

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: April 26, 2022

Project: SP21-01
Cobblestone Village

Subject: Constructions Drawing/Site Plan Review, Eighth 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 April 20, 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. An Amendment to SP 21-01 was heard by the Board of Commissioners on October 5, 2021 and approved to allow a number of additional revisions to the plans, including the number of parking spaces and the configuration of the drop-off. Final conditions that were approved at the meeting have not been published on the Town website nor are minutes from the October meeting; we are unable to confirm those to date.

Several of the previous comments have not been addressed. These comments are italicized and noted. 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. **Repeat Comment:** *The plans indicate that 3.48 acres of open space have been provided. The plans should be revised to show the open spaces calculations (required vs provided). Further, all open spaces on the plans should be labeled or hashed/marked as such to determine compliance with UDO Section 14.13.1.*
2. **New Comment:** Please revise the Case Number to SP21-01

Existing Conditions Plan Sheet C0.1

3. **Repeat Comment:** Several existing items are not clarified as being removed, replaced, or remaining. Please refer to the plan and make the necessary revisions.
4. **Repeat Comment:** Label the match-lines between the two details provided along the eastern property line.

Site Plan Sheet C1.1

5. **New Comment:** The applicant should revise the conditions of approval, as approved by the Board at their October 5, 2021, meeting. This would include the provision for the roundabout / drop-off area. Please also include the date of the most recent SUP approval on the plans.
6. **Revised Comment:** There are several blank “shapes” that are not identified on the plans. Please label these areas with their anticipated surfaces, materials, and purposes. **THIS DOES NOT REFER TO THE HEXAGONS** but rather areas that appear to be intended as mulched beds, lawn areas, pavement, water features, or bricked areas, etc. Please refer to the plans as these are marked.

While we understand Comment 15 on the Landscape plans indicates all beds are to be grassed, this is a not clear on the site plan. Further, this comment is in conflict with the planting details for the trees and shrubs that indicate pine straw as a ground cover.

7. **Repeat Comment:** It is understood that an off-site parking area is to be provided to accommodate those additional spaces. A note indicating the provision of off-site spaces to meet event parking requirements shall be added to the plans.
8. **Repeat Comment:** Provide a detail what the seating will look like including seating installation and footings.
9. **Repeat Comment:** 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.

PLEASE NOTE: The applicant has indicated in their response letter that “per discussion with Town Staff” that the parking spaces be allowed as shown and that wheel stops are not to be provided.
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10. **Revised Comment:** A Crosswalk should be added just north of Building 2 in the parking area (as marked on plans). Crosswalk details shall be provided to the detail sheets.

Landscape Plan Sheet L1.1

11. **New Comment:** We are aware that several canopy trees are proposed to be planted within the plaza and sidewalk areas with the use of wells and grates. The plans should be revised to include a planting detail of the well and grate.
12. **Revised Comment:** Ground covers should be noted in all blank beds and open areas – grass, mulch, vegetative ground cover, etc. As mentioned previously, we are aware that a General Note (#15) was added to the Landscape Plan to indicate that all beds and parking islands will be planted with grass. However, due to the number of beds and areas with trees and shrubs, it appears many of these areas will be mulch and not seeded. Further, the tree and shrub details indicate that the mulch will be pine straw. We would ask for clarification if that is intended over chipped or shredded wood mulch.
13. **New Comment:** The following discrepancies were found between the actual number of trees provided and those listed on the plans or within the Plant List. The plans should be revised accordingly.

- Along the west perimeter buffer the plans indicate 120 VML but only 70 are provided.

- Along the west perimeter buffer, the plans indicate 119 ICG but only 71 are provided.
- The Plant List indicates 119 ICG but only 71 are provided.
- The Plant List indicates 158 VML but only 108 are provided.
- The Plant List indicates 24 JV but 29 are shown on the plans.
- The Plant List indicates 6 UP but 7 are shown on the plans.
- The plans show 106 LJ but only 98 are listed in the Plant List (the additional eight are shown on the stormwater facility parcel)
- The Plant List indicates 51 OF but 57 are shown on the plans.
- The plans list 14 OF by the dumpsters but only 12 are provided.

Lighting Plan Sheet L1.01

PLEASE NOTE: As per a Staff decision, the lighting plan will remain under review until such time that Duke Energy can revise the plans. An amended site plan and construction drawing will be submitted to address the lighting plan compliance with the ordinance requirements. We would recommend that the staff approval be conditioned up on the provision of the lighting plans. The following concerns shall be addressed:

- *The lighting plan shows the basic fixture and base installation detail. However, there is no information regarding exterior building lighting, cut-offs, or shielding. The plans should be revised to show this information.*
- *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.*
- *It appears from the proposed location of the lighting fixtures, that the proposed canopy tree(s) may be in conflict.*
- *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.*
- *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 appears cutoffs are not provided.*