDENTIAL ELEVATIONS - RANCH STYLE HOMES





# ACTIVE AND PASSIVE OPEN SPACES



# PEARCE FARM ACTIVE OPEN SPACE



GATHERING AREAS WITH FIRE PITS AND SEATING



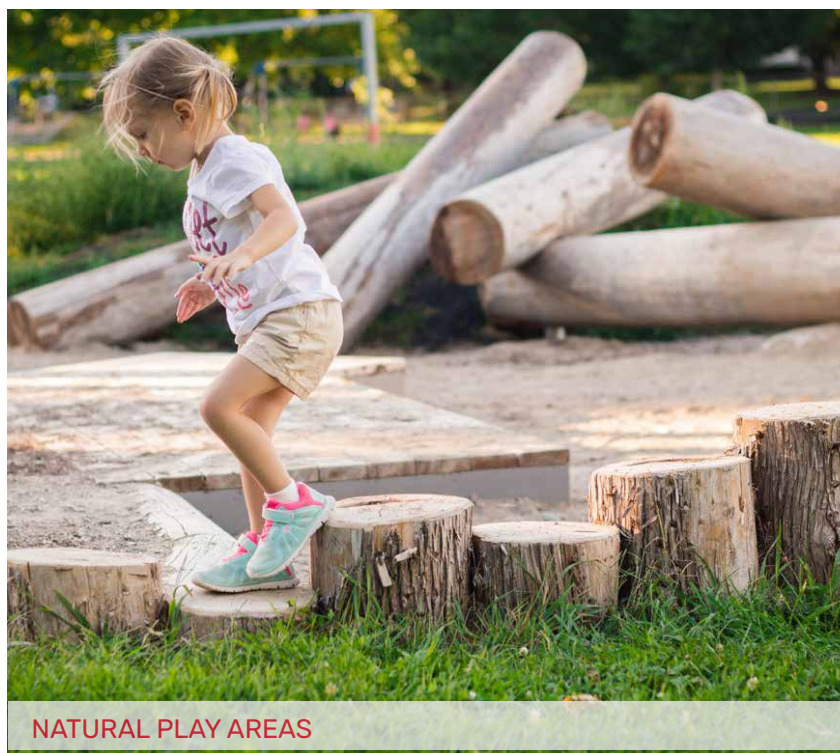
CLUBHOUSE AMENITY WITH POOL



