



Case No. REZ-24-05

Date rcvd 12-2-24

# Map Amendment Application

## Contact Information

Property Owner THALES ACADEMY

Address 4641 PARAGON PARK RD City/State/Zip RALEIGH NC 27616-3407

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer ARDENT BUILDING, LLC

Contact Name PAUL C SCHMIDT

Address P.O. BOX 5509 City/State/Zip CARY, NC 27512

Phone 919-991-1428 Email cschmidt@e1homes.com

## Property Information

Address 2206 WAIT AVE / 2200 WAIT AVE / 2216 WAIT AVE / 2232 WAIT AVE

Wake County PIN(s) 1860045778 / 1860056400 / 1860151206 / 1860143789

Current Zoning District R&PUD AND RL Requested Zoning District NEIGHBORHOOD CENTER (NC)

Total Acreage 50.592 AC

## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature *Robert L Luddy* Date 12-25-2024

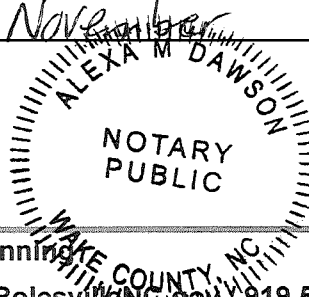
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Robert L Luddy personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 25<sup>th</sup> day of November 2024.

My commission expires 4/28/29

Signature *Alexa M Dawson* Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / Rolesville, NC, gov / 919.554.6517



# Map Amendment Application

## Metes and Bounds Description of Property

LEGAL DESCRIPTION (PIN# 1860045778):

BEGINNING AT A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE (N.C. HWY 98), SAID IRON PIPE HAVING THE NORTH CAROLINA STATE PLANE COORDINATES N: 805,880.79' & E: 2,159,785.89' (NSRS 2011 / NAD 83 / SPC), THENCE RUNNING THE FOLLOWING CALLS:

LEAVING THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, N00°38'21"E, 32.13 FEET TO A COMPUTED POINT ON THE CENTERLINE OF WAIT AVENUE;

THENCE, , ALONG THE CENTERLINE OF WAIT AVENUE, S68°23'19"E, 11.47 FEET TO A COMPUTED POINT;

THENCE, CONTINUING ALONG SAID CENTERLINE, S68°30'35"E, 56.43 FEET TO A COMPUTED POINT;

THENCE, CONTINUING ALONG SAID CENTERLINE, S68°36'29"E, 485.12 FEET TO A COMPUTED POINT;

THENCE, CONTINUING ALONG SAID CENTERLINE, S68°25'12"E, 289.03 FEET TO A COMPUTED POINT;

THENCE, LEAVING SAID CENTERLINE, S21°35'33"W, 30.00 FEET TO A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, SAID IRON PIPE BEING THE NORTHERNMOST PROPERTY CORNER OF PIN# 1860056400 AS RECORDED IN DEED BOOK 17303 PAGE 1329, WAKE COUNTY REGISTRY;

THENCE, LEAVING THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, S21°35'33"W, 282.84 FEET TO A 1/2" EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHWESTERN PROPERTY CORNER OF PIN# 1860056400 AS RECORDED IN DEED BOOK 17303 PAGE 1329, WAKE COUNTY REGISTRY;

THENCE, S53°48'37"E, 217.00 FEET TO A 1/2" EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHMOST PROPERTY CORNER OF PIN# 1860056400 AS RECORDED IN DEED BOOK 17303 PAGE 1329, WAKE COUNTY REGISTRY;

THENCE, N21°35'33"E, 337.67 FEET TO A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, SAID IRON PIPE BEING THE NORTHEASTERN PROPERTY CORNER OF PIN# 1860056400 AS RECORDED IN DEED BOOK 17303 PAGE 1329, WAKE COUNTY REGISTRY;

THENCE, LEAVING THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, N21°35'33"E, 30.00 FEET TO A COMPUTED POINT ON THE CENTERLINE OF WAIT AVENUE;

