

# SDP-24-03 / Chase Bank at Wallbrook (Lot 5A)

## 1<sup>st</sup> Submittal

### Planning/Zoning Comments

#### Project Background:

The following is the review of the Site Development Plan for the development of a Chase Bank within the Wallbrook Development that includes a 3,333-sf principal structure with associated parking, drive-thru with ATM, and active open space. A total impervious coverage of 24,820-sf is proposed.

The subject property is currently zoned GC-CZ and is proposed to be located on "Lot 5A" as part of PSP-24-01 which is currently under review.

The Chase Bank site development is associated with ongoing reviews and previous approvals including:

- PR21-04 (Preliminary Plat for the overall Wallbrook Site)
- CID-23-04 - Wallbrook/Virginia Water Dr Ext. Construction Infrastructure Drawings
- PSP-24-01 - Lot 5 (AKA Boat Tract) Preliminary Subdivision.

#### Review Comments:

**HOLDING COMMENT:** Please note that the Preliminary Site Plan PSP 24-03 for Lot 5 (AKA Boat Tract) Wallbrook has not been approved nor has the final site plan been submitted. Any outcomes as a result of further comments on the submitted preliminary site plan shall be reflected on all subsequent submittals of the Chase Bank site development plan.

#### **General Use Standards:**

Per LDO Section 5.1.4.B.4., demonstrate compliance with the required use standards for Banks. Clearly call out in the plans where/when compliance with these standards is being demonstrated by referencing the exact Section.

#### **Cover Sheet**

1. Add application reference number 'SDP-24-03' to the cover sheet in a clear and observable spot.
2. Add GC District Building Setback dimensions to the Site Data Table.
3. Add Open Space requirements from the preliminary plat to the Site Data Table.
4. Add/revise to include date of submittal and revisions.

#### **Existing Conditions/Demolition Plan (C-201)**

1. Remove the proposed access drive as it is not currently constructed nor yet approved and should not be included on the existing conditions plan.
2. PSP 24-01 shows a permanent utility easement associated with NCDOT Project U-6241. Please show this easement and all others located on site.
3. Existing vegetation to remain should be appropriately labeled with the species and caliper measurement.
4. 10' wide MUP installed by NCDOT Project U-6241 should have a callout.

#### **Site Plan (C-301)**

1. Unable to locate proposed bike rack typical. Please provide.
2. Show and label the site distance triangles.
3. Although this active open space meets the requirements for non-residential developments, 4 pedestrian amenities, 1 of which is shown (benches) will need to be provided in accordance with LDO Section 6.8.4.B.2.
4. The proposed pedestrian ramp appears to be partially located within the ROW. Coordination with NCDOT to determine whether this is acceptable is necessary.
5. What does the total current impervious area (5,077-sf) include?

### **Architectural Design Standards**

***It appears the applicant has been using the wrong ordinance or standards in their demonstration of compliance.***

1. Blank wall area is prohibited per LDO Section 6.8.2.C.1.
  - a. 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
  - b. The maximum continuous blank wall area for any building shall be a maximum fifty (50) square feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change. As proposed, the East Elevation appears to conflict with this requirement.
2. Per LDO Section 6.8.2.D.2, 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. As proposed, the East Elevation does not appear to comply with this requirement.