

TOWN OF ROLESVILLE COMMUNITY PLAN



ELEMENTS & FUTURE LAND USE MAP

**Approved By The
Rolesville Town Board of Commissioners
On March 20, 2007**

**Mayor Nancy Kelly
Town Commissioner Ronnie Currin
Town Commissioner Frank Eagles
Town Commissioner Frank Hodge
Town Commissioner Betty Whitaker
Town Commissioner Jacky Wilson**

**Community Plan Steering Committee
Mr. Ronnie Currin, Town Commissioner
Mr. Bill Carter, Planning Board Chairman
Mr. Gil Hartis, Parks and Recreation Advisory Board Chairman
Mr. Willis Cooke, Resident
Mrs. Jenny Carrington, Resident
Mr. Mikeal Mitchell, Resident & Business Owner
Mr. Bryan Hicks, Director Town Planning Department**

VISION

Rolesville will be a charming small town made up of neighborhoods centered around a progressive and vibrant downtown. Rolesville will be a town that celebrates and protects its rural heritage and landscapes. Unique local shops and businesses and a mix of housing choices will make Rolesville a highly desirable place to live, work and play that is convenient to the Triangle. We will be a family-friendly community linked together physically through a network of tree-lined streets, bicycle paths, sidewalks, and walking trails; and socially through community celebrations and festivals. We will be a well-rounded community that places a priority on: public safety, walkability, recreational opportunities, and quality healthcare and education.

DESIGN PRINCIPALS

- Quality
- Individuality
- Uniqueness
- Maintaining Small Town charm
- Place making

PLAN ELEMENTS

- Neighborhoods (*Page 3*)
- Downtown (*Page 6*)
- Commercial Centers (*Page 8*)
 - Retail
 - Office - Business
- Community Facilities (*Page 10*)
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NEIGHBORHOODS

Goal 1: Rolesville will encourage the development of well-planned, attractive neighborhoods that include a variety of housing options and neighborhood amenities.

Objective 1.1: New neighborhoods will be well-planned, reflect a variety of architectural styles and be of quality construction.

Policies:

- 1.1A: Homes within a neighborhood should differ from one another, so as to reflect a sense of individuality rather than bland uniformity.**
- 1.1B: Neighborhoods should develop according to an overall plan that considers quality landscaping, transitions between uses, adequate lighting, usable open space, and the thoughtful location of amenities.**
- 1.1C: Homes will be built with quality materials and using sound construction practices that will promote lasting value.**
- 1.1D: Neighborhoods will include appropriate trees along all neighborhood streets, with consideration given to sight lines, shading, and longevity.**
- 1.1E: Multi-family developments will include high-quality landscaping that provides a good buffer between adjacent uses, screens parking and contributes to the overall character of the development.**

Objective 1.2: Neighborhoods should incorporate amenities that support healthy lifestyles.

Policies:

- 1.2A: New developments should incorporate walking trails throughout the neighborhood.**
- 1.2B: Family-oriented neighborhoods will provide play areas adequate and appropriate to serve the needs of residents.**
- 1.2C: New neighborhoods should provide recreational facilities (i.e., swimming pools, tennis courts, athletic facilities, etc.) appropriate to their size.**
- 1.2D: Rolesville will support new neighborhoods that incorporate lifestyle activities such as golf, equestrian activities, and those specifically designed with active lifestyles in mind.**

Objective 1.3: Rolesville's neighborhoods will offer a variety of housing options, meeting the needs of residents at all stages of life.

Policies:

- 1.3A: New neighborhoods will be encouraged to offer a variety of living arrangements to meet specific needs of Rolesville's current and/or future residents, such as senior housing, assisted living arrangements, condominiums.**
- 1.3B: New development will be encouraged to complement, rather than duplicate, Rolesville's existing housing options in order to provide a wider choice of living arrangements to meet residents' changing needs at different stages of life.**

Goal 2: Neighborhoods in Rolesville will be well-connected to one another, community facilities and commercial centers; and to adjacent properties.