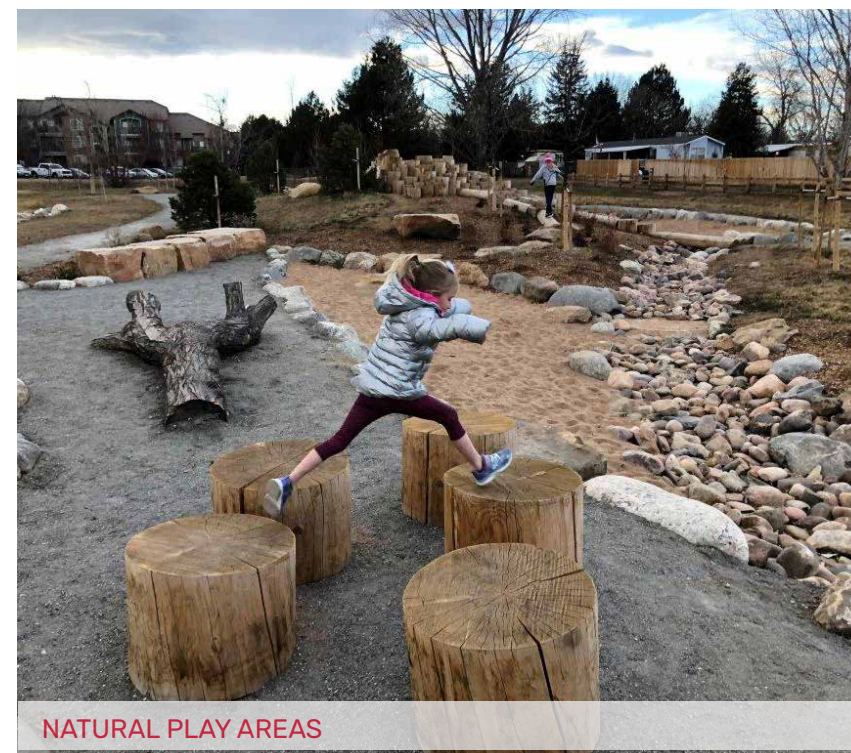
TENNIS COURTS



PICKLEBALL COURTS



NATURAL PLAY AREAS

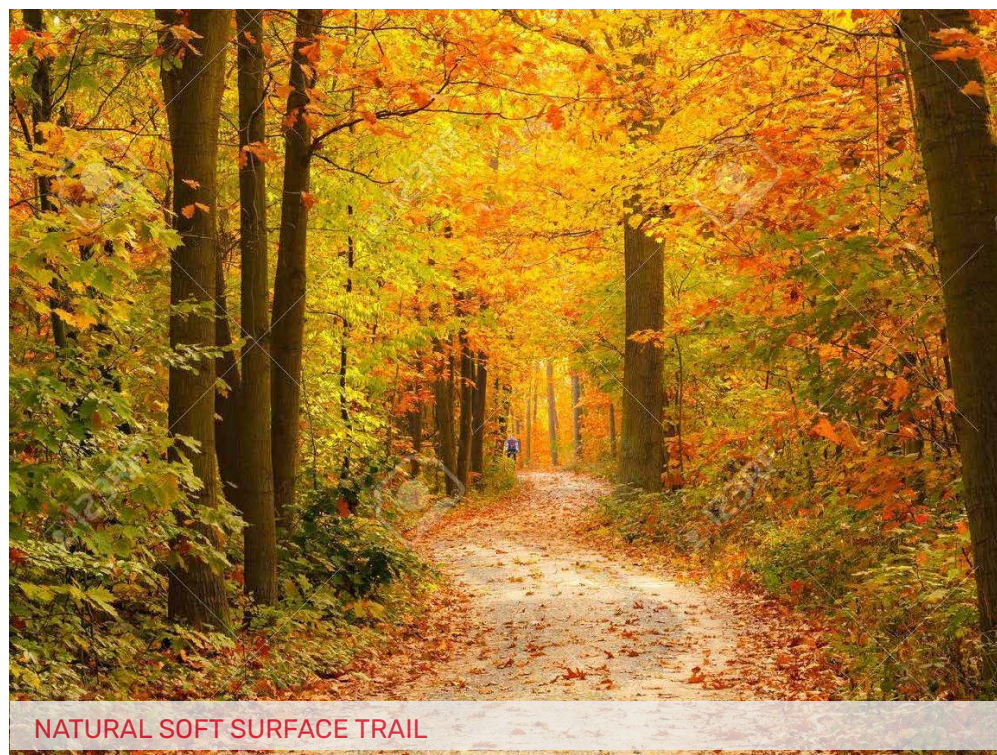
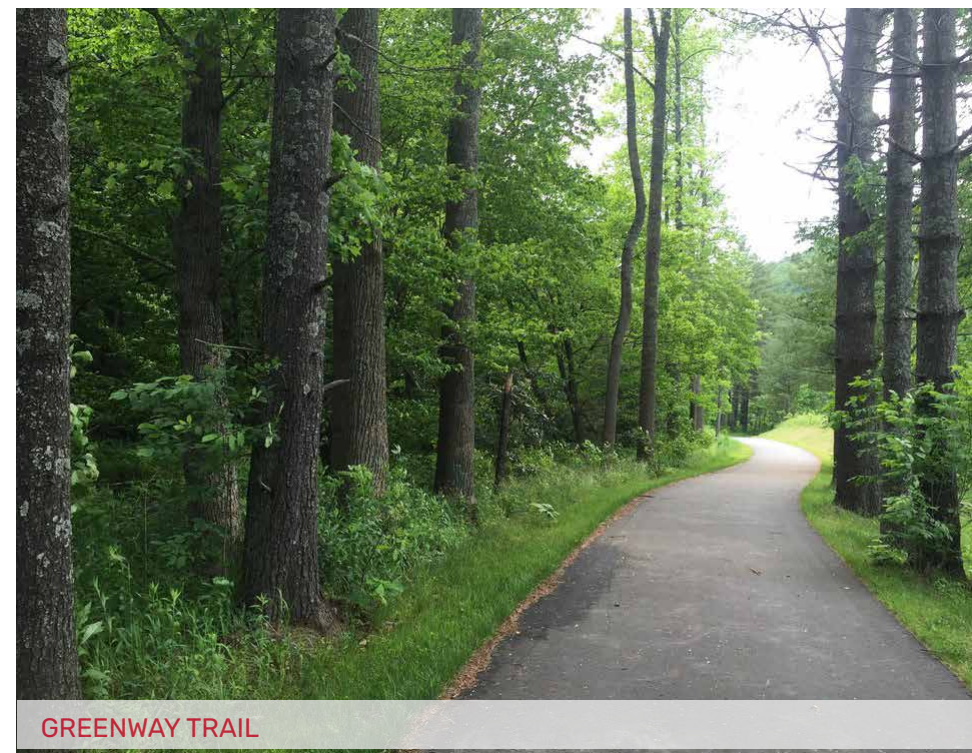


NATURAL PLAY AREAS



# 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