

SDP-23-08 / Tidal Wave Auto Spa

3rd Submittal

Planning/Zoning Comments

Project Background:

The following is the review of the site plan for the Tidal Wave Auto Spa, originally submitted October 30, 2023, and last revised on March 1, 2024, completed by Seamon Whiteside. The proposed site is a car wash with a vacuum canopy area located at 0 S Main Street (PIN 1758479244). The plan has been reviewed against the requirements of the Town of Rolesville Land Development Ordinance (LDO).

The site development plan is also subject to a voluntary annexation application (ANX24-03) and a Rezoning Application (REZ-24-03) which proposes a change in zoning from GI to GC.

Review Comments:

Notice of Subdivision

HOLDING COMMENT

1. The applicant has noted that the site will be subject to a Minor Subdivision Plat to split the lot after the annexation is approved. The Annexation application was submitted on March 1, 2024. The deed and appropriate recording information for the subject parcel shall be provided to the Town prior to final approval of the Site Development Plan.

Cover Sheet

2. **HOLDING COMMENT:** Please add the site address to the cover sheet. The applicant has noted that the address is pending. Please update the plan set once the subdivision plat is recorded.
3. **REPEAT COMMENT:** The plans indicate a 15' perimeter buffer yard (NE). Please explain what this buffer is and what LDO requirement it is pertaining to.

Existing/Demolition Plan

4. **REPEAT COMMENT:** Any existing vegetation to remain on the site shall be protected with tree protection fencing and installed in accordance with Sections 6.2.4.5.B.8-11 Tree protection fencing locations shall be added to the demolition plan.
5. The existing tree, closest to Louisburg Road / 401, which is slated to remain on the landscape plan, should be shown as "to remain" on the demolition sheet.

Site Plan

6. **REPEAT COMMENT.** The building footprint should be clearly shown on the plans. Building footprint may be easier to understand with the provision of building elevations.
7. **REVISED COMMENT.** Perimeter buffers should be in accordance with Section 6.2.2.1. Where the subject property (GI) is adjacent to GC, General Commercial, a Type 4 buffer is required. The applicant has submitted a Rezoning application that will essentially eliminate the need for the perimeter buffers as the adjacent properties will be within the same zoning district. Please note the plans are revised to reflect the 0' buffer [this assumes Town Board of Commissioners approval of a

Legislative request to Rezone]. However, should the rezoning not be approved, the plans will need to be revised accordingly.

8. **REVISED COMMENT:** The sidewalk provided in right of way of the fronting streets should connect to the building/site sidewalk for required pedestrian connections in accordance with Section 6.8.4. Further, sidewalk shall connect with the Greenway and provide a crosswalk across driveway entrance.
9. The sidewalk along S. Main Street should connect with a (painted crosswalk) across Grand Park Drive.

Landscape Plan

10. **REVISED COMMENT:** Please label the existing vegetation, with a general description and size. The applicant has noted on the vegetative survey the type and size of tree. However, the size and typer of tree should be added to the landscape plan in order for these trees to adequately count toward the planting requirements of the LDO.
11. Revise the plans to show the required 30' Streetyard buffer along S. Main Street.
12. **REVISED COMMENT:** Landscape plan should be revised to show a 10' local Streetyard Buffer (currently labeled as a street yard) along the frontage of Grand Park Drive in accordance with Section 6.2.2.2. The applicant is showing existing vegetation in this area to remain.
 - a. Of the existing vegetation to remain, four of the five trees are pear trees. While no additional information has been provided as to the variety of pear tree, please note that Bradford Pears are undesirable trees (<http://www.treebountync.com/>). If these trees are Bradford Pears and are damaged during construction, they should be replaced with a different variety or species all together.
 - b. The existing trees that are to remain on site that are part of the right-of-way. As such, with the proposed installation of the sidewalk, these trees are heavily susceptible to damage as the sidewalk will be installed within the drip line of the tree. A note shall be added to the plans indicating that damaged or dead plants shall be replaced by the owner of the subject property or their grantee in accordance with 6.2.4.3.B. and as stated in subsection a., the replacement trees shall not be Bradford Pear and shall be in accordance with Section 6.2.4.7.F.
13. **REVISED COMMENT.** Per LDO Section 6.2.1.G.12, open space shall be a mix of active and passive open space. A minimum of fifty (50) percent of all required open space shall be dedicated and designed to allow for active recreation features. The plans should be revised to demonstrate compliance, specifically indicating areas dedicated to programmed active open space and the required amenities. The applicant responded that the Greenway will meet the active open space requirements. However, greenways are specifically listed as passive open spaces in Table 6.2.1.3. The landscape plan has been revised to show 4,000 square feet of open space but programming of this area has not been indicated.

Lighting Plan

REPEAT COMMENTS AS A LIGHTING PLAN WAS NOT PROVIDED WITH THE RESUBMITTAL.

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.

14. 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. Professional seal.
 - c. Dimensions, scale, and north arrow.
 - d. All proposed and existing buildings on the site.
 - e. Pedestrian and vehicular areas.
 - f. Other above-ground improvements.
 - g. The horizontal location of all proposed and existing outdoor lighting fixtures, including pole and wall-mounted fixtures.
 - h. Mounting heights of each fixture.
 - i. Overall height of each pole above grade.
 - j. Location of externally illuminated signs and associated fixtures.
 - k. The location of all architectural and landscape lighting fixtures.

15. 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.

16. 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
 - a. 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.
 - b. 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 feet.
 - c. 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.

17. A lighting fixture schedule that presents the following information: Fixture type, including the manufacturer's product identification catalog number and fixture mounting height.

18. 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.

19. 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.

20. Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination.

Architectural Drawings –

REPEAT COMMENTS AS DRAWINGS WERE NOT PROVIDED WITH THE RESUBMITTAL.

Architectural drawings were not provided with this application and are required per LDO Section 6.8.1.E to be included with site plan submittal. The following comments are being made to assist the applicant in the submittal of these drawings. Please consult LDO Section 6.8 for a full list of requirements.

21. For areas visible from both public and private streets, transparency shall apply per LDO Section 6.8.2.D.2. Please provide a chart showing compliance with Ground Floor Transparency. Ground floor transparency shall be calculated based on the total façade area located between the finished ground floor level and beginning of the upper floor. All ground floor transparency shall be a minimum 30%.
22. Per LDO 6.8.2.D.1.c, Building facades shall not exceed a linear distance of 35 feet without the introduction of a physical articulation no less than 1 foot wide and extending in a horizontal direction along the façade.
23. Per LDO Section 6.8.2.D.1.e., facades greater than one hundred (100) feet in length shall require a repeating, consistent pattern of change in color, texture, and material.
24. Per LDO Section 6.8.2.D.2.a., ground floor transparency shall be calculated based on the total façade area located between the finished ground floor level and beginning of the upper floor. All ground floor transparency shall be a minimum thirty (30) percent, unless stated otherwise in this LDO.
25. Update the plan to confirm that the minimum amount of design items noted in Per LDO Section 6.8.2.D.6 are being provided.
26. Per LDO Section 6.8.2.D.3., buildings shall limit blank wall area. Blank wall areas are portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change.