Objective 2.1: Neighborhoods in Rolesville will be interconnected with roads, sidewalks and trails.

Policies:

- 2.1A:** When approving subdivisions, existing transportation plans will be used to align new streets with existing streets.
- 2.1B:** New neighborhoods will include sidewalks on both sides of the street, unless site-specific conditions preclude it.
- 2.1C:** Sidewalks in new neighborhoods will connect to existing sidewalks.
- 2.1D:** New neighborhoods will conform to existing open space and green-way plans

Objective 2.2: New neighborhoods in Rolesville will be connected to adjacent uses.

Policies:

- 2.2A:** New neighborhoods will be constructed in such a way as to allow for easy accessibility to existing adjacent uses by pedestrians, bicyclists and automobiles.

Goal 3: New neighborhoods should be designed to promote public safety.

Objective 3.1: Where possible the principles of Crime Prevention Through Environmental Design (CPTED) should be used in the design of new neighborhoods, particularly in regard to: site organization and layout, adequate lighting, and the appropriate use of landscaping and vegetation to define public and private spaces.

Policies:

- 3.1A:** Rolesville will develop guidelines to aid those who wish to develop property to do so in a manner consistent with CPTED.

Objective 3.2: Neighborhoods should be walkable for all people, including those with special needs such as the physically challenged, people with strollers, and the elderly.

Policies:

- 3.2 A:** Neighborhood streets should be designed so that they are safe for pedestrians and encourage an appropriately low rate of speed.
- 3.2 B:** Sidewalks and trails should be designed to accommodate all people.

Objective 3.3: Neighborhoods should be designed to facilitate emergency access.

Policies:

- 3.3A:** Neighborhoods will be designed with adequate areas of ingress and egress to facilitate traffic flow and emergency access.
- 3.3B:** Neighborhoods should be designed to promote interconnectivity of neighborhoods. Cul-de-sacs should be limited in length and used only when necessary.
- 3.3C:** Where traffic calming techniques are necessary their use should consider implications for emergency response times and potential damage to emergency vehicles.

Goal 4: New neighborhoods will be designed and constructed in a manner that respects the natural environment.

Objective 4.1: The design and layout of new neighborhoods will preserve open spaces and key environmental resources to the greatest extent possible.

Policies:

- 4.1A: Review subdivision regulations to ensure that appropriate controls for the preservation of open spaces are included.**
- 4.1B: New neighborhood development will avoid undue land disturbance by respecting existing land forms and topography.**
- 4.1C: Where possible new neighborhoods will preserve existing trees and vegetation and avoid clear cutting.**
- 4.1D: The developers of new neighborhoods will observe riparian buffer requirements to ensure water quality.**

Objective 4.2: The design and development of new neighborhoods will not increase the risk of flooding or other natural disasters to existing or new residents and property owners.

Policies:

- 4.2A: New neighborhoods will avoid development in floodplains.**
- 4.2B: New neighborhoods will be designed to minimize erosion and run-off onto adjacent properties.**

DOWNTOWN

Goal: Rolesville will have a downtown district that reflects its small town character, functions as its essential commercial and civic district, and is readily-identifiable as the heart of the community.

Objective 1.1: Downtown Rolesville will be a vibrant center that features unique local shops and businesses that encourage activity throughout the day.

Policies:

- 1.1A: The downtown will incorporate streetscape elements that create a walkable environment, such as wide sidewalks, awnings, public benches, and street trees.**
- 1.1B: The town will support local businesses' redevelopment and expansion efforts through design and landscaping incentives.**
- 1.1C: The town will support the creation and installation of public art that reflects the spirit of Rolesville.**
- 1.1D: The town will encourage a mix of businesses and activities that provide both day and evening use of the district.**
- 1.1E: The town will work with the Chamber of Commerce and/or other business representatives to develop and sustain festivals and other promotional events that bring activity to the downtown.**

Objective 1.2: The downtown district will be designed to accommodate the needs of today's lifestyles while maintaining small town charm.

