



SDP-23-04 – 7-Eleven (Wallbrook Lot 11) – 2nd Submittal review cycle

START DATE: JUNE - 06/05/23	DUE DATE: <u>06-23-23</u>	TRC/STAFF Comments issued on: <u>06 / 23 /2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments with next submittal. 2. Revise all dates on all submittal materials. 3. <u>NEW/FYI</u> – Planning Director will provide a signed/dated “STAMP” of approval at that point in time for Applicant to place/imbed on Cover Sheet; may wish to remove the blank/fill-in signature block and wait to place STAMP at end of review. 4. <u>Prior Approvals</u> -- PR 21-04 (Preliminary Subdivision Plat) must be fully approved, and the subject lot (Lot 11 per PR 21-04) should be Recorded, before Signature approval of a Site Development Plan occurs. This timing can all be organized with Town Staff. 5. <u>Regarding All Easements</u> – If BM/Bk & Pg reference is not provided, all shown easements are thus PROPOSED – please explain WHEN these easements intend to be recorded. Clarify if Applicant seeks Final, signature approval of SDP-23-04 to allow ultimate site development to commence, without first Recording easements that are predicating the development. See COR-PUD Comment; COR-PUD expects Lot 11 to be recorded, and presumed that all Proposed Easements are actually Recorded Easements, prior to signature/approval of Site Development Plan. 6. <u>Sheet Index</u> – Cover Sheet index details 16 sheets; the plan set is 18 sheets – rectify this. 7. <u>LDO 3.1.3./Table 3.1.3.</u> – On Cover Sheet, add required Building Setbacks to the Site Data Table, and in drawing (Sheet C2.0, others?) revise or add/show, and label (key or Legend) setback lines, including/ specifically: <ol style="list-style-type: none"> a. Revise/Increase Line weight (darkness) of 15’ side setback/northeast side; it is lighter than other lines. b. Revise the 25’ “corner” setback to be portion of the Front Building Setback. As defined, a “Corner” setback, <i>“extends the full width of a site on the corner side, the depth of which is the minimum horizontal distance between the corner side property line and a line parallel thereto on the site.”</i> The corner setback is the setback along the secondary frontage, in this case, Virginia Water Drive. <i>The LDO should express the intent of “Corner” building setback as “side street” - this will be addressed in a future Text Amendment.</i> c. As just mentioned, Revise the 20’ front building setback to parallel the entire front property line, including the diagonal area currently labeled as “25’ corner setback”. d. Revise rear building setback to be 35’ – currently drawn incorrectly as a 15 ‘ side yard setback. e. With all 4 setback lines at correct dimensions and in correct places, ensure complete building envelope is drawn (correctly). 	

