

SDP-23-03
Site Development Plan - Jones Dairy Storage
3rd Submittal
Planning/ZONING Comments

Project Background:

This is the 3rd review of Site Development Plan for Jones Dairy Storage, prepared by Timmons Group and dated June 1, 2023. The plans have been reviewed for compliance with the requirements of the Rolesville Land Development Ordinance (LDO).

The site is located on Jones Dairy Road (PIN 1850608722) and is zoned General Industrial-Conditional Zoning (GI-CZ) per Rezoning case MA22-09 on April 4, 2023. At the same hearing, a text amendment (TA22-02) and an Alternative Parking Plan was approved that relate to this project and SDP-23-03, and the application has been reviewed to ensure compliance with the approved Conditions.

Review Comments:

1. Landscape Plan / Tree Preservation Plan / Preservation Plan:

Previous Planning comments indicated that the required berm and wall for the Type 4 buffer have not been shown on the plans. The Applicant's response was that there is insufficient area for berm grading and that existing vegetation is to satisfy the wall and berm requirements. While this may be true on the western property line, there is approximately 35' beyond the tree line on the southern property boundary for a berm and/or wall to be installed.

It is understood that this falls under the overhead power lines and within the easement and therefore any additional hardscape or vegetation is unable to be installed in this area.

In their response, the Applicant has indicated they emailed Town of Rolesville to determine the next steps for the conflict between existing vegetation and the wall/berm. It does not appear materials related to this have been included in their submittal that pertain to this. However, we defer any additional discussion to the Town staff.

2. Architectural Drawings

a. According to LDO Section 6.8.7.A, industrial building facades shall:

- i. Include windows and pedestrian features such as roof overhangs over identifiable public entrances to the building.
- ii. Include well defined public utilizing projections, overhangs or canopies, and similar design elements.
- iii. Be faced in a compatible and consistent manner for all elevations facing a street right-of-way or where visible from an existing right- of-way.

b. The maximum permitted blank wall length for industrial buildings shall be 100 feet, or 25% of the building length, whichever is greater. Blank wall lengths greater than 100 feet or 25% of the building length, whichever grater, shall require the introduction of physical articulations or material change.