THENCE, ALONG THE CENTERLINE OF WAIT AVENUE, S68°30'12"E, 308.77 FEET TO A COMPUTED POINT IN THE CENTERLINE OF WAIT AVENUE; THENCE, LEAVING SAID CENTERLINE, S17°09'14"W, 30.13 FEET TO A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, SAID PIPE BEING THE NORTHERNMOST PROPERTY CORNER OF PIN# 1860151206 AS RECORDED IN DEED BOOK 17303 PG 1329, WAKE COUNTY REGISTRY;

THENCE, LEAVING THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, S17°09'17"W, 200.43 FEET TO A 1/2" EXISTING IRON PIPE, SAID PIPE BEING THE SOUTHWESTERN PROPERTY CORNER OF PIN# 1860151206 AS RECORDED IN DEED BOOK 17303 PG 1329, WAKE COUNTY REGISTRY;

THENCE, S75°43'47"E, 199.75 FEET TO A 1/2" EXISTING IRON PIPE, SAID PIPE BEING THE SOUTHERNMOST PROPERTY CORNER OF PIN# 1860151206 AS RECORDED IN DEED BOOK 17303 PG 1329, WAKE COUNTY REGISTRY;

THENCE, S16°03'16"E, 316.19 FEET TO A 1/2" EXISTING IRON PIPE;

THENCE, S04°53'55"W, 514.28 FEET TO A 3/4" IRON PIPE SET, SAID IRON PIPE BEING THE SOUTHWESTERN PROPERTY CORNER OF PIN# 1860143789 AS RECORDED IN DEED BOOK 17303 PG 1329, WAKE COUNTY REGISTRY;

THENCE, N89°06'53"W, 209.00 FEET TO A 1/2" EXISTING IRON PIPE;

THENCE, N88°47'16"W, 69.22 FEET TO A 1/2" EXISTING IRON PIPE;

THENCE, N89°05'03"W, 1,174.75 FEET TO A 1/2" EXISTING IRON PIPE;

THENCE, N00°38'21"E, 1,528.74 FEET TO 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,759,512.40 SQUARE FEET, MORE OR LESS.



# Map Amendment Application

## Metes and Bounds Description of Property

LEGAL DESCRIPTION (PIN# 1860056400):

BEGINNING AT A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE (N.C. HWY 98), SAID IRON PIPE LYING ON THE NORTHERN PROPERTY LINE OF PIN# 1860045778 AS RECORDED IN DEED BOOK 17303 PAGE 1329, WAKE COUNTY REGISTRY, WITH NORTH CAROLINA STATE PLANE COORDINATES N: 805,576.92' & E: 2,160,558.91' (NSRS 2011 / NAD 83 / SPC), THENCE RUNNING THE FOLLOWING CALLS:

ALONG THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, S68°26'43"E, 210.00 FEET TO A 1/2" EXISTING IRON PIPE;

THENCE, LEAVING THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, S21°35'33"W, 337.67 FEET TO A 1/2" EXISTING IRON PIPE;

THENCE, N53°48'37"W, 217.00 FEET TO A 1/2" EXISTING IRON PIPE;

THENCE, N21°35'33"E, 282.84 FEET TO A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING;

CONTAINING 65,151.81 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION (PIN# 1860151206):

BEGINNING AT A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE (N.C. HWY 98), SAID IRON PIPE HAVING NORTH CAROLINA STATE PLANE COORDINATES N: 805,385.69' & E: 2,161,043.65' (NSRS 2011 / NAD 83 / SPC), THENCE RUNNING THE FOLLOWING CALLS:

LEAVING THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, N17°09'14"E, 30.13 FEET TO A COMPUTED POINT ON THE CENTERLINE OF WAIT AVENUE, SAID IRON PIPE LYING ON THE NORTHERN PROPERTY LINE OF PIN# 1860045778 AS RECORDED IN DEED BOOK 17303 PAGE 1329, WAKE COUNTY REGISTRY;

