

Garry, a couple of other items have come up concerning the Belle Mead Apartments: As you know, the tract is zoned CB (pls. change that on the plan from B-1), and this plan proposes a conventional Multifamily apartment scenario when in effect, the code intent is to emphasize mixed use as the primary focus. Accordingly,

1. There is concern that developing the property with the number of parks shown exceeds/doesn't address the spec in LDC 18-257(e). It would appear that 589 exceeds the number permitted. 424 spaces does, too.
2. We have received multiple inquiries about the prospect of removing the significant specimen trees (one is a 53" Live Oak). Mitigation for that tree alone is 50 replacement trees. Other existing trees ought to be considered for relocation on site or preservation (esp. mature hardwoods and dogwoods). Tree preservation has to be made a priority.

The proposed density may not be feasible, and like I said at TRC the mitigation fee at this point looks to be astronomical.

Regarding the use and the parking, I recommend rolling the following into the design: sidewalk and circulation, attractive design themes, ample common area amenities/facilities and of course the commercial use will be limited to those listed in the code. For your parking design, you might consider starting with an initial parking allocation that corresponds to the use(s) being envisioned for the commercial. Then add separate and distinct parking for the residential, based on a count of 1 space per apartment unit.

Please let me know your thoughts. We should address this issue prior to any resubmission.  
Thanks,

Jim Diepenbrock  
Development Review Planner  
City of Wilmington