

MEMORANDUM

To: Meredith Gruber, Town of Rolesville, Planning Director
Michael Elabarger, Town of Rolesville, Senior Planner

CC: Kelly Arnold, Town of Rolesville, Manager

From: Liza Monroe
Karen Mallo, AICP

Date: March 31, 2022

Project: SP21-01
Cobblestone Village

Subject: Constructions Drawing/Site Plan Review, Seventh Submittal

The following is a review of a revised Construction Drawings for Cobblestone Village, prepared by Bass, Nixon & Kennedy, Inc., signed and sealed by Marty D. Bizzell on March 10, 2022.

The project is located at the intersection of S. Main and W. Young Streets. It is in the Town Center (TC) Zoning District. The site plan shows a mixed-use development with multi-family, commercial, and institutional uses. There are seven buildings on the site, a Veteran's Memorial, an Event Space, and associated parking.

The Town approved an Economic Development Agreement on September 15, 2020, regarding the Cobblestone project. The Town then signed a revised Amended and Restated Economic Development Agreement on February 10, 2021, which references a schematic design presented to the Town on February 2, 2021.

According to the minutes of the July 8th, Board of Commissioners Meeting, the Town Board approved the Site Plan, the Alternative Parking Plan, and the Alternative Design Plan on July 8, 2021, with conditions. The revised Special Use Permit, Findings of Fact and Conclusions of Law from the July 8th hearing were approved on September 7, 2021. The conditions of the Site Plan approval are as follows:

1. Technical Review Commitment approval and issuance of required permits from all agencies must be achieved and submitted for review and record retention prior to final signature and approval of the site plan.
2. Cross-connection access to one of the three adjacent properties to the east along W. Young Street (111, 113, and 115 W. Young Street) for future development will be provided.
3. Best efforts will be made for greenway access across the Telecom Towners, LLC site for pedestrian traffic from overflow parking site located at the terminus of Scarboro Street in Main Street Park.
4. Based upon testimony regarding shared parking in a mixed-use development, a 15% parking reduction is granted resulting in 480 required spaces.
5. A maximum height of 60 feet is approved per the Building Height Design Alternative for the site as shown on the site plan, provided all other applicable standards according to the LDO are met.

Several of the previous comments have not been addressed. These comments are italicized and noted. New comments based upon changes to the plan are marked as “new comments”. Please **cloud and/or highlight any changes to the plan set** when resubmitting. Based on our review of the most recently submitted plan, WithersRavenel offers the following comments:

COVER SHEET

1. *The quantity summary on the Cover Sheet indicates there are 2.32 acres of open space provided. This is different from the site data table. The plans should be revised to show the open spaces calculations. Further, all open spaces on the plans should be labeled or hashed/marked as such to determine compliance with UDO Section 14.13.1.*

Existing Conditions Plan Sheet C0.1

2. **New Comment:** Several existing items are not clarified as being removed, replaced, or remaining. Please refer to the plan and make the necessary revisions.
3. **New Comment:** Label the match-lines between the two details provided along the eastern property line.
4. **New Comment:** Silt tree protection fencing is noted as being provided on the landscape plan to the rear of the site. If there is to be landscaping preserved here, the location of that landscaping shall be shown on the existing conditions sheet.

Site Plan Sheet C1.1

5. *The applicant should verify the width of the parking spaces. A few appear to be less than the required 9’.*
6. *The number of parking spaces shown on the plan (468) does not match the number of required parking spaces of the conditions of approval (480). The applicant should revise accordingly.*
7. *There are a few discrepancies in the square footage of the buildings from the area shown on the plans within the building footprint and the Site Data Table. Plans should be revised.*
 - ▶ **NOTE:** The parking calculations are based on the square footage of non-residential buildings provided. Therefore, we ask that the applicant verify and update the site data table to reflect the correct parking spaces required.
8. *There are several blank “shapes” that are not identified on the plans. Please label these areas with their anticipated surfaces, materials, and purposes.*
9. *The site plan shows an “event space.” Parking must be provided to accommodate the area as a “place of assembly.” See the parking requirements in Section 10.1.10. of the UDO. It is understood that an off-site parking area is to be provided to accommodate those additional spaces. Notes indicating the provision of off-site spaces to meeting requirements shall be added to the plans.*
10. *The site plan shows seating around the event space. This additional seating should be incorporated into the square footage of the event space.*
 - a. Provide a detail what the seating will look like including seating installation and footings.

