

SDP-24-01 / Arden Residential Care Facility

1st Submittal

Planning/Zoning Comments

Project Background

The following comments are from the planning and zoning review of the Arden Senior Living, Site Development Plan completed by McAdams, dated January 3, 2024. The site, located at 4724 Burlington Mills Road (PIN 1758486155), was recently rezoned to Residential High Density, Conditional Zoning (RH-CZ) with rezoning case MA22-01. Approved conditions are included as a portion of the application. A concurrent Land Development Ordinance (LDO) text amendment application (TA22-01) was also approved, granting changes to the Independent Living Facility zoning use. The application proposes a maximum of 164 multi-family units as a portion of a Residential Care facility, with 28 units within 14 multi-family “duplex” or two-unit buildings, and the remainder in a multi-story single building. This application has been reviewed for compliance with the Land Development Ordinance (LDO).

***** Please cloud and/or highlight all revisions to the plan set with the next submittal. *****

Planning Comments:

Cover Sheet

1. Add case number SDP-24-01 to the cover sheet.
2. Ensure that the correct year is used. Update to January 03, 2024.
3. Provide the site address (4724 Burlington Mills Road).
 - a. Inquiry with Wake County GIS/911 about addressing of the individual proposed buildings, as well as whether or not the drive aisle through the site requires a ‘street name’. Addresses and street name(s) are best created via a recorded plat, Town defers to County ultimately.
4. Site Data Tables - Include Open Space breakdown by passive, active, and type required and provided.
5. To the SITE DATA TABLE, please include the following information:
 - a. Correct the zoning to Residential High Density Conditional Zoning (RH-CZ) district.
 - b. Setbacks required & setbacks provided. See LDO 3.1.3.B/Table 3.1.3. for multi-family. The zoning conditions state the setbacks should be consistent with the Concept Plan within MA22-01 but the concept plan does not label setbacks, only buffer widths.
 - c. Bicycle parking data. One space is required per 5 dwelling units, for a maximum of 30 spaces according to LDO Section 6.4.7. $164 \text{ units} / 5 = 33$.
 - d. Tree coverage area required, and tree coverage area provided. Per the concept plan, 15% or 1.56 acres shall be provided.
 - e. Building height permitted by right and building height permitted with conditional zoning.
 - f. Building square footage(s) and/or residential density and unit data per housing type.
 - g. In the “case number” row, please add the text amendment case number.

- h. What community plan is the applicant referring to within the site data table? Did the applicant mean Future Land Use Map? If so, then that designation is for “Commercial”. Nonetheless, as this property was recently rezoned, this information is not needed on the site plan.

Sht C0.00 / General Notes

6. Please include the updated FIRM panel number.
7. Please provide a status on the completion of a delineation and receipt of JD from USACE.

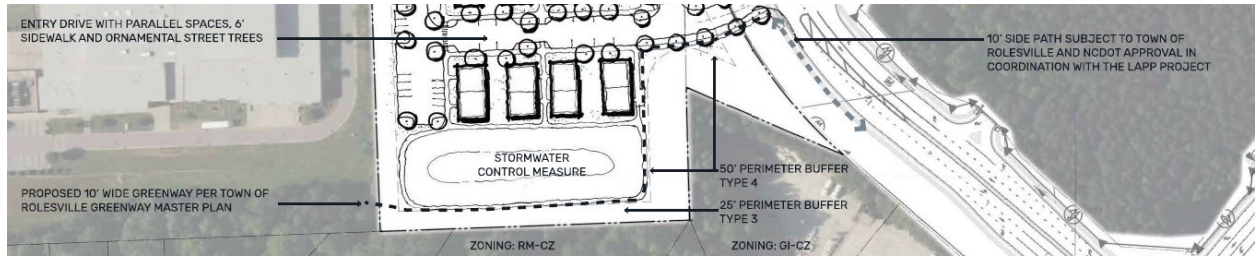
Sheet 3 of 33 - Alta Survey / Existing Conditions/Demolition

8. Given that the survey appears to be the only plan set displaying the existing conditions, these comments shall either be shown on the survey OR the applicant may choose to keep the survey as is and submit an Existing Conditions/Demolition sheet.
9. The site within the vicinity map differs from the shape of the site shown on the cover sheet as well as the concept plan. Please ensure that all applicable parcels of land are reflected on the vicinity map.
10. Please label the following on the existing conditions sheet:
 - a. Zoning districts (of site and adjacent properties to confirm buffer requirements)
 - b. Existing vegetation (with general description and location)
 - c. Topographic contours, contours shall extend 100' past property limits.
 - d. Water features (name and location), stream buffers, drainage ways, wetlands, and other environmental features.
 - e. Existing property line(s) to be abandoned/removed.

