

SDP-23-07
302 S Main St – The Learning Center
1st Submittal
Planning/Zoning Comments

Project Background:

The following is the review of the site plan for the Learning Center, originally submitted September 29, 2023, completed by Kimley-Horn. The proposed site is a one-story, 10,000 square foot day care center located at 302 S. Main Street. The plan has been reviewed against the requirements of the Town of Rolesville Land Development Ordinance (LDO).

Review Comments:

Cover Sheet

1. Please add case number SDP-23-07 to the cover sheet.
2. Within the Site Data Table, please provide the open space required and the open space provided. Per LDO Section 6.2.1.D.3, a minimum of 5% of open space is required. For a development of this size, at least one small open space type is required.
3. An email was provided with the site plan submittal that discussed a potential setback / buffer reduction. Please update the site data table to clarify what the setbacks or required buffers will be with a reduction. Per LDO Section 3.2.1.C, the setbacks along Main St may be reduced up to 65% if all the following are provided:
 - a. Buildings and community gathering spaces define no less than two-thirds of street frontage;
 - b. Vehicular surface areas are limited to no more than one-third of property frontage;
 - c. A minimum 10-foot-wide sidewalk or multi-use trail is provided along Main Street.
 - d. In addition to the foregoing, at least two of the following shall be provided:
 - i. Enhanced landscaping, visible from the public right-of-way, that exceeds LDO standards by at least 25%.
 - ii. A privately maintained community gathering space or green space, at least 1,200 square feet, that is publicly accessible.
 - iii. Art installations visible from the public right-of-way.
4. There is a required front setback of 20'. The applicant is providing 25'. A street buffer of 30' is required (see Note #22 of this letter). If setbacks are reduced in accordance with LDO Section 3.2.1.C. as mentioned in Comment #3, then the street buffer can also be reduced (as per interpretation from staff).
5. Please indicate the required "corner setback" as noted in LDO Section 3.2.1. The corner setback is applicable to the side street, Old Rogers Road, so therefore the front setback would be located along Main Street.

General Notes

6. General Note #13 is in conflict with the survey data indicated on the Existing Conditions Sheet. Please remove or update.

Existing/Demolition Plan

7. Per the Legend provided, please label removed trees with an "X".
8. Due to the proximity of existing vegetation on the adjacent property, tree protection fencing should be installed at the drip line for the existing trees.

Site Plan

9. LDO Section 5.1.3.F, areas dedicated for drop off and pick up must be included for any site plan or permit request for a day care.
10. LDO Section 5.1.3.F. states that outdoor play areas and playgrounds shall be fenced with a minimum 6-foot fence. Please revise the legend to reflect the two different fence types and their location.
11. As mentioned previously, Section 6.2.1.D.3 requires the provision of open space for non-residential uses. One small open space is required. Open space types can be found in Table 6.2.1.2.
12. Per LDO Section 6.2.1.G.5-6, public seating and receptacles shall be provided in open space areas.
 - a. Public seating shall be appropriate to the intended use of the park area (i.e., benches may be appropriate for active spaces; Adirondack chairs and landscape terraces may be appropriate for passive spaces).
 - b. Refuse and recycling receptacles are required at each entrance and gathering space.
13. Per LDO Section 6.2.1.G.12, open space shall be a mix of active and passive open space. A minimum of fifty (50) percent of all required open space shall be dedicated and designed to allow for active recreation features. Active recreation and passive features are identified in Table 6.2.1.3.
 - a. Active recreation is defined as recreational features, often requiring equipment and taking place at prescribed places, sites or fields, which allow for the active recreational needs of residents or users of the development which they serve.
 - b. Passive recreation is defined as recreational features that do not require prepared facilities like sports fields or pavilions and require minimal disruption to a site. These include such activities as walking paths and other features defined in Table 6.2.1.3.
14. LDO Section 6.8.4.B.2, all non-residential development shall provide at least four (4) pedestrian amenities.
15. Wheel stops are required to prevent overhang onto sidewalks in LDO Section 6.4.4.A.4 and into landscaped areas per LDO Section 6.4.4.A.6.