Policies:

- 1.2A: Pedestrian and auto connectivity to adjacent district and uses should be incorporated into the design of new projects.**
- 1.2B: Parking should be located to allow convenient, one-stop access to the variety of uses located in the district.**
- 1.2C: Design of projects should place a priority on pedestrian safety, including consideration of pedestrian/auto interaction, lighting, and the orientation of buildings to the public realm.**

Objective 1.3: Locate civic buildings and spaces, such as a recreational building, a library, a post office, a town hall, and a park, in the downtown under a unified design.

Policies:

- 1.3A: Develop a master plan for the municipal campus and Main Street Park.**
- 1.3B: Develop an action plan for implementation of the master plan.**
- 1.3C: Ensure that plans emphasize pedestrian connectivity between the municipal campus, the downtown district and surrounding neighborhoods.**

Objective 1.4: Establish a "village" style of development in and around the downtown that includes a mix of shops, offices, and homes that promotes pedestrian and bicycle travel and accommodates vehicular traffic.

Policies:

- 1.4A: Hold a public charette to explore revitalization and expansion of the crossroads into a mixed use downtown district built on a grid of connected streets.**
- 1.4B: Continue to plan for the transformation of Main St (U.S 401) into a pedestrian-friendly corridor as discussed in the Imagine Rolesville Transportation Plan, which calls for two 12-foot-wide lanes, an 8-foot wide planted landscape strip, and 6-foot wide sidewalks on both sides of the street.**
- 1.4C: When US 401 Bypass is complete, replace the traffic signals with a modern roundabout at the intersection of Young Street and Main Street.**
- 1.4D: Install sidewalks on both sides of streets with curb and gutter throughout the downtown district.**
- 1.4E: Seek funding to bury powerlines in the downtown district.**
- 1.4F: Draft design standards to guide development in the downtown district.**
- 1.4G: Encourage projects to include upper-story residential units in their plans.**

COMMERCIAL CENTERS

Goal: New commercial retail and business centers will develop in accordance with good design principles, so that they are accessible, convenient, and attractive amenities to Rolesville.

Objective 1.1: Centers should be appropriately sited and scaled to serve the Rolesville community, rather than a regional market.

Policies:

- 1.1A:** Commercial retail centers should be of the type that feature smaller shops and stores, which serve a local market, rather than power centers that include multiple big box stores serving a regional market.
- 1.1B:** In approving new commercial centers, consideration will be given by the town to the scale of the development in comparison to the capacity of the adjacent transportation network and the neighborhood context.
- 1.1C:** Office and business centers should be of the type that serve local professionals and entrepreneurs rather than large industrial complexes.
- 1.1D:** Centers should be designed such that they can easily transition to new uses.

Objective 1.2: Rolesville will encourage the development of unique shopping environments through good site design, and the use of quality materials and landscaping.

Policies:

Materials

- 1.2A:** Commercial centers will be constructed using quality materials such as brick, stone, and textured block. Materials such as corrugated steel, plywood or other materials that do not contribute to Rolesville's character will not be allowed.
- 1.2B:** Commercial centers should feature high quality, attractive signage, lighting and street furniture, such as benches and trash receptacles.

Site Design

- 1.2C:** In areas where connected sidewalks are feasible, buildings should be pulled close to streets that are exterior to the site, in order to create a pleasant streetscape and encourage walking.
- 1.2D:** Buildings within commercial centers should be situated so as to encourage walking between destinations.
- 1.2E:** Parking lots between commercial centers shall be connected.
- 1.2F:** If outparcels are included in commercial centers, they should be pulled close to external streets so that they will act as buffers between the public street and internal parking lots.
- 1.2G:** In areas where a network of connected sidewalks is not possible, deeper landscaped buffers between commercial centers and neighboring streets shall be required.
- 1.2H:** Parking lots will be designed so that they safely accommodate the needs of both pedestrians and motorists in an attractive, well-landscaped environment.
- 1.2I:** Parking on a site should be accommodated to the rear and/or side of buildings to the greatest extent possible.

