

Memo

To: Gary Wert
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 3/14/2016
Re: Ogden Marketplace Planning Comments

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.

- For any future plan sets, please do not include any CFPUA detail sheets, we will not approve any detail sheets for an outside agency.

City Council Conditions:

- The use and development of the subject property shall be in accordance with the plan as submitted June 17, 2015 and approved.
 - a. It appears the plan has changed since being approved by Council, these changes will require a plan modification due to the following increases:

Type	Council Approved	TRC Proposed Plan	Change
Retail Sq Ftg	72,000 SF	74,558	+2,558 SF
Retail Parking	353 Spaces	390 Spaces	+37 Spaces
Metal Bldg Parking	18 Spaces	36 spaces	+18 spaces
Imp Surface	304,920 SF (55.7%)	326,700 SF (60%)	+21,780 SF
- All existing protected trees not impacted by essential site improvements shall be preserved or mitigated. Preservation of existing trees shall be included in the overall design of the project such as additional landscape islands and preservation along the perimeter of the site.
 - a. I have attached a redline of tree removal questions that need to be addressed.
 - b. The trees being moved, where are they being move to on the site? Is there a label? I may have missed it in the plan sheets.
- Any surface parking above the minimum allowed shall be of pervious materials, if the soil is deemed suitable.
 - a. Label compliance in data table of parking spaces shown as pervious paving material.
 - b. The proposed metal building parking lot will need to be shown as a pervious paving material. Gravel parking will not be permitted since the number of spaces is over 25.
 - i. All parking facilities containing twenty-five (25) or more spaces or stalls shall be paved with concrete or asphalt material, or with alternative paving material (e.g. concrete pavers, brick, "turfstone" or similar material) determined to exhibit equivalent wear resistance and load bearing characteristics as asphalt or concrete, according to the parking lot standards of the Technical Standards and Specifications Manual.
- The proposed 18 surface parking spaces between the proposed grocery store location and Middle Sound Loop Road shall be signed for employee parking only and accessed from the front of the building only.
 - a. Show compliance with labeling and proposed signage.

- Additional landscaping of trees and shrubs within the streetyard above as required by code be planted to soften the view of the proposed parking lot and the rear of the proposed grocery store from Middle Sound Loop Road.
 - a. Show compliance on Landscape plan.
- The proposed building elevations along Middle Sound Loop Road shall be addressed to prevent the appearance of blank walls.
 - a. Provide building elevations as part of the TRC plan set for review and comment.
- Any freestanding sign(s) on the site shall be monument style with landscaping around the base of the sign; no pole signs shall be permitted.
 - a. Show note on plans
- All signs in the proposed CS, Commercial Services District shall comply with CB, Community Business District standards.
 - a. Add note to CS property.
- Sidewalk connections shall be made to the intersection of Market Street and Middle Sound Loop Road.
 - a. Show compliance on plans.
- A conceptual lighting plan shall be required prior to construction release. Lighting shall be prohibited from shining into the adjacent residential properties.

Site Plan Comments:

- All single parking rows must be a minimum 216 sq ft and double parking rows must be a minimum 432 Sq ft. There are many places not showing landscape island at all, every parking row must contain landscaping. Please revise for compliance. I attempted to redline the red flag islands on the attached plan.
- Show compliance with min/max and proposed streetyard, foundation plantings, and bufferyards in table form on site plan or landscape sheet.
- For Shops C to the east is an existing parking lot. Show there is at least 10 feet from curb to curb for compliance.
- Sec. 18-60 (c) (7): Show location of existing and proposed property boundaries and lot lines.
 - If metal building property is a future subdivision of property, we will need access recorded along with plat.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Show bicycle parking compliance. Each new commercial or office development requiring 25 or more auto parking spaces shall make provisions for parking a minimum of 5 bicycles. Each additional 100 auto parking spaces above the minimum 25 spaces shall require provisions for parking of 5 additional bicycles up to a maximum of 25 bicycles. Bicycle parking facilities shall be provided within 200 feet of the primary entrance to the facility.
- 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.
 - Also provide a detail sheet of dumpster fencing and gate detail.
- A tree preservation/removal permit is required
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

Sec. 18-282. Large-scale retail developments Compliance

- *Regulations.* The following additional regulations shall apply to large-scale retail developments:
 - The minimum required street yard shall be doubled for all large-scale retail developments.
 - Show and label compliance for the following:

○ Market Street	Multiplier 36 feet	Min Width: 18 feet	Max Width: 54 feet
○ Middle Sound LR	Multiplier 18 feet	Min Width: 9 feet	Max Width: 27 feet

 - Per the LDC, No more than fifteen (15) percent of the required street yard shall be covered with an impervious surface. This portion of the street yard may be used for walkways, fountains, walls or fences but no parking areas shall be permitted in these designated areas.