	<p>8. <u>LDO 6.2.4.6.C</u> – On Sheet C2.0, revise to demonstrate compliance with the Outdoor display and storage standards; it appears there are ice Vending machines and areas for outdoor display of (various TBD) items. If no outdoor storage or display of items is proposed, add a clear NOTE on plan sheet, and violation of this Note in the future once built will be a Zoning violation.</p> <p>9. <u>LDO 6.6.F</u> – Revise Sheet E0.2 – it appears to be just a Photometric Plan, not a complete and comprehensive Light Plan demonstrating compliance with all of these -</p> <ol style="list-style-type: none"> a) The plan must be prepared by a licensed engineer; signed and sealed; of a legible engineered scale; b) Show All (proposed) buildings on the site; Pedestrian and vehicular areas; above-ground improvements; c) Show The horizontal location of [proposed] outdoor lighting fixtures, pole and wall-mounted; d) Show Mounting heights of each fixture and Overall height of each pole above grade; e) Show Fixture details (ie cut sheets of product); f) Show Location of externally illuminated signs and associated fixtures; and g) Show The location of all architectural and landscape lighting fixtures. h) Show Illumination values [photometric plan] as prescribed in LDO Section 6.6.F.3 i) Please refer to LDO Section 6.6.G.1-15 for the lighting design standards. j) Please refer to LDO Section 6.6.M for the <i>Gas Station Lighting</i> design standards. <ul style="list-style-type: none"> • The canopy over the gas pump area must be detailed to demonstrate compliance w M1 and 2; 3 and 4 should be addressed via photometric plan. <p>10. <u>LDO Section 6.8.2.B.</u> – Applicability - <i>Building Design standards ... shall be required on all walls of a building that face a public street or right-of-way ...</i> - This section thus applies to the walls of the proposed building facing Main Street and Virginia Water Drive only.</p> <p>11. <u>LDO Section 6.8.2.C.1. and 6.8.2.D.3.</u> – Blank Wall Area – Defined as “<i>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</i>”.</p> <ol style="list-style-type: none"> a. <u>6.8.2.D.3.a.</u> - Paint is not considered a substantial material change. b. <u>6.8.2.D.3.c.</u> - The maximum continuous blank wall area for any building shall be a maximum fifty (50) square feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change, unless explicitly stated elsewhere in this LDO. c. <u>See Mark-up</u> – Revise drawing to provide dimensions that show/prove either there are NO blank wall areas, OR revise drawings to break up the (technically) blank wall areas. d. <u>NOTE:</u> IF these blank wall areas are the intended locations of (future) signs, draw in ‘boxes’ for “future sign here” and explain if/that those signs will be dimensional and meet the intents of the architectural means to break up a blank wall area, but with signage rather than architecture. 	
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	<p>12. <u>LDO Section 6.8.2.D.2</u> - Revise Sheet A3.3 to demonstrate compliance; <i>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.</i></p> <p>13. <u>LDO Section 6.8.2.D.6</u> – Revise Sheet A3.3 to provide/show a minimum of four (4) design items noted in this section so as to <i>ensure visually interesting buildings of high-quality visual design.</i></p> <p>14. <u>LDO 6.8.4.B.2.</u> - All non-residential developments shall provide at least four (4) pedestrian amenities; construction materials shall match that of principal building and shall have direct access to public sidewalk network. Revise Sheet C2.0 (others?) to demonstrate compliance, including call-out of the four (4) amenities by name.</p> <p>15. <u>Symbols/Legend</u> - Revise Sheet C2.0 to provide a key or legend that clearly states what each symbol shown in drawings means as well as provides insight into the different impervious surface materials shown. Right now, based upon the legend provided on Sht. C0.1, parking lot area Heavy Duty Asphalt Pavement appears to be “open space”.</p> <p>16. <u>Bollards</u> - Revise Sheet C2.0 to provide details/spec’s of the proposed bollards – material, height, spacing, etc..</p> <p>17. <u>See PDF mark-up of SDP</u> – 12 mark-up comments, many of which relate to the written comments above.</p>	
<p>Engineering (CJS/B&M) - Brian Laux / Jacque Thompson</p>	<p>See the two (2) PDF files: (1.) Memo dated 06-22-23, which has 3 comments. (2.) Mark-up Comments on the SDP plan set, which mirror the Memo comments.</p>	
<p>Wake County Watershed Management - Janet Boyer</p>	<p>REPEAT -- SEC/SWF permits are required from Wake County.</p>	
<p>COR Public Utilities Tim Beasley</p>	<p>No Further Comments – but CID 23-4 should be approved first and the plat to create the lot should be recorded prior to approval of SDP-23-04.</p>	<p align="center"></p>
<p>Wake County Fire / EMS - Brittany Hocutt</p>	<p><i>No Comments.</i></p>	<p align="center"></p>
<p>NCDOT – Trevor Darnell/Holt Willis</p>	<p><i>This project is being overseen by Raymond Hayes and NCDOT Project U-6241. The District office will defer to them on this project.</i></p>	<p align="center">n/a</p>