

## #1 Rolesville Rd/Davistown Rd Activity Center

**Type:** Neighborhood Activity Center

**Size:** 29 acres

The proposed parcel-based neighborhood activity center boundary encompasses parcels of land on both sides of Rolesville Road and extends from its intersection with Davistown Road to Watkins Road. Currently, this area is generally designated as a neighborhood activity center that is identified by a circle. The area of the activity center lies within the Long Range Urban Services Area of Raleigh and Wendell.

The proposed parcel-based area functions as a neighborhood focus area providing retail convenience goods, which includes a general merchandise store with gas pumps and a service business. A church and a fire station are also in close proximity to the proposed activity center.

A summary of the existing land use characteristics in the activity center is presented in the following table.

### ACTIVITY CENTER LAND USE CHARACTERISTICS

| Existing Development   |                |                |                  |                         |
|--|----------------|----------------|------------------|-------------------------|
| <i>Land Use</i>  | <i>Parcels</i> | <i>Acreage</i> | <i>Zoning</i>    | <i>Units</i>            |
| Residential  | 6              | 5              | R-30 & R-40/RCOD | 6                       |
| Manufactured Home  | 1              | 0.5            | R-30             | 1                       |
| Agricultural   | 1              | 20             | R-30 & R-40/RCOD | 12                      |
| Commercial   | -              | -              | R-30 & R-40/RCOD | 2                       |
| Industrial   | 1              | 2              | CU-I1            | 1                       |
| <i>Vacant Lands</i>  |                |                |                  |                         |
| <i>Land Use</i>  | <i>Parcels</i> | <i>Acreage</i> | <i>Zoning</i>    | <i>Approved Project</i> |
| Undeveloped/Vacant   | 3              | 1.5            | R-30 & R-40/RCOD |                         |
| <b>Historical, Cultural or Environmental Significance:</b> No designated significant sites in activity center. |                |                |                  |                         |

Development at this location should be in accordance with the recommendations of the Activity Centers Design Guidelines within the Wake County Land Use Plan. These guidelines address issues of compatibility between commercial and residential buildings, connections between residential areas and commercial areas, open space, buffers, transitional development, and place an emphasis on achieving safe and efficient access to thoroughfares. Access points should have sight distances that are adequate to permit safe stopping of vehicles.

# #1 Rolesville Rd/Davistown Rd Activity Center

(Continued)

## THOROUGHFARES

(Wake County Transportation Plan)

|                 | <i>Pavement width<br/>Current/Planned</i> | <i>Right-of-way<br/>Current/Planned</i> | <i>Lanes</i> | <i>Road<br/>Classification</i> | <i>Level of<br/>Service,<br/>(NCDOT)</i> |
|-----------------|---|---|--------------|--------------------------------|--|
| Rolesville Road | 20 ft / 36 ft                             | 60 ft / 80 ft                           | 2            | Major                          | B*                                       |
| Watkins Road    | 18 ft / 30 ft                             | 60 ft / 70 ft                           | 2            | Minor<br>(community<br>Street) | Unavailable                              |
| Davistown Road  | 21 ft / 30 ft                             | 60 ft / 70 ft                           | 2            | Minor<br>(community<br>Street) | Unavailable                              |

\* Level of Service (LOS) pertains to operating conditions of facility in terms of traffic performance measures, on a scale of A-F. LOS = B: Slightly more congested, with some impingement of maneuverability of traffic.

The activity center is accessed by a road network that provides connections to the residential neighborhoods in this area of the county. Watkins Road and Davistown Road, which are planned for improvements, are shown in the Wake County Thoroughfare Plan as being realigned (new locations) to connect together at the intersection of Rolesville Road.

**Recommendations:**

This activity center will provide for mixed-use development including small-scale commercial land uses in order to meet expected demands in this area of the county. The proposed parcel-based area should continue to function as a neighborhood focus area.

**Proposed  
Neighborhood Activity Center  
Rolesville Rd/Davistown Rd  
Current Zoning**

**29 Acres**

**#1**

**R-30**

**Raleigh LRUSA**

**DAVISTOWN RD**

**Wendell LRUSA**

**ROLESVILLE RD**


**R-40/RCOD**

**WATKINS RD**

**BETHANY CHURCH RD**

**CU-I-1**

**Map Information:**  
Project Name Here  
Map Description Here



0 0.07  
Miles