- 1.2J: Commercial centers should incorporate high quality, attractive, and durable landscaping that will be easily maintained.**
- 1.2K: New commercial centers will provide underground utilities.**
- 1.2L: Commercial centers must screen unattractive elements such as dumpsters and utilities from public view.**

COMMUNITY FACILITIES

Goal 1: Establish a central location for essential government services, adjacent to the existing downtown.

Objective 1.1: The town should construct a recreation/multi-purpose community center.

Policies:

1.1A: Establish a community center to serve a variety of community needs including: meeting space for civic groups, classrooms-training center, recreation facilities and programs and a public performing space.

Objective 1.2: The town should site a new government services building and a library convenient to the existing downtown and the Main Street Park.

Policies:

1.2A: The government services complex should be designed so that facilities are flexible enough to accommodate immediate growth needs while providing for seamless expansion as facility needs grow.

1.2B: The Town should work with Wake County to establish a local branch of the Wake County Library system in Rolesville.

1.2C: The Town should work with the US Post Office to establish a local branch convenient to the town governmental center.

Goal 2: Advocate for the construction of adequate schools within reasonable distance of Rolesville residents.

Objective 2.1: Continue to work with the Wake County School Board to address long-term school facility needs in the area.

Policies:

2.1A: Advocate the public's desire for future school campuses.

2.1B: Developers should provide a school impact study to the planning board as part of the Town's subdivision review process.

Objective 2.2: Promote safe and accessible school sites for Rolesville's residents.

Policies

2.2A: Identify potential school sites that have the following characteristics:

- Close proximity between secondary and elementary school facilities;
- Good road access;
- Convenient access to the community greenway and pedestrian network;
- Potential for a joint park site; and
- Potential for surrounding residential development.

OPEN SPACE AND RECREATION

Goal 1: Provide parks, recreational facilities and greenways in all areas of the community and connect them to a park in the town center. Parks and recreational facilities should be provided proportional to the existing population and future growth.

Objective 1.1: Maintain a Parks and Recreation Department to plan and manage a comprehensive program in coordination with the Parks and Recreation Advisory Board.

Policies:

1.1A: Maintain a qualified Parks and Recreation Director.

1.1B: Maintain a Parks and Recreation master plan, and prepare a program for its implementation

Objective 1.2: Continue to seek grant and loan funding assistance for specific infrastructure and activities.

Policies:

1.2A: Obtain input from stakeholders to identify infrastructure and activities appropriate for grant and cost sharing programs.

1.2B: Identify all local, state, and federal grant and cost sharing programs for Parks and Recreation programs appropriate for Rolesville participation. Prepare and submit funding assistance requests which have been approved by elected officials, Parks and Recreation Commission and town staff.

Goal 2: Link residential areas, business districts, community buildings, recreation sites and play areas with sidewalks or other paths to ensure easy access throughout Rolesville.

Objective 2.1: Maintain provisions of the unified development ordinance that require the construction of sidewalks, pedestrian paths and bike paths that link existing and planned development.

Objective 2.2: Continue to identify opportunities to link existing development with walkways and bike paths, and develop such links as funding becomes available.

Goal 3: Preserve natural areas that can be used for school activities and public recreation.

Objective 3.1: Identify open space that is appropriate for designation as natural areas, and seek to preserve these areas for the Rolesville Community.

Goal 4: Establish different types of recreational facilities, including safe play areas for children, so that all of Rolesville's citizens are served.

Objective 4.1: Using data from surveys and workshops, prepare a priority list of new recreational facilities and activities for future development.

Objective 4.2: Assure that the unified development ordinance provides for a sufficient amount of open space for community natural areas and parks.

