

SDP-23-09 / Scooters
1st Submittal
Zoning/Planning Comments
December 6, 2023

Project Background:

The following is the review of the Site Development Plan for the Scooters drive-through coffee, originally submitted October 31, 2023, completed by Kimley Horn. The SDP has been reviewed against the requirements of the Town of Rolesville Land Development Ordinance (LDO).

Review Comments:

Cover Sheet

1. Per iMaps, the address is 306 S Main Street and not 302 S Main Street.
2. Please add case number SDP-23-09 to the cover sheet.
3. Please add a Site Data Table including the following information: Loading Spaces required, and Loading Spaces provided per LDO Section 6.4.5.C.
4. 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.

Existing/Demolition Plan

5. Per the Legend provided, please label removed trees with an "X".

Site Plan

6. Per Section 6.2.1.D.3, Open Space for non-residential uses is required; this size lot requires One (1) small open space; see Table 6.2.1.2. for Open space types/options.
7. 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.
8. 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.

9. LDO Section 6.8.4.B.2, revise to indicate what/where at least four (4) pedestrian amenities are.

Grading Plan

10. Label top and bottom of proposed retaining walls.
11. If there is vegetation to be preserved, label the Tree Protection Fencing (TPF).

Landscape Plan

12. 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.
13. Per LDO Section 6.2.2.1.F.3, a 6-foot wall is required with a Type 3 buffer.

Lighting Plan

14. 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.
15. 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.
16. Lighting design shall be coordinated with the Landscape Plan to ensure that vegetation growth will not substantially impair the intended illumination.

Architectural Drawings

17. Per LDO Section 6.8.2.D.2., for areas visible from both public and private streets, Ground Floor Transparency, which is calculated based on the total façade area located between the finished ground floor level & beginning of the upper floor, is a required minimum 30%. Revise to provide a Chart showing compliance with this.
18. 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. Revise to provide measurements that demonstrate compliance, either by showing this is Not Applicable, or if Applicable, all dimensions that demonstrate compliance.
19. Per LDO Section 6.8.2.D.3., buildings shall limit Blank Wall Area, which 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. First, determine which sides/elevations of the Building this stand is applicable to; if none, make a clear and obvious note referencing this section, stating it is N/A. If Applicable, provide call-outs and measures/calculations that demonstrate compliance. As provided, drawings are unclear to either point above.

Additional Comments

20. The plans include/show a monument sign and numerous building signs (The signage itself will be reviewed via Permits after SDP approval by Town staff.) For the ground-mounted Monument sign, add/provide, or explain where in this plan set it is already addressing, Site Triangle clearance for this location relative to vehicles entering/exiting the site.