THENCE, ALONG THE CENTERLINE OF WAIT AVENUE, S68°31'07"E, 200.54 FEET TO A COMPUTED POINT;

THENCE, LEAVING SAID CENTERLINE, S17°17'06"W, 29.71 FEET TO A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, SAID IRON PIPE LYING ON THE NORTHWESTERN PROPERTY LINE OF PIN# 1860143789 AS RECORDED IN DEED BOOK 17303 PAGE 1329;

THENCE, LEAVING THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, S17°17'06"W, 175.67 FEET TO A 1/2" EXISTING IRON PIPE;

THENCE, N75°43'47"W, 199.75 FEET TO A 1/2" EXISTING IRON PIPE;

THENCE, N17°09'17"E, 200.43 FEET TO A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING;

CONTAINING 43,535.73 SQUARE FEET, MORE OR LESS.



# Map Amendment Application

## Metes and Bounds Description of Property

LEGAL DESCRIPTION (PIN# 1860143789):

~~BEGINNING AT A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, SAID IRON LAYING ON THE EASTERN PROPERTY LINE OF PIN# 1860151206 AS RECORDED TO IN DEED BOOK 17303 PAGE 1329, WAKE COUNTY REGISTRY, AND HAVING THE NORTH CAROLINA STATE PLANE COORDINATES N: 805,312.69' & E: 2,161,230.29' (NSRS 2011 / NAD 83 / SPC), THENCE RUNNING THE FOLLOWING CALLS:~~

~~LEAVING THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, N17°17'06"E, 29.71 FEET TO A COMPUTED POINT ON THE CENTERLINE OF WAIT AVENUE, SAID COMPUTED POINT BEING THE NORTHEASTERN PROPERTY CORNER OF PIN# 1860151206 AS RECORDED TO IN DEED BOOK 17303 PAGE 1329, WAKE COUNTY REGISTRY;~~

~~THENCE, ALONG THE CENTERLINE OF WAIT AVENUE, S68°12'44"E, 182.46 FEET TO A COMPUTED POINT;~~

~~THENCE, ALONG THE CENTERLINE OF WAIT AVENUE, S68°22'23"E, 248.14 FEET TO A COMPUTED POINT;~~

~~THENCE, ALONG THE CENTERLINE OF WAIT AVENUE, S69°23'18"E, 159.43 FEET TO A COMPUTED POINT AT THE INTERSECTION OF THE CENTERLINES OF WAIT AVENUE AND AVERETTE ROAD;~~

~~THENCE, RUNNING ALONG THE CENTERLINE OF AVERETTE ROAD, S05°20'11"W, 242.72 FEET TO A COMPUTED POINT ON THE CENTERLINE OF AVERETTE ROAD;~~

~~THENCE, CONTINUING ALONG THE CENTERLINE OF AVERETTE ROAD, S05°35'13"W, 145.63 FEET TO A COMPUTED POINT;~~

~~THENCE S05°58'10"W, 124.58 FEET TO A COMPUTED POINT;~~

~~THENCE, CONTINUING ALONG THE CENTERLINE OF AVERETTE ROAD, S05°27'34"W, 79.84 FEET TO A COMPUTED POINT;~~

~~THENCE, CONTINUING ALONG THE CENTERLINE OF AVERETTE ROAD, S2°54'54"W, 133.25 FEET TO A COMPUTED POINT;~~

~~THENCE, CONTINUING ALONG THE CENTERLINE OF AVERETTE ROAD, S00°26'49"E, 82.81 FEET TO A COMPUTED POINT;~~

~~THENCE, LEAVING THE CENTERLINE OF AVERETTE ROAD, N88°59'26"W, 30.01 FEET TO A 3/4" IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF AVERETTE ROAD;~~

