

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: May 20, 2022 (REVISED BY TOWN STAFF 5/23/22)

Project: SP21-01
Cobblestone Village

Subject: Constructions Drawing/ Site Plan Review, 9th 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 May 11, 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.

Based on our review of the most recently submitted plan, WithersRavenel offers the following comments:

- 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.*
 - New Comment.** Sheet index lists Sheets A2.21 through A2.81 for building elevations. However, they are not included as a portion of the Sheet Set. **REVISE SHEET INDEX to REMOVE REFERENCE to 10 SHEETS of ELEVATIONS – The VERSION of SITE PLAN APPROVED BY TOWN BOARD on July 8, 2021 INCLUDED ELEVATIONS and THUS ARE ALREADY APPROVED.**
 - Repeat Comment:** *Crosswalk details should be added to details sheet or pavement marking detail.*
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The comments below, made by our staff in previous review letters, have been addressed through Town Board Meetings or discussions with Town Staff. At this time, we defer any further comment to Town Staff on the following.

PLANNING DIRECTOR TO CONSIDER A CONDITIONAL APPROVAL MEANS TO ADDRESS LIGHTING PLAN TOPIC IF LIGHTING PLAN CANNOT SOON BE COMPLETED AND PROVIDED BY DUKE ENERGY.

A. LIGHTING PLAN. 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 is appears cutoffs are not provided.*

~~B. PARKING / WHEEL STOPS.~~ *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.

~~C. OFF-STREET PARKING.~~ *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.*

PLEASE NOTE: The applicant has indicated that, “It was discussed and agreed that the 4/19/22 meeting with Town Staff that the site plan was approved by the Board of Commissioners as shown and did not include a parking requirement for event space. A separate economic development agreement will be approved with the town to provide funding or construction up to an agreed upon amount for off-site parking as discussed at the Board of Commissioners meeting.”

~~D. SEATING.~~ *Provide a detail what the seating will look like including seating installation and footings.*

PLEASE NOTE: The applicant has indicated, “It was discussed and agreed to at the 4/19/22 meeting with Town Staff that we do not have details of the seating at this time. Seating is shown per approved site plan.”