

**SDP-24-02**  
**Prestleigh at Jones Dairy (FKA Jones Dairy Central) Amenity Center**  
**1st Submittal**  
**Planning/Zoning Comments**

**Project Background:**

The following is the review of the site plan for the Prestleigh at Jones Dairy (FKA Jones Dairy Central) Amenity Center. The proposed development includes a 788-sf one-story structure pool house, swimming pool and deck, a pump and storage building, as well as an outdoor fireplace pavilion. The total proposed impervious surface is 9,376 sf. The proposed amenity center is a portion of the original Phase 4 of the Prestleigh at Jones Dairy development; although not included as a portion of the Phase 4 Final Plat under separate review (FSP24-06)

The plan has been reviewed against the requirements of the Town of Rolesville Unified Development Ordinance (UDO).

**Review Comments:**

**Cover Sheet**

1. Please add the project case number SDP-24-02 to the cover sheet, and on every sheet, prior to resubmittal.
2. Please provide the required site information including the lot size, setbacks, total acreage to be disturbed, etc. in accordance with 3.1.2. of the UDO.
3. The actual lot number of the original subdivision, the book and page of the final plat creating this lot, and site address of the proposed amenity center should be added to the plans.

**Existing Conditions Plan (Sheet C1.0)**

4. Add/provide information for the subject site including property owner, site address, book and page of recorded lot, site acreage, etc.

**Site Plan (Sheet C 2.0)**

5. Amenity access from the existing parking lot differs from the approved CDs (CD 20-05). Please refer to the mark-ups for areas mentioned in comments below and please indicate how these changes will affect the landscaping originally approved for this area:
  - a. The approved CDs (CD 20-05) called out a future sidewalk connection to the poolhouse in this location.
  - b. The proposed pedestrian entrance at the corner of the existing parking lot and Cattle Drive was not shown on the approved CDs (CD 20-05).
  - c. The proposed pedestrian entrance was not shown on the approved CDs (CD 20-05).

- d. All proposed pedestrian entrances should be accompanied with typicals to ensure ADA compliance.
- 6. Revise/correct the site plan legend.
- 7. Confirm surfacing material to be used within the amenity site outside of the concrete pool deck and sidewalks.

**Landscape Plan (Sheet C 3.0)**

- 8. Per UDO Section 14.2.1., a landscape plan is required; provide with next submittal, ensuring the following are provided/addressed:
  - a. The approved landscaping plan within CD 20-05 does not align with the newly proposed pedestrian access shown on C2.0. Please provide an updated landscaping plan as part of a revised plan set.
  - b. UDO 14.6.6. – Amenity Center is a Class 1 use category; the adjacent single-family detached uses are a Class 2 use category (SFD over 6,000 SF lots); revise to provide a “10 B” type of buffer per 14.6.7.(2) .
  - c. Revise to indicate the ground cover to be utilized on the subject site outside of the concrete pool deck.

**Lighting Plan**

- 9. As outlined in UDO section 14.8.2, a lighting plan should be submitted which demonstrates compliance with the entirety of section 14.8. The lighting plan should be submitted as a separate sheet within the revised plan set.

**Additional Comments**

- 10. The applicant should submit elevation drawings of the proposed structure to demonstrate compliance with UDO Section 9.14.
- 11. Please provide a written response to all comments and refer to the mark up when preparing revisions.