~~THENCE, LEAVING THE WESTERN RIGHT OF WAY OF AVERETTE ROAD, N88°59'26"W, 473.46 FEET TO A COMPUTED POINT, SAID POIT BEING THE SOUTHEASTERN PROPERTY CORNER OF PIN# 1860045778 AS RECORDED IN DEED BOOK 17303 PAGE 1329, WAKE COUNTY REGISTRY;~~

~~THENCE, N4°53'55"E, 514.28 FEET TO A 1/2" EXISTING IRON PIPE;~~

~~THENCE, N16°03'16"W, 316.19 FEET TO A 1/2" EXISTING IRON PIPE;~~

~~THENCE, N17°17'06"E, 175.67 FEET TO A 1/2" EXISTING IRON PIPE ON THE WESTERN RIGHT OF WAY OF WAIT AVENUE, SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING.~~

CONTAINING 477,999.45 SQUARE FEET, MORE OR LESS.







## REZONING JUSTIFICATION

The proposed rezoning of the Property to Neighborhood Center (NC) will permit the property to be developed for a mix of uses, including up to 200,000 sf of commercial for grocery stores, restaurants and other retail uses and up to 300 residences within walking distance of this new retail center.

The development team seeking this rezoning considers the proposed commercial portions of the development as crucial to the overall success of the development and plans on commencing construction of commercial areas in the initial phases of development. The proposed NC zoning will further ensure that the commercial areas actually develop during build out of residential areas and do not become another set of undeveloped lots set aside by a residential developer for commercial uses that may never come.

The proposed development is consistent with the Property's Moderate Density Residential designation on the Future Land Use Map. The residential portions of the development will include a mix of high-quality single-family homes and townhomes at an overall density of up to 4 units per acre, which is consistent with Comprehensive Plan guidance. The commercial portions of the development will also be consistent with Comprehensive Plan guidance.

The proposed residential uses are consistent with surrounding residential developments and will benefit residents of northern Rolesville and surrounding areas by providing needed retail uses not currently available in this part of town, including grocery and restaurants.

The proposed development is also consistent with the intent of the existing zoning of the Property. All of the Property outside of the watershed is zoned Residential and Planned Unit Development (R&PUD). The legacy PUD zoning district subjects the Property to a master plan that permits a school on the eastern portion of the site and up to 143 single-family homes on the western portion of the site. The legacy master plan is now infeasible because Thales Academy no longer intends to build a school on the eastern portion of the Property. Under the Town's Land Development Ordinance, the only way to update the legacy master plan is to rezone the property into a mixed-use district such as the NC district.

As part of the proposed rezoning, the applicants seek a development agreement with the Town. The applicants seek the development agreement because the LDO provides that certain dimensional standards of the NC district can be modified as part of a development agreement. The applicant expects that the specific modifications needed as part of a development agreement will be determined in cooperation with Town staff. Potential modifications request include:

- Modifications to the NC District's Maximum Single-Use/Building Size to increase the maximum commercial building size from 25,000 sf to up to 92,000 sf in order to facilitate the development of a 70,000-sf grocery-anchored retail center; and a 92,000-sf climate controlled self-service storage facility;

- Modifications to the NC District's Permitted Uses to allow for a self-service storage facility;
- Modifications to the NC District's Building Placement and Frontage standards to the extent necessary to exempt larger buildings in a retail center from maximum setback and street frontage requirements;
- Modifications to the NC District's Architectural Standards to exempt larger buildings from certain transparency and blank wall requirements;
- Modifications to the NC District's Single Family Residential Lot Width and Side Setbacks from 50' to 40', and 10' to 5' respectively to better coincide with neighboring development standards;
- Modifications to the NC District's Timing of Development to a maximum of seventy-five (75) percent of the residential units may be permitted until at least twenty-five (25) percent of the approved non-residential square footage is permitted;



## **PROPOSED ZONING CONDITIONS**

1. No single retail unit shall exceed 92,000 square feet.