11. *The Privette Insurance office does not appear to have improved parking. If parking is to be provided on-lot, please indicate where this will be provided. If their parking is shared, then the square footage of the office buildings should be included when calculating the required off-street parking spaces, per Section 10.1.10 of the UDO. Insurance offices are categorized as “Office & Institutional, Other.”*
12. *How is the Privette Insurance property being handled? If it is to remain as its own private lot, setbacks and buffer yards should apply. At a minimum, we would recommend additional buffering between the office building lot and Building 2 of the proposed development.*
13. *In accordance with UDO 10.1.7.7. where a parking stall abuts a walkway, there shall be a space of 3.5 feet between the wheel bumper or curb and the edge of the walkway. Parking bumpers shall be provided in parking stalls, or the walkways should be moved from edge of curb.*
14. *Crosswalks should be provided throughout the parking areas. Locations should be added to the plans and details provided to the details sheets.*

Utility Plan Sheet C2.1

15. **New Comment:** Four of the spaces on the plans are noted as electric vehicle charging spaces. On the utility plan and the site plan, label the location of the charging equipment.
16. **New Comment:** On the existing condition sheet, a fire hydrant along Main Street is noted as “to be replaced”. The location of all fire hydrants should be specified on the utility plan and site plan.
17. **New Comment:** Label tree protection fencing location.

Grading Plan Sheet C3.1

18. **New Comment:** Top and bottom of all retaining walls should be labeled. Provide a retaining wall detail.
19. **New Comment:** Provide a legend to clarify what the numbers in the hexagons on the plan are indicating.

Landscape Plan Sheet L1.1

20. *The applicant should demonstrate compliance with the vehicular use area tree requirements that all parking spaces shall be within 60’ the base of a tree, throughout the entire parking area. It appears that several spaces do not meet the requirement. They are indicated on the plans with yellow highlighter.*
21. *The building lines and pavement should be lightened, and the proposed trees and shrubs should have the heavier lines to make the plan easier to read.*
22. *In the western buffer, the symbol for ICG is overlaid with the symbol for the VML, making the ICG difficult to read / identify. The plans should be revised so that just the “+” is shown in the center of the symbol, rather than both the “+” and the “.”.*
23. *The applicant should indicate the required site triangles on the landscape plans and remove any proposed landscaping or buffers that would interfere with site distance.*
24. *Ground covers should be noted in all blank beds and open areas – grass, mulch, vegetative ground cover, etc.*

25. *The location and preservation of any existing vegetation should be noted on the plans as well as the location of any tree protection fencing.*
26. **New Comment:** *The plant list should be revised to note what requirement each plant is filling (ie. Buffer tree, dumpster screening).*

Lighting Plan Sheet L1.01

27. *The lighting plan shows the basic fixture and base installation detail. However, there is no information regarding mounting height, exterior building lighting, cut-offs, or shielding. The plans should be revised to show this information.*
28. *The plans should be revised to show and/or notes added to the plan to indicate the type and location and/or if building mounted lighting is proposed.*
29. *It appears from the proposed location of the lighting fixtures, that the proposed canopy tree(s) may be in conflict.*
30. *The lighting plan should be revised to demonstrate compliance with Section 14.8.9., Spillover Light, which requires footcandle spillover not to exceed 0.3 at property lines adjacent to residential and 1.0 at property lines adjacent to commercial uses and right-of-way. It appears that the plans exceed these levels.*
31. *The plans shall demonstrate compliance with Section 14.8.10, which requires that lamps for non-cutoff fixtures shall not exceed 100 W. However, the plans propose lamps in excess of 150 W and it is appears cutoffs are not provided.*