16. Plans should be revised to demonstrate compliance with the pedestrian amenities of LDO Section 6.8.4
17. Sidewalks shall be at least six (6) feet in width in accordance with LDO Section 6.8.4.B.4.

Landscape Plan

18. The Planting Schedule includes the symbol, botanical name, code, and quantity. However, the requirement for which each plant is being provided (e.g., VUA, 10' perimeter buffer, streetscape buffer, screening, etc.) should be included. This makes it easier for counting and installation.
19. Please show that every parking space is within 60' of the trunk of a canopy tree in accordance with Section 6.2.2.4.C
20. Per LDO Section 6.2.4.7.B, Plant lists must include at least 4 different tree species with no one species being greater than 35% of the palette. In this case, there needs to be an additional tree added to increase diversity.
21. Per LDO Section 6.2.2.1.F.3, a 6-foot wall is required with a Type 3 buffer.

22. As mentioned in the highlighted comment, #3, there has been some discussion with Town staff on the provision of reduced or averaged setbacks / buffers. Street buffers are required in accordance with 6.2.2.2. A 30' street buffer is required along South Main Street and a ten-foot (10') buffer is required along Old Rogers Road. It appears there is only a 10' buffer provided along all frontages and the street trees are planted outside the buffer, in the street right-of-way. The applicant should indicate on the plans if there is an intention to take advantage of the reduced setbacks (and therefore buffer) or if this is permitted with an interpretation from staff.

23. As per LDO Section 6.5.E.6.a, no fence or wall may encroach into a public right of way or inhibit motorist visibility or site triangle. Please show site triangle at the driveway onto Old Rogers Road.
24. As per Section 6.5.E.9, landscaping shall be installed in the area between the street side of the fence and the right-of-way line. Landscaping is currently being shown inside the pay area along the frontage of Old Rogers Road.

Lighting Plan

25. In accordance with LDO Section 6.6.G.10, full cut-off lighting shall be provided in loading areas. The plans should be revised to provide cut-off/shield details and demonstrate compliance.
26. Building façade and accent lighting will not be approved unless the light fixtures are carefully selected, located, aimed, and shielded so that light is directed only onto the building façade and spillover light is negligible.
27. Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination.

Architectural Drawings

28. Per LDO Section 6.1.5.B.2, an awning should have a minimum 10-foot clearance from the surface below and a max height of 4 feet above the clearance.

29. For areas visible from both public and private streets, transparency shall apply per LDO Section 6.8.2.D.2. Please provide a chart showing compliance with Ground Floor Transparency. Ground floor transparency shall be calculated based on the total façade area located between the finished ground floor level and beginning of the upper floor. All ground floor transparency shall be a minimum 30%.
30. Per LDO 6.8.2.D.1.c, Building facades shall not exceed a linear distance of 35 feet without the introduction of a physical articulation no less than 1 foot wide and extending in a horizontal direction along the façade.
31. Per LDO Section 6.8.2.D.1.e., facades greater than one hundred (100) feet in length shall require a repeating, consistent pattern of change in color, texture, and material.
32. Per LDO Section 6.8.2.D.2.a., ground floor transparency shall be calculated based on the total façade area located between the finished ground floor level and beginning of the upper floor. All ground floor transparency shall be a minimum thirty (30) percent, unless stated otherwise in this LDO.
33. Please update the plan to confirm that the minimum amount of design items noted in Per LDO Section 6.8.2.D.6 are being provided.
34. Per LDO Section 6.8.2.D.3., buildings shall limit blank wall area. Blank wall areas are portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change.

Additional Comments

35. The plans provide for a monument sign and numerous building signs (These items have not been reviewed and should be submitted as a portion of a total sign package for the site. This will be reviewed by Town staff.