

7208 ROUSE RD – INFORMATION PACKET

ADDRESS – 7208 Rouse Rd, Holly Springs, NC 27540

PARCEL ID – 0000608

NC PIN - 0647454562

ACREAGE – approximately 28.75

ETJ – Holly Springs

CURRENT ZONING – Rural Residential. Allows for 0.5 units per acre.

FUTURE LAND USE – Residential Neighborhood. Suggested rezoning classifications are Suburban Residential (SR) or Neighborhood Residential (NR).

PRODUCT TYPE – Single-family detached only. The Holly Springs Comprehensive Plan clearly states that no townhomes, condos, or multifamily are allowed in the Residential Neighborhood area.

POTENTIAL DENSITY – Suburban Residential allows for up to 3 units per acre, Neighborhood Residential allows for up to 5 units per acre.

UTILITIES – Electric is to the site. **Water and sewer are not to the site.** Included in the information packet are arials showing two potential water and sewer connections nearby. The property across the street at 7051 Rouse Rd is currently in the development review process and could positively impact the closest water and sewer connections.

***Per the Town of Holly Springs, a regional pump station will be required to be included in any development plans for this property.

ENVIRONMENTAL – We have no knowledge of environmental challenges such as wetlands or blue line streams or topography that negatively impact the usable acreage of the property.

PRICING GUIDANCE – \$3.5 million

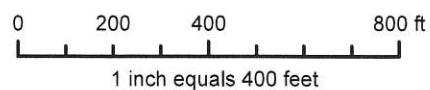
CONTACT:

