

**SDP-23-06**  
**Vineyard Pine Commercial**  
**1<sup>st</sup> Submittal**  
**Planning/Zoning Comments**

**Project Background:**

The following is the review of the first submittal of a site development plan for Vineyard Pine Commercial submitted on August 30, 2023. The rezoning (REZ-23-04) and Text Amendment (TA-23-04) for this plan were approved on May 22, 2023. The Developer is MRR Development, LLC. The PIN for this property is 1758453022, and the address is 4502 Vineyard Pine Lane. The site is 1.45 acres and was recently rezoned from Office and Professional-Conditional Zoning (OP-CZ) to GC, General Commercial. The applicant is proposing 18,150 square feet of building area divided amongst nine (9) total potential tenant spaces. This site has been reviewed for compliance with the most recent version of the Land Development Ordinance (LDO) of the Town of Rolesville.

**Review Comments:**

**General Comments**

1. Cover Sheet/Sheet Index – this lists 19 sheets, whereas plan set is 21 sheets – rectify this, whichever is incorrect.
2. Sheet Order – the order of 21 sheets don't match the order listed on Cover Sheet.
3. Cover Sheet /Building Setbacks/LDO 3.2.1.C. – this lists Setbacks but not those that appear to be utilized, exercising the Setback Reduction of LDO 3.2.1.C. This whole topic needs discussed with Staff as to the intent to use execution of use as an outcome of TA-23-04 to expand the dimension of the Main Street Corridor definition so as to allow this property to utilize the Building Setback option, which eliminates the (Jonesville Rd) 30' Streetscape Buffer.
4. A portion of the dumpster enclosure is located within the required 35' Building setback – remove/relocate or explain how LDO permits this site feature to be WITHIN a building setback area.

**Cover Sheet**

5. Add case number SDP-23-06 to the cover sheet.
6. Please add a reference box to the recently approved REZ-23-04 and TA-23-04 and any conditions of approval or concessions approved by the Board.
7. Please update the Site Data Table with the following information:
  - a. Proposed Use.
  - b. The correct zoning district designation (REZ-23-04, a GC-CZ district).
  - c. Required setbacks and Proposed Setback (Sec. 3.2.1.C. if utilized).
  - d. Update open space to note which open space type is provided per LDO Section 6.2.1.3.D.

- e. Loading parking spaces required per LDO Section 6.4.5.C.
- f. Loading parking spaces provided.

### **Lighting Plan**

- 8. Please label the proposed location of any building mounted lighting and where lights are provided, the iso footcandle measurements should be revised to reflect the additional light output.
- 9. 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.

### **Existing Conditions/Demolition Sheet**

- 10. Please label limits of disturbance, trees to be removed, new tree line, critical root zones and tree protection fencing as applicable.
- 11. If possible, please include the Book and Map page number of Vineyard Pine Lane.
- 12. Though we understand the sign easement a platted easement, the sign easement shall not overlap with any other required buildings, easements or right-of-way.
- 13. Please provide the width of the existing sidewalk.
- 14. Within the existing tree line, please note any trees that are to be preserved, including species type and size.

### **Site Plan**

- 15. Please remove the reference to the overall site area as it is confusing when shown on top of the tenant space square footage.
- 16. Please straighten all parking lines. Some appear slanted and thus not to the scale shown.
- 17. Pedestrian amenity Active Open Space Area #1 and #2 are noted as "Patio Seating Open Area" however, no seating has been labeled or provided. Please update.
- 18. The loading area is shown within a 24' drive aisle, is a hazard for pedestrians, drivers, and the workers unloading in this area. It must be relocated per LDO Section 6.4.5.C.6 which states that "No area allocated to loading and unloading may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities."
- 19. The building is shown within the sign easement
- 20. Crosswalks, sidewalk connections, and other pedestrian paths should be shown on the plan in accordance with Section 6.8.4.B.4
- 21. Wheel stops should be considered in areas where the overhang from cars will reduce the width of sidewalks and walkways in divider medians to less than 6' as required by Section 6.8.4.B.4.

