

# Memo

**To:** Mark Lowder  
**From:** Jeff Walton, Associate Planner; 910-341-3260  
**CC:** File;  
**Date:** 10/14/2015  
**Re:** Autozone Oleander

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The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

## Site Plan Comments:

- Sec. 18-60 (c) (4): Show title block with name of development.
  - We already have an Autozone in our database used as a project title. Your name needs to change, I suggest “Autozone Oleander”.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
  - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
  - Show a proposed dumpster fence and gate detail.
  - Landscaping will be required along the rear and side of the dumpster enclosure.
  - It’s positive that you are placing this in the rear of the building.
- Suggestion Only: Consider extending sidewalk to the dumpster area to protect the planting bed and for walkable employee access.
- I see the 8-foot wooden screen is labeled with two different symbols. The wooden fence needs to run the entire length of the buffer and cannot be within the buffer area.
- The buffer in the rear shall be at least 10-feet in width. I have no way to waiver this.
  - I think you have an opportunity to move the project forward towards Oleander to maintain the 10-foot buffer.
    - Drive aisles require 24 foot, you are showing 32 foot.
    - You have a little play on the streetyard size.
- A tree preservation/removal permit is required
  - Show actual tree protection fence installed for the existing trees on sheet C1.0

## Landscape Plan:

- All parking rows shall contain at least 216 SF of landscaping at each end. Please label the island size for all islands in the parking lot. The landscape island in front of the entrance appears to be small. See redline.
- Since parking faces Oleander Dr, a continuous low buffer of shrubs 3-foot high when planted is required along the parking spaces facing the road.
- The buffer in the rear shall be at least 10-feet in width. I have no way to waiver this.
  - Also additional trees will need to be planted to achieve full opacity. Lets discuss more with the city arborist at the TRC meeting.

- The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide twenty (20) percent or greater canopy coverage at maturity. For purposes of this section, a parking facility shall include any areas of a development devoted to pedestrian or vehicular use, including but not limited to parking areas, loading spaces, automobile sales lots, driveways and internal drive aisles. The following standards shall apply to interior parking area landscaping:
- For purposes of determining if the landscape plan meets the shading requirements of this section, each canopy tree of the type described in this section shall be presumed to shade a circular area of seven hundred and seven (707) square feet (based on having a canopy radius of fifteen (15) feet with the trunk of the tree as the center). When smaller shade trees are planted, each tree shall be presumed to shade a circular area of three hundred and fourteen (314) square feet (based on having a canopy radius of ten (10) feet). Perimeter trees shall be given credit for that portion of the circumference that intersects the parking area. Using this standard, twenty (20) percent of the parking facility area must have canopy coverage. For existing trees, credit shall be given for the actual canopy overhanging the parking facility. The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the site plan.
- The legend will need to be tweaked for your planting schedule. Can you separate into four categories: 1. Large Shade Tree 2. Small Shade tree 3. Shrubs 4. Groundcovers.
- Sec. 18-462 (d) (4): Show note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
  - If this is already noted, just send me what page it's located on.