WILLIAM WHITE

WHITE OAK COMMERCIAL

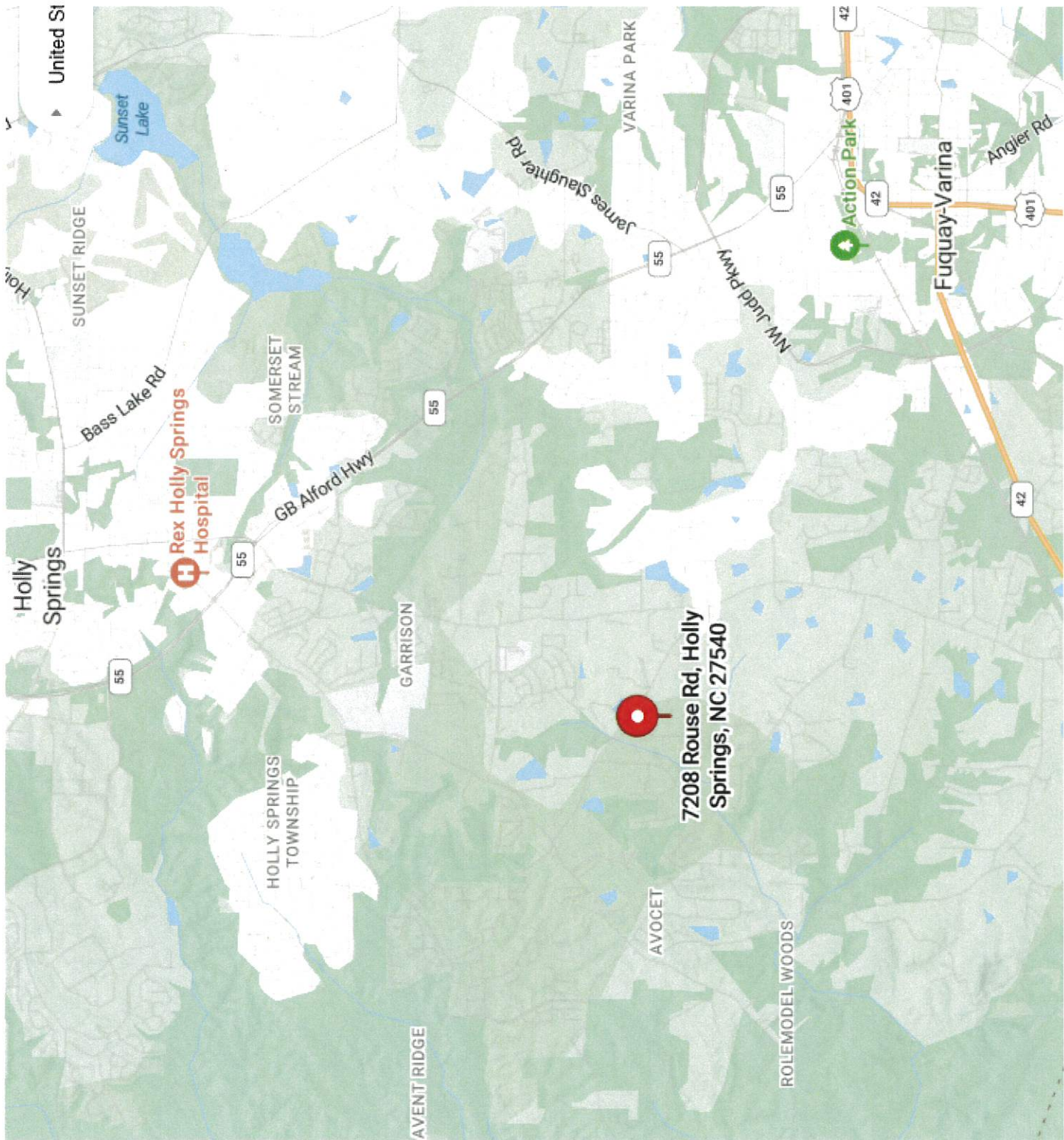
(919) 621-1745

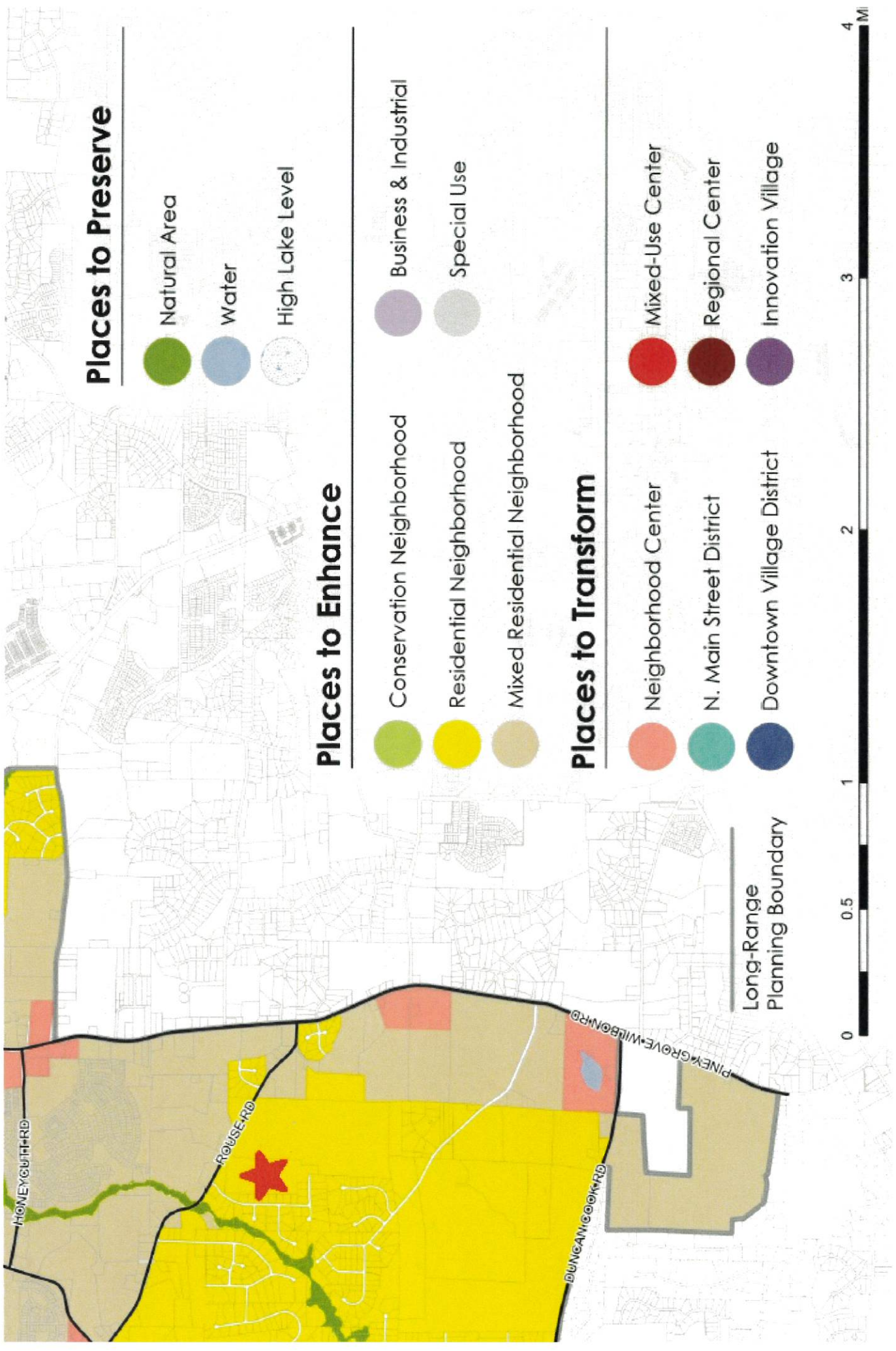
WWHITE@WHITEOAKCOMMERCIAL.COM



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.







Places to Preserve

- Natural Area
- Water
- High Lake Level

Places to Enhance

- Conservation Neighborhood
- Residential Neighborhood
- Mixed Residential Neighborhood
- Business & Industrial
- Special Use

Places to Transform

- Neighborhood Center
- N. Main Street District
- Downtown Village District
- Mixed-Use Center
- Regional Center
- Innovation Village

Long-Range
Planning Boundary



Character Areas: Residential Neighborhood

RN



A **Residential Neighborhood** area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some **Residential Neighborhood** areas may mix lot and house sizes on the same block, or provide accessory dwelling units. Pedestrian-scale blocks and a grid street network support a well-connected, cohesive community. New **Residential Neighborhood** areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in a **Residential Neighborhood** area should connect to existing or future neighborhoods nearby. **Residential Neighborhoods** are primarily residential but may include limited civic or other non-residential (non-commercial) uses.



Street & Block Patterns

- Streets are generally in a grid network.
- Blocks vary in size, growing larger from the center to the edge of the neighborhood.
- Streets should provide connections to adjacent neighborhoods and development.
- New residential uses have off-street parking at the side or rear of the lot to enhance the streetscape and walkability. Parking areas on larger lots may be accessed from front-loaded driveways, while smaller lots may be served by rear alleys.
- Informal (unmarked) parking may be provided on-street.

Open Spaces & Natural Resources

- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible.
- Community open spaces may include small parks and community gardens.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Specimen tree preservation is encouraged.

Lot Size & Building Placement

- Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center, creating a mix of densities throughout the neighborhood.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the facade of the building.

Building Types & Massing

- Residential building types are limited to single dwelling detached residential, including accessory dwelling units, in a variety of sizes. Single dwelling attached and multi-dwelling are not allowed.
- Civic buildings, including schools, may be appropriate in some Residential Neighborhood areas.
- Buildings may be up to 3 stories in height.

Transportation Network

- Multi-modal walkable streets with curbs and formal street tree planting.
- Very walkable, with sidewalks, bike facilities, paths and trails.

