

# SDP-23-03

## Jones Dairy Storage Site Development Plan

1<sup>st</sup> Submittal

### Planning/Zoning Comments

May 2, 2023

#### Project Background:

This is the review of Site Development Plan for Jones Dairy Storage, prepared by Timmons Group and dated April 5, 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).

The site was rezoned to GI-CZ on April 4, 2023, under case MA22-09. At the same hearing, a text amendment (TA22-02) and an Alternative Parking Plan was approved. The site plan has been reviewed to ensure compliance with the approved conditions.

#### Review Comments:

##### **General Comments:**

1. The applicant shall address loading on the plans. Where are loading spaces provided? Industrial uses in accordance with Section 6.4.5. are required to provide 1 space per 10,000 square feet. It does not appear a single space has been provided. Where will trucks idle while they check in and until they can unlock gate and unload?
2. A turning radii diagram should be provided for a variety of trucks and emergency vehicles to demonstrate clearly that there is maneuverability around the building. The applicant should be able to demonstrate how a tractor trailer will maneuver on site if arrival is after hours and gates are locked.
3. A text amendment and an alternative parking plan were approved as a portion of the rezoning. Both have effects on the proposed number and location of the required parking. Details shall be provided on the plans and specific comments are included below.

#### **Cover Sheet**

4. Add project number SDP-23-03.
5. Please add the revision date(s) to the cover sheet.
6. Add a box for the conditions of approval for MA-22-09.
7. Add a box for the approved Alternative Parking Plan conditions.
8. Add a box for the APPROVED Text Amendment wording.
9. An Alternative Parking Plan was approved. Please note the required parking approved with the plan.
10. Change zoning district to "GI-CZ".
11. Change PIN ID to "Real Estate ID".
12. Note maximum building height allowed and height shown.

13. Note required tree coverage area and then the area of tree coverage provided.
14. Per April 6th email from Michael: A clear table of the mix of and total units should be included in the Site Data Table in the plan set.
15. Add a column for tree save area required and provided.
16. Please also include the text amendment case number along with the rezoning case number under the title.
17. This parcel has three sides. Please clarify which buffer is which. Example "Buffer Adjacent to Residential" or "East Buffer".
18. Update the vicinity map to show more of surrounding area and road network in relation to the site.

### Existing Conditions

19. A tree and/or vegetative survey is required per LDO Section 6.2.4.2.A.12.
20. A preservation plan is required per 6.2.4.2.A.11 and should comply with the standards for the plan noted in LDO Section 6.2.4.5.
21. The following preservation standards may require additional research and time and thus are specifically called out here:
  - a. Deciduous and evergreen trees shall be preserved to the greatest extent possible. At least ten (10) percent of all existing trees in good health (as determined by a professional arborist) shall be preserved within developments that are two (2) acres or greater in size, excluding non-native invasive plants as listed by the US Forest Service or the NC Forest Service.
  - b. Within applicable sites, evergreen trees at least twenty (20) inches diameter at breast height and deciduous trees at least eighteen (18) inches diameter at breast height, and in good health (as determined by a professional arborist), and within required buffering and landscaping areas, shall be tagged prior to any site clearance and be preserved to the greatest extent possible.
  - c. In any case where removal of a qualifying evergreen or deciduous tree from subsection (2) is required for site development, it shall be replaced on-site with at least four (4) or more trees of similar species and size.
  - d. Trees sixty (60) inches diameter at breast height and in good health based upon a professional arborist, must be preserved to the greatest extent possible and not be removed. If removal is required for site development, diameter at breast height shall be replaced one (1) for one (1) using a minimum of three (3) inch caliper trees on site. Existing buffers and canopy may be used for up to twenty-five (25) percent of replacement.
  - e. All existing vegetation which meets landscape buffer requirements shall be preserved on the site to the greatest extent possible.
  - f. All trees that are to be preserved shall be enclosed with an appropriate, visible fence before grading begins for both site plans and subdivisions. This fence shall be located at a distance determined by the following formula: No less than one (1) foot from the tree trunk for each one (1) inch in tree diameter. For example, fencing is to be placed no less than ten (10) feet from a ten (10) inch diameter at breast height.
  - g. All tree protection fencing must remain in place throughout the entire site development process until the time a certificate of occupancy is issued.
  - h. The critical root zone of each preserved tree must be within the protective yard. Twenty-five (25) percent of the critical root zone may be disturbed.

### Site Plan

22. Please include the land use of all adjacent properties.
23. Provide a north arrow on the site plan sheet.

24. Add cloud symbol to the legend.
25. Clarify which buffers are constructed buffer.
26. Label site distance triangles.
27. Label the remaining tree save area location.
28. Label the SCM area.
29. Please include what 5|C6.2 and 7|C6.2 are as they are not noted in the key notes.
30. Provide a scale for all sheets.
31. Some U-Haul trucks can be as wide as 26 feet. What is the scenario when one of these trucks is unloading into a unit when the drive aisle is only 28 feet?
32. Van accessible parking shall be at least 11 feet wide with a 5 feet wide access aisle. Striping should be updated, and the width labeled.
33. Plans should be revised to demonstrate compliance with the open space and active recreation requirements of LDO Section 6.2.1.D-G.
34. Applicant shall address trash removal, including the provision of a dumpster and appropriate dumpster fencing screening.

### **Grading and Erosion Control**

35. Label tree protection fencing location. For all trees to be preserved, label the critical root zone according to LDO Section 6.2.4.5.B.

### **Utility Plan**

36. Please label all easements including their width and whether public or private.

### **Site Details**

37. Per LDO Section 6.8.9.A, chain link fencing is prohibited unless required by law for security or safety purposes.
38. Van accessible parking shall be at least 11 feet wide with a 5 feet wide access aisle. Striping should be changed.

### **Landscape Plan**

39. Plans should be revised to demonstrate compliance with LDO Section 6.2.4.4. Parking Landscaping, specifically subsection C., which requires all parking spaces to be within 60 feet of the trunk of a canopy tree.
40. Per LDO Section 6.8.7.A.6, foundation plantings shall consist of evergreen and deciduous ornamental shrubs. Shrubs shall be planted at a minimum size of twenty-four (24) inches at time of installation.
41. Please include tree survey data on the plan sheet including plant location, tree size, and plant type.
42. Applicant shall demonstrate compliance with the tree preservation standards of Article 6 by showing all area of proposed tree preservation.
43. Plans should clearly show all locations required for tree protection fencing and tree protection fencing details should be added to the plans.
44. A 50' Class 4 buffer is provided, although it does not appear that the required berm and wall are proposed, The applicant is only proposing a single line of shrub plantings to supplement existing vegetation.

## **Photometrics**

45. Please ensure that the Photometrics/Lighting Plan is compliant with LDO Section 6.6.F.
  - a. The manufacturer's cut sheets (specifications) for each proposed fixture must be submitted.
  - b. Clearly label the mounting heights of each fixture.
  - c. Clearly label the overall height of each pole above grade.

## **Building Elevations**

46. Per LDO Section 6.8.7.A.2, maximum permitted blank wall length for industrial buildings shall be one-hundred (100) feet, or twenty-five (25) percent of the building length, whichever is greater. Blank wall lengths greater than one-hundred (100) feet or twenty-five (25) percent of the building length, whichever greater, shall require the introduction of physical articulations or material change. Please demonstrate compliance.