



TOWN OF ROLESVILLE PETITION FOR A ZONING AMENDMENT

Date of Application: July 2, 2007
Name of Applicant: AMMONS DEVELOPMENT GROUP
Applicant's Mailing Address: P.O. Box 1615
City/State/Zip: WAKE FOREST NC 27588 Telephone: 919.562.1322 Fax: 919.562.1324
Name of Property Owner: VARIOUS BUT ALL UNDER CONTRACT TO ANDREW AMMONS
Owner's Mailing Address: VARIOUS
City/State/Zip: _____ Telephone: _____ Fax: _____

FOR MAP AMENDMENT----->

Location of Property: Not Jones Dairy, W of Averette, S of NC98 Wake Co. PIN(S): VARIOUS
Current Zoning District(s): county of RI Requested Zoning District: PUD Total Acreage: 355.45

Please include the following attachments:

- Attachment A** – a legal description of property (i.e. include on a sheet of paper the property survey, Wake County PIN #, metes and bounds description, and any other legal information available)
- Attachment B** – a list of adjacent property owners with envelopes addressed and postage paid
- Attachment C** – a write up of why the property should be rezoned. This explanation should include if the zoning coincides with the Comprehensive Land Use Plan and if the impact of the proposed rezoning affects adjacent or surrounding properties.

NOTE: SIGNED APPLICANT MUST BE OWNER OF PROPERTY FOR MAP AMENDMENT

FOR TEXT AMENDMENT----->

This petition is to hereby amend the text to allow _____
_____ as a (check one) permitted use conditional use special use
in the _____ zoning district.

Please include the following attachments:

- Attachment A** – a write up of the brief description of the proposed use
- Attachment B** – a write up of why the amendment is necessary

I, as owner or agent, understand that I am responsible for all applicable fees due upon submittal of this petition. I understand that no review will take place until all fees have been paid and the application has been submitted in full with all required information. I agree that all information listed above and attached is correct and true to the best of my knowledge.

Andrew Ammons, PRESIDENT
Signature

7-2-07
Date

Attachment C

Rezoning Petition - from R-1 to R & PUD

The property is presently either zoned R-1 or not zoned within the Town of Rolesville. The rezoning is intended to allow for a PUD Neighborhood development which will include a variety of residential and mixed uses. Not only is the proposed neighborhood consistent with the Comprehensive Land Use Plan, but we think that it will further the goals of the Town of Rolesville in a manner exceeding the Plan.

A variety of single family homes will be provided by the sub-classifications of zoning that are provided in this PUD. It has been designed so that existing neighbors are adjacent to homesites that are at least the same size. In fact, all homes in the Jones Dairy neighborhood will be adjacent to lots that are a minimum of 17,000 square feet. There have been additional buffers and open space provided so that surrounding properties should be enhanced by this development.

The PUD designation will allow the neighborhood to have the features and benefits of both "typical suburban development" as well as that of a larger mixed use master planned community. A neighborhood amenity center with at least a pool and playground will be provided for the use of all homeowners. Market conditions will determine additional facilities that will be built for the owners. Approximately 3,750 feet of greenway trail will be built connecting to the greenway system of Wake Forest on the west, and to open space and perhaps Town Park on the east.

Mixed use parcels are intended to house daycare and/or preschools to accommodate many of the residents. Neighborhood commercial, retail and office are intended for the larger mixed use parcel. This will allow the homeowners to either walk or have a very short commute to these important services, reducing overall driving.

Finally, one very important aspect of this PUD is the variety of residential product types that will be provided. Homes will range in size from Town homes (parcels R-D 1 and R-D 2) to the much larger R-A home sites. This will allow Rolesville to grow with not only the higher priced large housing stock that it desires, but also some smaller but high quality town homes and single family homes.