

SDP-23-02 / 6000 Rogers Road
2nd Submittal
Planning/Zoning Comments
July 3, 2023

Project Background:

This is the 2nd review of a Site Development Plan [SDP] application, completed by Commercial Site Design, revision dated May 3, 2023. The application proposes to develop a single, non-residential, building containing multiple retail/service/commercial suites, with associated parking, landscaping, utilities, and stormwater facilities on a 2.09-acre lot.

This project has been reviewed for compliance with the Land Development Ordinance (LDO).

Planning Review Comments:

Cover Sheet:

1. **Site Data Table** – Explain the reference to “Lot 7” in the 5th and 6th row entries – IMAPS notes this property as being “ LOGR PT 1 NORTH WAKE DEVELOPERS II LLC GRANITE RIDGE BM2006 -01481 “ – Staff cannot find a single “legal description” reference in the SDP that matches this – address the Lot 7 reference, and add a Row/entry for the proper and correct legal description of this property – Book of Maps and Deed (Staff notes Sht C.1 expresses Deed 14792/Page 2756).
2. **Site Data Table** – the Landscape Buffer portion (excerpt below) :

LANDSCAPE BUFFERS:	NORTH: 10 FEET EAST: 10 FEET SOUTH: 10 FEET WEST 15 FEET (TYPE 2 WITH FENCE)
TOTAL SITE AREA:	90,092 SF OR 2.07 ACRES

- a. LDO 6.2.2.1.C. → G. - For **Perimeter Buffer** (affects the west and south property lines) –
 - i. The GC District against RM District (*translation for R&PUD District, which is reference to Town’s “old” UDO, where that District name exists*) to the West requires a Type 3 Perimeter Buffer.
 - ii. LDO 6.2.2.1.F.3. - Type 3 Perimeter Buffer is 25’ wide, with plantings and a 6’ WALL.
 - iii. **Revise Table, and all project drawings to provide this 25’ buffer space, the wall, and landscaping on landscape plan(s).**
 - iv. FYI – the South boundary to PIN 1759715088 is GC to GC, no Perimeter Buffer applies.
- b. LDO 6.2.2.2.B → D. - **Streetscape Buffers** - Staff finds the following apply to this lot on the North and East property boundaries:
 - i. LDO 6.2.2.2.B. – “Streetscape buffers are required on all thoroughfares, collectors, and local streets shown on the adopted land use plan and/or thoroughfare map.”
 - ii. LDO 6.2.2.2.D.1. – “The width of the streetscape buffer shall be at least thirty (30’) feet for thoroughfares, ...”
 - iii. Granite Falls Boulevard and Rogers Road — are both Thoroughfare roadways.
 - iv. LDO 6.2.2.2.D.2.-6. details requirement (Spacings, trees, tree types/sizes) to vegetate these existing non-vegetated buffer areas.

- v. **Revise Table, and all project drawings to provide this 30' buffer space, revise Landscape Plan(s) to demonstrate compliance with planting requirements.**
3. Site Data Table - LDO 6.2.1.D.3.a. – Less than 25 acres – This lot falls into this category, and must provide “one (1) small open space type” –
 - a. LDO 6.2.1.E – a Small open space is between 500 SF and 1.0 acre.
 - b. LDO 6.2.1.F./Table 6.2.1.2. – this section describes small open space types -
 - c. LDO 6.2.1.G. provides complete design standards for all types of open spaces – review this.
 - d. Site Data Table, the last row/entry called “Open Space” just states ‘Amenities provided area:’ and looks incomplete.
 - e. **Revise Table, and all project drawings to describe/provide compliance.**
 4. **Revision Dates** - The applicant has included a date of the most recent update in the revisions box; Please revise to reflect the original February submittal as well.

Existing Conditions (Sheet C1):

5. LDO Section 6.2.4.2.A.12 -- a tree and/or vegetative survey is required to be included in this SDP. Submit a copy of the indicated “Arborist Report” to demonstrate compliance.
6. This sheet is also called “Demolition Plan” – as such, if trees are to be removed, provide a note on indicating removal of existing vegetation. IF trees are to be preserved, as required, areas of tree protection fencing [TPF] should be clearly shown on the plans.
7. Provide information on the existing drainage basin:
 - a. Who owns and has maintain responsibilities for this facility?
 - b. Is there an existing Recorded easement for this facility on “LOGR PT 1 NORTH WAKE DEVELOPERS II LLC GRANITE RIDGE BM2006 -01481 “ ? Provide that BM or Deed.
 - c. IF No easement, is one intended to be created, and then how, when, by whom ?
 - d. IF No easement is intended, please share information on ownership/maintenance once this new development is constructed.
 - e. Ultimately, Town Staff defer to Wake County Environmental on this topic.
8. Revise drawing to shown the Zoning District of all f the adjacent parcels.