Sht C2.00/C2.01/C2.02 - Site Plan Sheets

11. LDO Sec 6.4.4.C, parking spaces shall be a required 9' X 19'. Please update the plan for compliance with the Ordinance.
12. Please specify ROW width as it relates to the site.
13. On the Overall Site Plan sheet, all drives are labeled with public access easements. Please clarify on sheets C2.00, C2.01, and C2.02 as these drives are referred to as private.
14. Please label the location of the dumpster enclosure. Refer to LDO Section 6.8.6 & 9.2.7 for standards.
15. Please label mechanical equipment/utility areas and appropriate screening consistent with what is shown on the Utility Plan sheet.
16. Please clarify buffer widths as they differ on the site plan sheets, landscape plan sheet, and on the approved Rezoning concept plan.
17. Please clarify the pavement marking noted on the plan sheet. If it is not a pavement marking, a crosswalk should be provided.

18. On the approved Rezoning concept plan, there is a proposed 10-foot-wide greenway trail as well as 10-foot-wide side path shown. Please label these features on the site plan & open space plan sheets.



19. Public seating shall be required in accordance with LDO Section 6.2.1.G.5. Public seating shall be appropriate to the intended use of the park area (i.e., benches may be appropriate for active spaces; Adirondack chairs and landscape terraces may be appropriate for passive spaces). Please label seating within the open spaces shown on the site plan sheet & the open space plan sheet.
20. To comply with LDO Section 6.2.1.G.6, please label refuse and recycle receptacles at each entrance and gathering space on both the site plan sheets and the open space plan sheet.
21. A wheel stop detail is provided on C8.00 yet no wheel stops are labeled on the site plan sheets. Please update site plan sheets with wheel stops or remove the detail.
22. Applicant should address the stub ending in the parking lot on the northern-most portion of the site. Specifically, is this area intended to connect to the school for a secondary (emergency) access? If not, is this area large enough or acceptable by the fire department for adequate turn-around area?

Sht C3.00, C3.01, C3.02 -- Grading Plan Sheets

23. Label the location of all existing landscaping to be preserved as well as the tree protection fencing and critical root zones.

Sht C4.00, C4.01, C4.02 - Utility Plan Sheets

24. Label the location of all lights on the utility plan sheet and the landscape plan sheet.
25. The above ground utility area shown on Sheet C4.02 is required to be screened per LDO Section 6.2.4.6. Please refer to that section for screening requirements and ensure that any plantings are also shown on the landscape plan sheet(s).
26. Provide the following details:
- a. Tree protection fencing
 - b. Dumpster enclosure
 - c. Lighting fixtures and poles

Sht L-1.0 -- Open Space Plan

27. Existing vegetation to be preserved should be labeled.
28. Please provide a chart that includes the following open space calculations as noted throughout LDO Section 6.2.1.:

- a. Active open space calculations. Of the 1.56 acres required, 50% is required to be active open space. The plan is short 0.23 acres of area designated as active open space.
 - b. Passive open space calculations.
 - c. Any passive open space requirements that are being fulfilled by SCMs, environmentally sensitive/unique lands and floodplains, or greenways. Please note that each of these has a maximum percentage permitted within LDO Section 6.2.1.
 - d. Clearly define which open spaces the applicant is utilizing to meet the required one small and one medium space.
29. Plan has labeled the (Burlington Mills Road) Streetscape buffer as well as the Perimeter Buffers as 'passive open space'. This is only permitted within the LDO via Section 3.1.B. for "cluster subdivision" within the RL or RM districts; this property is neither a Subdivision nor zoned RM or RL districts. Revise accordingly to demonstrate compliance.
30. Plan has labeled several of the passive open spaces as "Green" spaces. Within LDO Section 6.2.1.F, Green spaces are described as having shade structures and seating areas. Please label any shade structures and seating areas for these Green spaces.
31. On the approved Rezoning concept plan, there is a 10-foot-wide side path that runs along Burlington mills Rd. as well as a proposed 10-foot-wide greenway near the stormwater control easement. If the applicant was to provide the greenway, that could be added to the passive open space.
- a. Does the applicant intend to add the greenway, since it was included in the town of Rolesville Greenway Master Plan? A blue path is shown on the plan sheet that looks like it could be greenway but is not labeled.
 - b. Does the applicant intend to still add the side path along Burlington Road? There is a note regarding NCDOT coordination for the side path. Has that occurred?
32. Additionally, per LDO Section 6.2.1.G.7, the applicant is eligible to utilize stormwater control measures as passive open space as long as a trail is provided around the stormwater facility.
33. Several measurements are shown on the Open Space plan. According to LDO Section 6.2.1.G.3, no two open space types shall be adjacent or within one hundred (100) feet of each other. Please revise the open space areas to ensure compliance.

The "L" Sheets - Landscape Plan

34. A Preservation plan was not provided with this submittal. When resubmitting, please note that the following should be provided:
- a. A tree survey is required per LDO Section 6.2.4.2.A.12.
 - b. The applicant noted on the concept plan that 15% of the site would be tree coverage area however, existing vegetation is not called out on any plan sheets as being preserved. Clearly label the tree coverage area on the plan sheet.
 - c. The plan needs to show all information listed in LDO Section 6.2.4.5.C.

- d. Additional comments will be provided once materials have been provided.
35. Please update the planting schedule to include a column that clarifies which requirement the planting is fulfilling (i.e. streetscape buffer, perimeter buffer, screening, etc.)
36. As noted on the site plan sheets, please clarify the buffer type being provided along the western side of the site (adjacent WCPSS middle school). The site plan notes the buffer as a 30-foot-wide, Type 3 buffer. This is contrary to the LDO Table 6.2.2.1 which states that the buffer is 25-foot-wide.
37. The area around the SCM seems to be labeled with some sort of planting symbol. Please provide an overall legend for the various colors and symbols that are being shown on the plan sheet.
38. An *Overcup Oak* is shown in a parking island on Sheet L-1.2. The recommended minimum planting area for an *Overcup Oak* is 350 square feet. Several of the trees being provided have large, recommended minimum planting areas. We would suggest that these be located within the buffer areas or along the streetscape buffer, if conditions are favorable, as opposed to within islands where they may not have high success rate or adequate growing room.
39. MA 22-10 v4 concept showed planting along either side of the proposed site entrance. Will these plantings be provided?

Shts L-2.0, L-2.1, L-2.2 -- Hardscape Plan Sheets

40. Label all trash receptacles and public seating areas on the hardscape plan sheets.

OMITTED - Lighting Plan

A lighting plan was not provided by the applicant though it is required per LDO Section 6.6.F to be included with the site plan submittal. The following comments are being made to assist the applicant in the submittal of these drawings.

41. A lighting plan is required per LDO Section 6.6.F. It shall be prepared, signed, and sealed by a licensed engineer. It shall be of an engineered scale that is easily legible and include the following:
 - a. Title of project.
 - b. Dimensions, scale, and north arrow.
 - c. All proposed and existing buildings on the site.
 - d. Pedestrian and vehicular areas.
 - e. Other above-ground improvements.
 - f. The horizontal location of all proposed and existing outdoor lighting fixtures, including pole and wall-mounted fixtures.
 - g. Mounting heights of each fixture.
 - h. Overall height of each pole above grade.
 - i. Location of externally illuminated signs and associated fixtures.
 - j. The location of all architectural and landscape lighting fixtures.
42. Please ensure that the Photometrics/Lighting Plan is compliant with LDO Section 6.6.F.1.
 - 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.