TABLE 2.1 ZONING - FUTURE LAND USE DESIGNATIONS (N1)

		CHARACTER AREA & FUTURE LAND USE MAP DESIGNATIONS											
		Natural Area (N2)	Conservation Neighborhood (N3)	Residential Neighborhood	Mixed Residential Neighborhood	Neighborhood Center	N. Main Street District	Downtown Village District	Mixed-Use Center	Regional Center	Innovation Village	Business & Industrial	Special Use
ZONING DISTRICT	RR - Rural Residential		X	X									
	SR - Suburban Residential		X	X									
	NR - Neighborhood Residential		X	X	X								
	NCR - Neighborhood Center Res.				X	X	X						
	MXR - Mixed-Use Residential					X	X						
	NMX - Neighborhood Mixed-Use					X	X		X				
	DMX - Downtown Mixed-Use							X					
	RMX - Regional Mixed-Use								X	X			
	CB - Community Business						X		X				
	SP - Special District										X	X	X
	IVMX - Innovation Village Mixed-Use										X		
	BRT - Business & Research Technology											X	
	HI - Heavy Industrial											X	X

TABLE 2.1 - NOTES

N1	The Future Land Use Map provides general guidance on where particular Base Zoning Districts are appropriate in the Town, however in some cases Base Zoning Districts may differ from the character area designation identified in this table.
N2	All districts may have natural areas, but they are not required.
N3	Subdivisions in the SR and NR districts when using Conservation Subdivision option.

2.2 DISTRICT STANDARDS

2.2.1 DEVELOPMENT STANDARDS FOR RESIDENTIAL USE DISTRICTS

- A. **Applicability.** All development and land Use activity on properties within the Residential Use Districts is subject to the Development Standards outlined in Table 2.2.1-A below. Exceptions may apply where the property obtained separate Town approvals related to Planned Unit Developments (PUDs) or Conditional Zoning Districts (CD) – in those instances, the associated approvals/permits may establish the Development Standards

for said properties (Refer to Chapter 1 relating to those instances).

The numbers shown in the tables are minimums or maximums depending on the item (row). In the case of maximums, developments can be compliant with a lower number; with minimums, developments can be compliant with a higher number. In the chart “--” means the Use is not permitted in the district and “n/a” means the Development Standard does not apply in the District.

TABLE 2.2.1-A - DEVELOPMENT STANDARDS FOR RESIDENTIAL USE DISTRICTS

	RR	SR	NR	NCR	MXR
Development Intensity					
Development Density (N1)					
Maximum Gross Density (units/acre)	0.5	3	5	8	15
Maximum Gross Density (Conservation Subdivision) (units/acre) (N2)	0.5	3	5	--	--
Maximum Gross Density with Conditional Zoning District (CD) (units/acres)	1	4	8	12	N3
Open Space and Conservation Area (N4)	See Chapter 4				
Attached Dwelling Unit and Apartment Dwelling Unit Allocation (N5)					
Minimum Dwelling Units	--	--	10%	10%	10%
Maximum Dwelling Units	--	--	50%	100%	100%
Non-Residential Use Allocation (in New Subdivisions Only by Total Project Area) (N5)					
< 300 acres (maximum total area)	--	--	5%	5%	5%
< 300 acres (maximum contiguous area)	--	--	3 acres	3 acres	3 acres
≥ 300 acres (minimum total area)	--	--	3 acres	3 acres	3 acres
Lot Configuration					
Minimum Lot Area (sf)					
Detached Dwellings (Standard Subdivision) (N2)	2 acres	15,000	10,000	5,000	none
Detached Dwellings (Conservation Subdivision) (N2)	none	none	none	--	--
Detached Dwellings with Conditional Zoning District (CD)	1 acre	7,500 and average ≥ 10,000	average ≥ 5,000	none	none
Attached Dwellings (N5)	--	--	none	none	none



HONEYCUTT SUBDIVISION CONNECTION

Measure

Unit

Feet

>

Distance

2,953.85 ft

New measurement

2,953.85 ft



CASS HOLT RD CONNECTION

Measure

Unit

Feet

Distance

6,415.95 ft

New measurement