Site Plan (Sheet C.2):

9. LDO 6.2.1.D.3. - Open Space – All development, in non-residential districts, shall require a minimum of five (5) percent open space.
 - a. At 2.09 acres – which is the legal description per IMAPS, applicant can provide a survey to show it is different – 5% = 4,552 SF. See previous Comment about the requirement for one (1) “Small” open space.
 - b. 6.2.1.G.4. / 5. - Site Plan is noting “amenity areas’ at both end-cap restaurant tenant spaces, both of which appear to be enclosed seating areas -- An enclosed dining area designated as private for the use of a specific restaurant cannot be counted towards open (amenity) space. Open space must meet the accessibility and public seating requirements.

- c. 6.2.1.G.12 – a minimum 50% of the required open space is required to be active open space – that would be approximately 2,250 SF – the Site Plan does not appear to be providing any such active open space.
 - d. Explain how the proposed meets Section 6.2.1.G.4., 5., or 12., OR revise the plan to demonstrate compliance.
- 10. Buffers - See previous comment about Perimeter and Streetscape buffer yard requirements overall.
 - a. Section 6.2.2.D.6 outlines the requirements for a semi-opaque screen in the buffer when there is a vehicular use area (parking) between the Thoroughfares (Rogers, Granite Falls Blvd.) and the proposed building. This would apply to both road frontages.
 - b. Please explain how the proposed is complying, or revise plan to demonstrate compliance.
- 11. The six parking spaces within the drive-through area are labeled as “employee parking”; the LDO has no special provisions for “employee parking”. Revise/show/Provide locations of signage and include a “Standard Detail” of the “employee only parking” signs to be placed, on SDP details sheet.
- 12. LDO 6.4.4.A.6. – Wheel Stops - It appears that roll or spill curb is to be provided adjacent to the rear Employee Parking area. It is suggested that EITHER standard curb be used, or revise/add/show Wheel Stops be provided here to prevent cars from entering the landscape area. Please explain how the proposed is complying, or revise plan to demonstrate compliance.
- 13. LDO 6.8.4.B. - Pedestrian Considerations. With the current design of the drive-thru stacking areas, address how Pedestrian access from (PIN 1759715088 to the south) and its sidewalk system are being meshed together/accommodated. Currently, there is no Pedestrian pathway to go from the adjacent sites building to the proposed building, without a circuitous route out to Rogers Road and through this site’s parking lot, back to proposed building. Overall vehicular mobility is highly prioritized over pedestrian options on this site.
 - A. See Mark-ups - (particularly in the area shown in the red hatched cloud on the plans). Please reference LDO Section 6.8.4. for the design requirements of pedestrian facilities as they relate to the site, adjacent sidewalk, both building frontages, and pedestrian amenities (Section 6.8.4.B.2.)

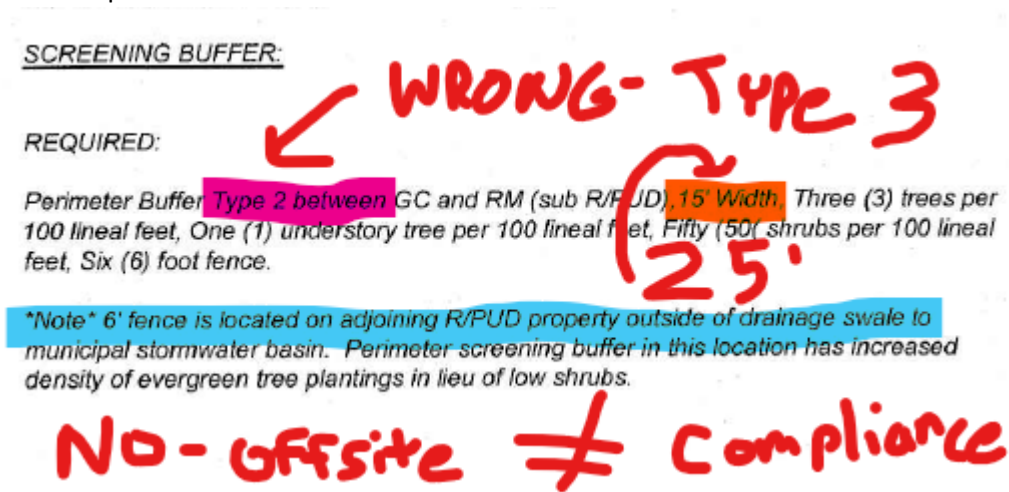
Erosion Control/Grading/Utility Plan Sheets (Sheets C.3 and C.4)

