

SDP-24-03 -- Chase Bank at Wallbrook (Lot 5A)
2nd Submittal
Planning/Zoning Comments
July 29, 2024

Project Background:

The following is the second review of the site 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.
- PSP-24-01 - Lot 5 (AKA Boat Tract) Subdivision.

Outstanding comments from the initial review are shown below in RED:

Review Comments:

HOLDING COMMENT: Please note that the Preliminary Subdivision Plat PSP 24-03 for Lot 5 (AKA Boat Tract) Wallbrook has been approved and will require a Final Subdivision Plat (FSP) to be recorded. Any outcomes as a result of the Final Plat shall be reflected on all subsequent submittals of the Chase Bank site development plan.

General Use Standards:

~~Please demonstrate compliance with the required use standards for Banks outlined in Section 5.1.4.B.4.~~

Cover Sheet

- ~~1. Add site plan project number 'SDP-24-03' to the cover sheet.~~
- ~~2. Setbacks should be added to the site data table.~~
- 3. Open Space requirements from the preliminary plat should be added to the Site Data Table.**
- ~~4. Update cover sheet 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. Applicant has indicated that they are coordinating with NCDOT and Stantec to determine species and caliper along US 401. This comment will remain open and unaddressed pending the outcome of said coordination.**
- ~~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 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. Comment has been removed due to further coordination between the applicant and NCDOT taking place.~~

What does the total current impervious area (5,077-sf) include? Applicant has indicated the following:

This is the impervious area within the proposed property line; this includes the multi-use path and the proposed access drive aisle that is to be completed prior to the Chase Bank site being developed. Essentially this is the impervious area that will have been installed when Chase Bank construction starts.

This comment will remain open as impervious surface amounts are subject to change pending the submittal of a Final Plat for the approved PSP-24-03.

Architectural Design Standards

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.

Applicant response:

The proposed building has 3 street facing sides, making the Northeast side the "rear face" of the building which faces the dumpster and houses the restrooms, secure banking areas, data room and back of house service areas.

The Northeast façade has been updated to comply with LDO section 6.8.2.D.3.e by shifting the window and reducing blank walls down to 25% or less on the rear of the building.

Please state how the shift in window satisfies 6.8.2.D.3.e. The applicant should demonstrate façade area calculations that there are no instances where this façade has 50-sf not broken up by architectural features greater than one foot or a substantial material change. The NE corner of the NE elevation appears to have a significant blank wall area. Please show calculations ensuring this area does not result in greater than 50-sf of blank wall.

- ~~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.~~