



Case No. REZ-24-05

Date rcvd 12-2-24

Map Amendment Application

Contact Information

Property Owner ^{WFNV, LLC} WFVNY, LLC

Address ^{4641 PARAGON PARK RD STE 104} _____ City/State/Zip RALEIGH NC 27616-3407

Phone 919-882-2410 Email BOB.LUDDY@CAPTIVEAIRE.COM

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 2028 WAIT AVE

Wake County PIN(s) 1850950449

Current Zoning District R&PUD Requested Zoning District NEIGHBORHOOD CENTER

Total Acreage 50.531 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 NOVEMBER 10-25-2024

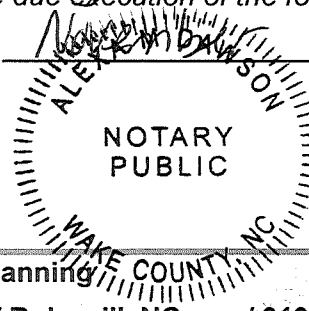
STATE OF NORTH CAROLINA

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 25th day of November 2024.

My commission expires 4/28/29

Signature Alex M Davis Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Map Amendment Application

Metes and Bounds Description of Property

LEGAL DESCRIPTION (PIN 1850950449):

BEGINNING AT A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE (N.C. HWY 98), SAID IRON PIPE BEING A CONTROL CORNER WITH NORTH CAROLINA STATE PLANE COORDINATES N: 804,321.45 & E: 2,161,634.68 (NSRS 2011 / NAD 83 / SPC), THENCE RUNNING THE FOLLOWING CALLS:

LEAVING THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, N40°39'22"E, 31.09 FEET TO A COMPUTED POINT ON THE CENTERLINE OF WAIT AVENUE;
 THENCE, ALONG SAID CENTERLINE, S64°34'13"E, 225.89 FEET TO A COMPUTED POINT;
 THENCE, CONTINUING ALONG SAID CENTERLINE, S65°41'26"E, 180.85 FEET TO A COMPUTED POINT;
 THENCE, CONTINUING ALONG SAID CENTERLINE, S66°45'05"E, 115.01 FEET TO A COMPUTED POINT;
 THENCE, CONTINUING ALONG SAID CENTERLINE, S68°23'19"E, 430.18 FEET TO A COMPUTED POINT, SAID COMPUTED POINT BEING THE NORTHERN MOST PROPERTY CORNER OF PIN# 1860045778 AS RECORDED IN DEED BOOK 17303 PG 1329, WAKE COUNTY REGISTRY;
 THENCE, LEAVING SAID CENTERLINE, S00°38'21"W, 32.13 FEET TO A 1/2" EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE;
 THENCE, LEAVING THE SOUTHERN RIGHT OF WAY OF WAIT AVENUE, S00°38'21"W, 1,528.74 FEET TO A 2" EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHWESTERN MOST PROPERTY CORNER OF PIN# 1860045778 AS RECORDED IN DEED BOOK 17303 PG 1329, WAKE COUNTY REGISTRY;
 THENCE, N89°21'30"W, 505.32 FEET TO A 1/2" EXISTING IRON PIPE;
 THENCE, N89°29'05"W, 50.09 FEET TO A 1/2" EXISTING IRON PIPE;
 THENCE, N89°22'03"W, 825.13 FEET TO A 1/2" EXISTING IRON PIPE;
 THENCE, N89°08'31"W, 92.70 FEET TO A 1/2" EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHWESTERN CORNER OF PIN# 1850950449, AS RECORDED IN DEED BOOK 16732 PAGE 2366, WAKE COUNTY REGISTRY;
 THENCE N02°18'54"W, 325.02 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK;
 THENCE, ALONG SAID CREEK, N44°18'30"E, 12.33 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N15°39'43"E, 29.73 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N27°21'06"W, 47.68 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N03°11'49"W, 86.56 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N54°15'58"W, 47.18 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N15°56'39"E, 82.48 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N56°19'27"E, 35.88 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N20°09'38"E, 31.53 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N35°40'08"E, 53.96 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N05°25'37"W, 35.70 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N27°16'11"E, 63.59 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N76°49'28"E, 26.68 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N19°10'58"E, 44.78 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N38°16'44"E, 84.46 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N07°59'45"E, 58.77 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N70°24'48"E, 48.52 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N30°41'32"E, 119.64 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N66°41'13"E, 77.79 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N35°17'49"E, 82.65 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N22°30'36"W, 85.05 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N27°04'26"E, 62.39 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N29°02'26"E, 139.83 FEET TO A COMPUTED POINT;
 THENCE, ALONG SAID CREEK, N66°17'31"E, 120.37 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK;
 THENCE, LEAVING THE CENTERLINE OF SAID CREEK, N17°27'54"W, 288.49 FEET TO A 1/2" EXISTING IRON PIPE;
 THENCE N40°39'22"E, 187.71 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 2,254,593.10 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.