- 14. Via Responses, Applicant has indicated that due to Lot size (See Planning Overall comment on this topic) trees will NOT be preserved and NO tree protection fencing [TPF] is intended. An Arborist report is mentioned in several places (within the Responses). Provide PDF of the cited Arborist report. In Summary – if a Tree is to be removed, somewhere in this plan set, that tree should be clearly indicated for removal.

Landscape Plan (Sheet C.8)

- 15. While the LDO is currently deficient in requiring a VARIETY of species, Staff asks the Landscape Architect to revise the plan to provide a second, and even a third, variety of Shrubs to use in the required Streetscape buffers along Rogers and Granite Falls Blvd.

16. LDO 6.2.2.2.D.6 – Thoroughfare Streetscape buffers, per the proposed design (Street-parking lot-Building), “shall provide a semi-opaque screen or barrier between the right-of-way (Thoroughfare – Rogers and Granite Falls Blvd.) and the vehicular use area [parking lot].” This section then lists ways (in (a.) and (b.)) to physically meet “semi-opaque” - Staff would suggest a double-alternating row as means to design the Buffer to meet the semi-opaque requirement.
17. LDO 6.2.2.1.C.3. – See previous Comment about Perimeter Buffer adjacent R&PUD property (west property boundary). This area also contains the existing stormwater pond; see previous comment about the presence of an EASEMENT related to pond. Per this section – “Where there is a perimeter easement (such as a drainage or utility easement) that does not allow for the installation of the buffer, then the required buffer shall be placed as close to the property line, a djacent to the easement, as possible.” Revise/show plan to clearly indicate location and presence of a (stormwater pond) easement and then that the buffer area and plantings are provided as close as possible to the edge of this Easement.
18. LDO 6.2.2.1.E. / Table 6.2.2.1 - The Perimeter Buffer (western property boundary), determined to be a Type 3 adjacent “RM” Zoning District, shall follow the planting requirements (in this section). See Clip below – Plan proposed Type 2 (INCORRECT). Staff finds the proposed Perimeter buffer does NOT meet these requirements. Example – there are no Shrubs shown; there is No required wall shown. The note referencing an off-site fence as meeting this properties Buffer requirement – NO, off-site improvements are not accepted as meeting this properties requirements. Revise Plan to demonstrate complete compliance.



19. Call-out note on the Plan states “1”-3” PA River Jack Rock Mulch in all Planting Beds”, butt the Tree and Shrub Planting Details both state “shredded hard wood bark mulch” – Revise the one which is incorrect.

Lighting Plan (Sheet C.9)

20. LDO Section 6.6.F.2.d. and G.10 -- Label the location of any wall mounted lighting, including the fixture type to comply with G.10. IF no wall mounted lighting, as a clear note expressing that intention.
21. LDO Section 6.6.F.2., specifically subsections f., and g. -- Demonstrate compliance by providing details of the proposed light head, the mounting location of the pole, and shields. Details of the base, pole,

and light should be provided (in Lighting Plan, or Standard details sheets). Per 6.6.F.4., submission of the manufacturer cut sheets is a Requirement.

22. LDO Section 6.6.G.2. - Demonstrate compliance regarding all fixtures being “cut-offs”.
23. The lighting fixture located at the rear of the restaurant drive-through, near the employee parking area – by the ISO foot-candle measurements shown on the adjacent residential property – several over 2.0 Foot candles – it does not appear that this fixture is Shielded and Cut-off – Please explain the reason for the spillover, or Revise fixture to not create the spillover, and Revise foot candle readings.

Architectural Drawings (Sheets A201, A202)

24. The north elevation, facing Granite Falls Boulevard does not appear to meet the requirements for transparency (Section 6.8.2.D.2) and blank wall area (Section 6.8.2.D.3). Staff and architect can review this together to ensure compliance, suggest a brief TEAMS meeting to do that.