22. No turnaround or “bump-out” is provided at the end of the parking aisles. This is difficult for cars parked in the end space to maneuver and further requires cars to back out of the aisle if no spaces are available.

### **Landscape Plan**

23. Is it possible to move the street trees away from the building and closer to the sidewalk? We understand that the site was made a part of the Main Street Corridor during the Rezoning and Text Amendment process and thus not providing the required street buffer. However, if possible, the street trees should be closer to the sidewalk, improving the overall aesthetics of the site and healthy growth of the trees.
24. Per LDO Section 6.2.4.4.D, terminal parking islands are also required to provide shrubs.
25. Within the plant list, clearly label what requirement each plant is meeting. (i.e., Buffer, Street Tree, Terminal Island Shrub, etc.)
26. Per LDO 6.2.4.3.A.5, no more than 60% of any genera is permitted as a canopy tree. Overcup Oaks make up 64% of the canopy trees provided.
27. Regarding the proposed Type 2 Buffer:
  - a. Please reconsider the symbols used here as it is difficult to confirm/count trees given the size and color of the shrub symbol. Currently, we are unable to confirm compliance.
  - b. Please provide a table of the buffer calculations for this site according to the length in linear feet.
  - c. A 20-foot drainage easement is shown on the site plan sheet and the utility plan sheet in the exact location of the Type 2 buffer.
    - i. Per LDO Section 6.2.2.1.C.3, the required buffer shall be adjacent to the easement, as close to the property line as possible.
    - ii. Furthermore, the fence shall also be shifted as it is not permitted in the easement.
28. Per LDO Section 6.2.4.4.C, all parking spaces being within sixty (60) feet of the trunk of a canopy tree. Please provide a buffer around each canopy tree to showcase compliance with this requirement.
29. Please label the 30-foot, undisturbed buffer shown on previous sheets.
30. In utilizing the setback reduction of the Main Street Corridor, the applicant is to provide enhanced landscaping over the required standards. The plans should be revised to show this landscaping and to demonstrate compliance with Section 3.2.1.C.4 (and/or 5, 6)
31. Fence details should be provided.
32. Please verify that the plants used on the plans are the same as the plants listed in the Plant List. A number of plant “keys” are not identified in the Plan List.

### **Architectural Drawings**

Please demonstrate compliance with the following:

33. From the drawings provided, it is unclear where the "L" shape of the building occurs. Only one facade was provided showing this portion of the building, "East Elevation (Facing Entrance Drive).
34. Per LDO Section 6.8.2.D.1.b, to limit box-like building forms, roofs shall include differing planes, pitches, forms, heights, or materials that are distinct from one another. Roof lines shall not exceed a linear distance of one hundred (100) feet without the introduction of physical articulation. Illustrated as "B" in Figure 6.8.1.
35. Per LDO Section 6.8.2.D.1.c., building facades shall not exceed a linear distance of thirty-five (35) feet without the introduction of a physical articulation no less than one (1) foot wide and extending in a horizontal direction along the façade. Illustrated as "C" in Figure 6.8.1.
36. Per LDO Section 6.8.2.D.1.d., facades of 60 or greater feet in width shall incorporate wall offsets of at least one (1) foot of depth a minimum of every forty (40) feet. Illustrated as "D" in Figure 6.8.1.
37. 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. Please provide a table or chart with a list of the proposed materials.
38. 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 the LDO.
  - a. Upper floor transparency is calculated based on total façade area located between the surface of any floor to the surface of the floor above it. If there is no floor above, then the measurement shall be taken from the surface of the floor to the top of the wall plate. All upper floor transparency shall be a minimum twenty (20) percent unless stated otherwise in the LDO.
39. Please 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.
40. Per LDO Section 6.8.2.D.8.b., if a building contains several storefronts, each individual storefront shall be unified in design elements, including materials, colors, window and door placement, and signage. Materials and colors may however be utilized to separate storefronts so long a unified design is maintained.
41. Per LDO Section 6.8.4.B, Every entrance for a building shall require two (2) of the following elements: Awning or covered entry way of at least three (3) feet in overhang length, variation in building height, arches, columns, and/or architectural details.