43. Lighting plans shall be specified and calculated in maintained footcandles (FC). Measurements of light levels shall be taken at finished grade with an accurate and calibrated light meter – LDO 6.6.F.3
44. The plan must include a footcandle plan that provides typical footcandle contours and a point photometric grid that indicates footcandle levels measured at grade across the site. Maximum, average, and minimum site foot-candles, uniformity ratio (average and minimum), and depreciation factors also are required. The plan must show initial horizontal illuminance values in foot-candles for the area to be illuminated. These values must be calculated at grade and include contributions from all onsite fixtures.
45. The plan must plot foot-candles of illumination at ground level to the nearest tenth of a foot-candle, and at horizontal grid intervals of no more than ten (10) feet.
46. The plan shall show illumination level at the lot line (or perimeter of a development, if applicable) to ensure maximum illumination levels are not exceeded.
47. A lighting fixture schedule that presents the following information: Fixture type, including the manufacturer's product identification catalog number and fixture mounting height.
48. In accordance with LDO Section 6.6.G.10, full cut-off lighting shall be provided in loading areas. The plans should be revised to provide cut-off/shield details and demonstrate compliance.
49. Building façade and accent lighting will not be approved unless the light fixtures are carefully selected, located, aimed, and shielded so that light is directed only onto the building façade and spillover light is negligible.
50. Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination.

OMITTED - Architectural Drawings

Architectural Drawings were not provided with the application. Please note that these are required at this stage of review. The following comments are related to the Multifamily Design Standards within LDO Section 6.8.6. Please refer to this section for further guidance and context.

51. All new multi-family developments must provide the following design elements:
 - a. Consistent architectural style, detail and trim;
 - b. Facades which break down large elements of mass and scale where appropriate;
 - c. Architectural details and articulation;
 - d. Material changes reflective of function and appropriately placed;
 - e. Canopies, porches, stoops, roof overhangs;
 - f. Shade and weather protection for ground floor entrances;
 - g. Design elements such as cornice lines, columns, arches; and
 - h. Various fenestration and transparency elements
52. Facades which face a street, shall provide at minimum four (4) of the following elements:
 - a. A change in plane, such as an offset, reveal or projecting rib. Such plane projections or recesses shall have a width of no less than six (6) inches (columns, planters, arches, voids, etc.);
 - b. Architectural details such as raised bands and cornices;
 - c. Integrated planters that utilize landscaped areas for decorative details;

- d. Awnings and or arcade;
 - e. Covered porches, terraces, lanais or balconies intended for private use by residents of the multifamily structure;
 - f. Shutters;
 - g. Pillars or posts;
 - h. Bay windows;
 - i. Roof eaves of at least three (3) inch wide trim
 - j. Complementary change in color; and/or
 - k. Complementary change in material/texture.
53. Building facades shall be designed to have a minimum transparency, through the use of windows and doors, on the ground floor and upper floors. Transparency standards shall apply to all sides of a building facing a public and/or private street. Transparency shall not be required for service areas, loading/unloading areas, or those areas not visible from the public and/or private street. The minimum transparency for multifamily buildings is thirty (30) percent, unless stated otherwise in the LDO.
54. Regarding blank wall:
- a. The maximum continuous blank wall area shall be a maximum thirty-five (35) square feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change.
 - b. Except as otherwise regulated, the maximum permitted blank wall length for the rear of buildings shall be one-hundred (100) feet, or twenty-five (25) percent of the building length, whichever is less.
55. All multifamily development and redevelopment shall provide no less than four (4) of the following items for building entrances:
- a. A change in plane indicating a building entrance;
 - b. Building wall projection;
 - c. Recess of entry at least three (3) feet;
 - d. Architectural features and fenestration;
 - e. Variety in color, material, texture orienting pedestrians to the building entrance;
 - f. Ornamental doors;
 - g. Covered entries including awnings, arcade or eave;
 - h. Windows;
 - i. Porches;
 - j. Arches, columns, stoops, cornices.
56. Please demonstrate and call attention to a minimum of four (4) of the abovementioned building entrance requirements for multifamily structures.
57. Balconies shall project or recess a minimum of two (2) feet from the façade
58. Refuse collection areas shall be distributed evenly throughout multiple building multifamily developments. Please indicate where the proposed dumpsters or other methods of trash collection will be located.