

# SDP-23-09 / Scooters

## 2<sup>nd</sup> Submittal

### Planning/Zoning Comments

#### Project Background:

The following is the review of the Site Development Plan for the Scooters coffee drive-through, originally submitted October 31, 2023, and last revised January 2024, and completed by Kimley Horn. The proposed site is a 700 square foot drive-through coffee shop building and site improvements, located at 306 South Main Street, PIN: 1759806076.

The plan has been reviewed against the requirements of the Town of Rolesville Land Development Ordinance (LDO). We offer the following for consideration:

#### Review Comments:

##### **Cover Sheet**

1. **Repeat Comment:** Revise case number from SDP-23-07 to SDP-23-09 ; SDP-23-07 is the application # for the day care project at 302 S. Main which this same developer is also planning at this time.
2. Within the Site Data Table, for **Open Space** - provide both the required and that provided. It appears there is a typo. Per LDO Section 6.2.1.D.3, a minimum of 5% of open space is required. For a development of this size, at least One (1) small open space 'type' is required. Sheet C2.0 has data table indicating that Required is 0.039 ac. (1,699 SF) and that Active of 0.03 ac. (1,307 sf) and Passive of 0.032 ac. (1394 SF) – or a total of 0.062 ac (2701 sf) is being provided. Carry the Required (0.039 ac/1,699 SF) and Provided (0.062 ac/2701 SF) over to the Cover sheet.
3. Revise Site Data Table for Buffers, which are incorrectly listed.

##### **Sht C1.0 / Existing Conditions & Demolition Plan**

4. **Repeat Comment:** Per the Legend provided, please label removed trees with an "X". Plan notes that "Hatch and labels have been provided to show site items to be removed". **Please update the Legend to remove "X" if this symbol is no longer going to be used.**

##### **Sht C2.0 / Site Plan**

5. **Repeat Comment:** As mentioned previously, Section 6.2.1.D.3 requires the provision of Open Space for non-residential uses. One (1) small open space is required. Open space types can be found in Table 6.2.1.2. **Please label the different open space(s) on the plan sheet. Acreage and type should be indicated as well as an amenities for active open space. Plan indicates that benches are being counted as part of Active Open Space, which must meet criteria in Table 6.2.1.3. Staff suggests a concrete gaming table or board games be available for use within the business to qualify as an "Active Space".**
6. **LDO Section 6.4.3. – Parking** – Per table in (G.), Applicant using the "Eating Establishment" standard of (MIN) 2.5 spaces per 1,000 SF / (MAX) 10.0 spaces per 1,000 SF. The building, at 700 SF, requires 2.5 spaces (not 2 as shown), as 2.5 is the bare minimum when there is a building of any size.

The Maximum permitted number of parking spaces (10/1,000SF x 700 SF = 7) which the plan accurately portrays. The Provided (proposed) number of spaces is 8, which is 1 more than the Maximum permitted – explain how and why the plan is proposing to violate the LDO. See LDO 6.4.3.B, 3<sup>rd</sup> sentence, which states: “ *However, consistent with Section 6.4.3.J: Alternative Parking Plan (APP), an Alternative Parking Plan may be submitted for review and consideration by the Land Development Administrator.* “. **Reduce the Parking to 7 spaces, or pursue an APP to exceed the Maximum with the Planning Director who is the Land Development Administrator.**

7. LDO Section 6.2.4.4.C. – Revise to demonstrate compliance with Parking lot landscaping.
8. LDO Section 6.2.2.1 - Perimeter Buffer
  - a. Rear Property line adjacent RL Zoning District requires Type 3 Landscape buffer ( 6.2.2.1.F.3. and 6.2.2.1.G/Table 6.2.2.2.). Plan shows a 25' Width Buffer per the Type 3, but the proposed stormwater facilities are located within this same area, greatly reducing the actual area in Buffer available to be planted with the prescribed trees and shrubs.
  - b. Staff expects the stormwater facility will require an access and drainage easement in order to be serviced and maintained and to account for the piping to be installed.
  - c. Per LDO Section 6.2.4.3.C, - “*Nothing shall be planted or installed within an underground or overhead utility or drainage easement without town approval and easement holder approval.* “
  - d. The Buffer is omitting the required 6' wall (see other REPEAT comment on this).
  - e. The Applicant’s choice/design to place stormwater facility in a required Perimeter Buffer is creating this significant conflict – explain the resolution to demonstrating compliance with the various requirements.
9. The partially existing landscape island on the northeast side of the site contains existing trees on the (Sonic) property. Revise to clearly show Tree protection fencing (TPF) installation along the property line to protect the existing vegetation as no additional planting is currently proposed in this location.
10. Understanding that the space available on this site is limited, the loading space shall best comply with Section 6.4.5.2.

**Sht C3.0 / Grading Plan**

11. **Repeat Comment:** If there is vegetation to be preserved, label the tree protection fencing (TPF). **This includes protection from vegetation on adjacent property if the tree protecting zone is on the subject site.**

**Sht L1.0 / Landscape Plan**

12. **Repeat Comment:** Per LDO Section 6.2.2.1.F.3, a 6-foot wall is required with a Type 3 buffer. **See comments on Sht C2.0/Site Plan above as many of them reference changes to the Landscape Plan. This is a significant, and Repeated, Comment – do not resubmit this application without the wall.**