Objective 4.3: Open Space dedicated for recreation purposes should be usable for the intended purposes.

Goal 5: Safeguard the quality of land, air and water resources as development occurs so that the town's natural environment is conserved and enhanced.

Objective 5.1: Advocate for strict standards for the town's septic tank effluent pumping (STEP) and other various wastewater pumping systems.

Objective 5.2: Require the creation of greenways along designated stream corridors as a condition of development within the town limits and extra-territorial jurisdiction (ETJ).

Objective 5.3: Encourage all residential and commercial development to be pedestrian-friendly.

Objective 5.4: Ensure adequate stream buffers to enhance water quality and accommodate sufficient recreation facilities.

Goal 6: Maintain and improve Rolesville's streetscapes with sidewalks, lighting, street trees and other landscaping.

Objective 6.1: Maintain a unified development ordinance that requires sidewalks along all newly constructed roadways; require commercial lighting to be non-intrusive; and require the location of off-street parking for new commercial development to be at the side and/or rear of buildings.

Objective 6.2: Continue to update the landscape ordinance to provide for substantial buffers between commercial, residential and agricultural development; and roadways, and provide incentives for the use of native vegetation.

TRANSPORTATION

Goal 1: Establish a safe and efficient transportation system that provides for vehicular, pedestrian and bicycle travel.

Objective 1.1: Create a road network to support the land use and greenway goals.

Policies:

- 1.1A: Build the US 401 Bypass as a limited access, 4-lane, landscaped road; include a bikepath and sidewalk between Jonesville Road and Harris Creek.**
- 1.1B: Install pedestrian pass-throughs under US 401 Bypass to provide access for pedestrians and wildlife.**
- 1.1C: Evaluate a modern round-about for the center of town.**
- 1.1D: Upgrade Forestville Road and link it to Jones Dairy Road north of Sanford Creek to serve as a western bypass, replacing the "western loop" route shown in the current thoroughfare plans.**
- 1.1E Establish a driveway policy that limits curbcuts for commercial properties.**

Objective 1.2: Create a pedestrian-friendly environment throughout the town.

Policies:

- 1.2A: Include marked and signed pedestrian crosswalks for major intersections, roads with heavy traffic, and paths leading to community facilities and commercial areas.**
- 1.2B: Provide sidewalks with planting strips on both sides of all new and improved roads.**

Objective 1.3: Work with the Triangle Transit Authority and Wake County Transportation Services to provide transit service linking Rolesville to other communities when demand warrants.

Objective 1.4: Ensure that the transportation network provides easy access to all parts of Rolesville and the surrounding area.

Policies:

- 1.4A: Ensure that a network of interconnected streets is established as development occurs by limiting the number of dead-end streets.**
- 1.4B: Decrease demand on public roads by interconnecting parking lots between buildings.**

Goal 2: Ensure that all major entranceways into Rolesville are both functional and attractive.

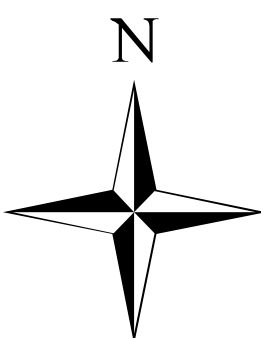
Policies:

- 2.1A: Create an attractive, landscaped entranceway with a landscaped median from the planned US 401 Bypass to Perry Street along East Young Street.**
- 2.1B: Identify major entrances to Rolesville and design appropriate attractive gateways.**
- 2.1C: Revise setback standards to accommodate medians along thoroughfares.**

