

Questions/[Answers](#) – Proposed development on Rochelle/Evans corner:

1. Who currently owns the Rochelle property?

[Ludelle Rochelle Hatley and Lucy A Rochelle.](#) In working with our clients, [Jon Buxbaum and Andy Sandman](#), the property owners were very interested in knowing what was being proposed since they will be living next to it.

2. What is the current zoning of the property, and what does the developer want it zoned to?

[The current zoning is R-40. The proposed zoning is TR CU. The proposed conditions limit the use to single-family detached homes at a maximum density of 3 units per acre.](#)

3. What will be built on the property (houses, townhouses)? How many units will be placed on the property?

[Based on the proposed rezoning, a maximum of 30 single-family homes can be placed on the property.](#)

4. What will be the price range for the units, and what will their square footage range be?

[We anticipate the price range of the homes will start at the low to mid \\$400,000 and that the homes will be approximately 3,000 +/- square feet. A builder\(s\) has not been determined, but we feel this a realistic estimate.](#)

5. Will the entire parcel be developed, or just a portion?

[The entire parcel that you see on the map that was enclosed in your letter is being developed. It actually encompasses portions of two parcels. Some of the land that will remain R-40. We will be preserving the stream buffer that is located on the property and the property that is to the south of the stream buffer. No lots will be encroaching into this buffer.](#)

6. Who will be developing the property? Will there be multiple builders?

[What is/are the website\(s\) of the builder\(s\)? Jon Buxbaum and Andy Sandman, our clients, are developing the site. A builder\(s\) has not been chosen yet.](#)

7. Who will be the single point of contact for this development, and what is their contact information?

[Glenda Toppe, Jerry Turner and Associates, Inc., 651-7150, gtoppe@jerryturnerassoc.com.](#)

8. Will there be any buffers between the proposed development and the neighbors along New Rail, Banyon Tree, Broken Bow Court and Evans Road? If so, what will the buffer be (in feet)? Also what will the buffer be in terms of vegetation (opaque, semi opaque)?

[A 30-foot B buffer is required between the proposed development and the neighbors along New Rail, Banyon Tree and Broken Bow Court. A B buffer is](#)

semi-opaque. There is a required 50-foot streetscape adjacent to Evans Road.

9. Where will the entrances/exits to the new development and the interior roads be located?

There is one entrance and exit proposed onto Rochelle Road.

10. Will Rochelle Road be annexed into the Town as well? If so, will Rochelle be widened and sidewalks added from New Rail to Evans? On which side of the road will sidewalks be added, north or south side?

If this development is approved, Rochelle Road will be improved based on the Town's Comprehensive Transportation Plan. The Plan designates Rochelle Road as a minor collector street with a proposed width of 35' B-B and 57-foot right-of-way. Sidewalk will be required on both sides of Rochelle Road.

11. What is the projected timeline of the project?

Six to 9 months for the rezoning, site plan and permitting process, then 4-6 months for the site work. The home construction process would begin after that.

12. Will the property be clear cut prior to development? How long will the build out be?

No. Clearing will only occur for streets, stormwater control measures and utilities. Build-out depends on the builder(s) and market conditions.

13. What is the stormwater plan for the development? Will stormwater retention ponds be used? If so, where will the pond or ponds be located?

This has not been finalized at this time. Any development proposed will meet all Town of Cary regulations. The engineer on the project will be at the neighborhood meeting to answer any questions you might have concerning stormwater.

14. Will this development require a traffic impact analysis be performed?

No.

15. When will a layout or siteplan be ready for people to review?

There will be a conceptual layout plan presented at the first neighborhood meeting.