

## Ansley Park

TRC Planning Review – 1/22/19

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- Include stormwater and construction plan signature blocks on all plan sheets.
- 20-foot setback only applies to MX boundary, adjacent to school property (zoned O&I-1).
- There are no parking minimums in the MX district.
- Orchid Drive must be extended to the southwest, connecting with Carolina Beach Road, within a public right-of-way.
- Provide standard detail for a local street (Orchid Drive).
- Provide method and show location for solid waste disposal. Provide required screening.
- Provide required/proposed bicycle parking in data table. Minimum of 25 spaces required. Some spaces should be provided at the club house/amenity.
- Provide site and building data on plan for area set aside for Fairfield Park to remain in compliance with its land use mixing requirements.
- Provide copy of restrictive covenants that show compliance with required unified ownership/control and property owner's association.
- All common areas and open space areas must be placed under the control of the property owner's association (covenants) and be maintained in perpetuity. Open space areas must be dedicated via plat.
- Parking lots shall be located behind or to the side of buildings. Parking located on the southeastern portion of the site does not meet this standard. Buildings can be arranged along Fairview Drive to satisfy this requirement. **Please shift Building 5 to the southeast so parking is located behind façade line adjacent to the Fairview Drive.**
- Can parking for retail area be moved away from right-of-way to increase streetyard area/buffer?
- Provide narrative describing how the project will incorporate general site design characteristics. All mixed-use developments shall be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development. All areas (residential, office, retail) must be fully integrated into the development. (Sec. 18-185 (d)(13)).
- Outline how Category A density bonus is being achieved. All steps (i, ii, iii, iv) must be followed.
- For Category B density bonus provide details on transit service, including agreement (minimum of two years).
- Provide details on how common space areas comply with prescribed design standards.
- Sidewalks and street trees are required along all rights-of-way.
- Street trees should be located within the right-of-way, between back of curb and the sidewalk. Street trees required along right-of-way cannot count towards required streetyard plantings.
- Streetyard plantings, trees and shrubs, are calculated the same way. Linear feet of frontage minus driveway times multiplier. One tree and six shrubs per 600 square feet.
- Streetyard and street trees will be required along Orchid Drive (extension).
- Landscape islands are required at the end of each parking row. All required islands must be a minimum of 12-feet wide and contain 216 square feet. Each island requires a tree and shrubs/ground cover.
- Provide foundation planting calculations. 12% of each façade adjacent to a parking area. Will need 12% to be located on the side of building for which the calculation is taken.
- There are a number of trees located outside of essential site improvements that are identified for removal.
- Landscape islands can be adjusted to save a number of trees.
- A tree removal permit is required.
- Compliance with Traffic Impact Analysis prescribed connections and improvements is required.
- All federal, state, and local permits are required prior to full construction release.