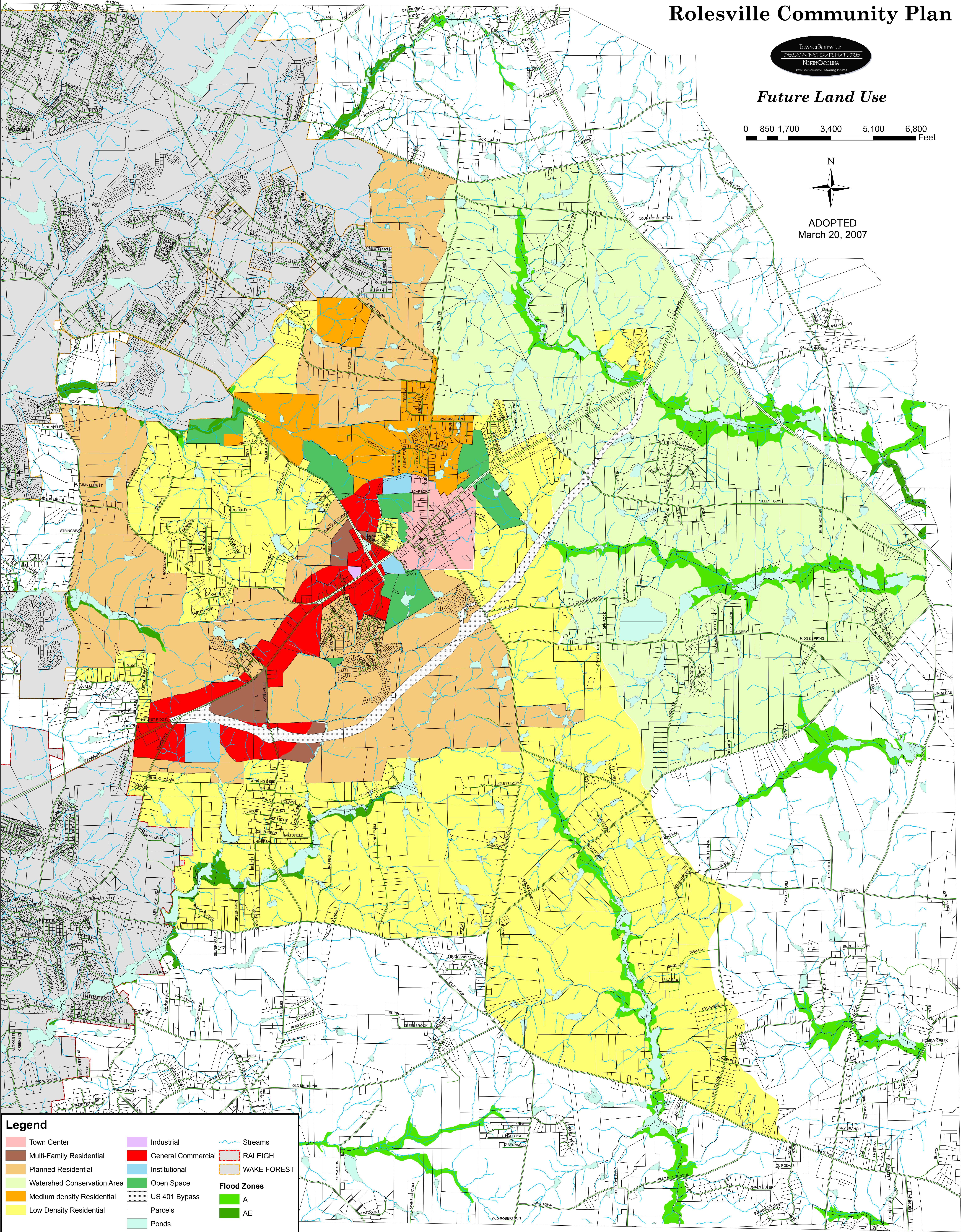
Rolesville Community Plan



Future Land Use



ADOPTED
March 20, 2007



Legend

Town Center

Multi-Family Residential

Planned Residential

Watershed Conservation Area

Medium density Residential

Low Density Residential

Industrial

General Commercial

Institutional

Open Space

US 401 Bypass

Parcels

Streams

Ponds

Flood Zones

A

AE

RALEIGH

WAKE FOREST