- If Middle Sound Loop Road's streetyard minimum width is 9 feet (as shown) then only 15 percent of that 9 feet can be impervious (multi-use path). It appears that all single-row parking immediately adjacent to Middle Sound Loop Road will need to be removed to comply with the streetyard requirement.
- A one hundred (100) square foot landscaped area shall be required at a minimum of fifty (50) foot intervals, with the exception of entry areas defined by architectural features along any building facade that faces a public right-of-way. Each landscaped area shall contain tiered landscaping including ground cover, shrubs and at least one (1) tree and should be located in a recess in the building facade.
 - Show compliance for any building façade that faces Market Street or Middle Sound Loop Road.
- All required trees shall be a minimum of two (2) to two and one-half (2. 1/2) inch caliper and meet the American Nurserymen Association Standards.
 - Will comply once the landscape plan has been submitted.
- A minimum one hundred (100) square foot landscaped area shall be required around the base of any freestanding signs.
 - Show compliance on landscape plan.
- Public sidewalks and internal pedestrian circulation:
 - Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of the site. At a minimum, sidewalks shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include shrubs, trees, benches, ground covers or other such materials for no less than fifty (50) percent of its length.
 - Show a pedestrian connection from Middle Sound Loop Road to the proposed metal building.
 - Sidewalks, no less than eight (8) feet in width shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.
 - Show compliance for all buildings including the metal building.
- Bicycle racks shall be required at the primary customer entrance to each anchor tenant or the primary customer entrance for a single use development.
 - I see labeling for 12 bike spaces, the CD plan called for 20 bike spaces, please show additional bike parking locations.
- Each large-scale retail development shall provide a landscaped patio/seating area.
 - Label this area, I assume this is the 36-oak planting bed. Add and label seating or benches around the planting bed.
- Each large-scale retail development shall be designed to accommodate buses and other mass transit vehicles.
 - Add note for compliance. Show how this plan complies with allowance of mass transit vehicles.
- Vehicular use areas shall be subject to the following regulations:
 - A minimum three (3) feet high hedge or landscaped berm with appropriate pedestrian access points shall be required along the perimeter of all vehicular use areas adjacent to a public right-of-way.
 - Show compliance on landscape plan.
- Vehicular use areas with parking in addition to minimum requirements shall meet one (1) of the following criteria:
 - The portion of the parking area in excess of minimum required parking shall have the following:
 - A minimum one hundred eighty (180) square foot landscaped island for every ten (10) parking spaces.
 - A six (6) foot wide landscaped strip between all head on parking spaces that utilize wheel stops or a ten (10) foot landscaped strip for spaces that do not utilize wheel stops.
 - Each island shall be landscaped in a tiered fashion with ground cover, shrubs and trees.

Landscape Plan to Include (not submitted):

- 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:

- (a) All single planting islands measuring twelve (12) feet by eighteen (18) feet or having the equivalent square footage shall have at least one (1) tree. All double planting islands measuring twelve (12) feet by thirty-six (36) feet or having the equivalent square footage shall have at least two (2) small mature shade trees or one canopy tree.
- 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 (a): Show date of plan preparation.
- Sec. 18-462 (b): Show project name and description of land use.
- Sec. 18-462 (c): Show property owner and mailing address.
- Sec. 18-462 (d) (1): Show a North Arrow.
- Sec. 18-462 (d) (2): Show both a graphic scale and a numeric scale
- Sec. 18-462 (d) (3): Show approximate locations, species and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree.
- 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.
- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping.
- Sec. 18-462 (d) (6): Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.
- Sec. 18-462 (d) (7): Show all existing and proposed utilities and if applicable, their associated elements.
- Sec. 18-462 (d) (8): Show location and square footage of structures and parking lots.
- Sec. 18-462 (d) (9): Show adjacent zoning district including across the street or streets.
- Sec. 18-462 (d) (10): Show approximate locations of all trees greater than eight (8) inch DBH within the required buffers and of all natural vegetation to be used part of the buffer.
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required.
- Sec. 18-462 (d) (12): Show locations of any Conservation Resources associated with the parcel including any Rare and Endangered species in accordance with the North Carolina Wildlife Resource Commission.
- Sec. 18-462 (d) (13): Show proposed schedule for landscaping.

MARION L. BAKER
& MEAGAN MILLER RODERICK
DB 5544 PG 349
ZONED R-15
LAND USE: 10-1 FAM RES

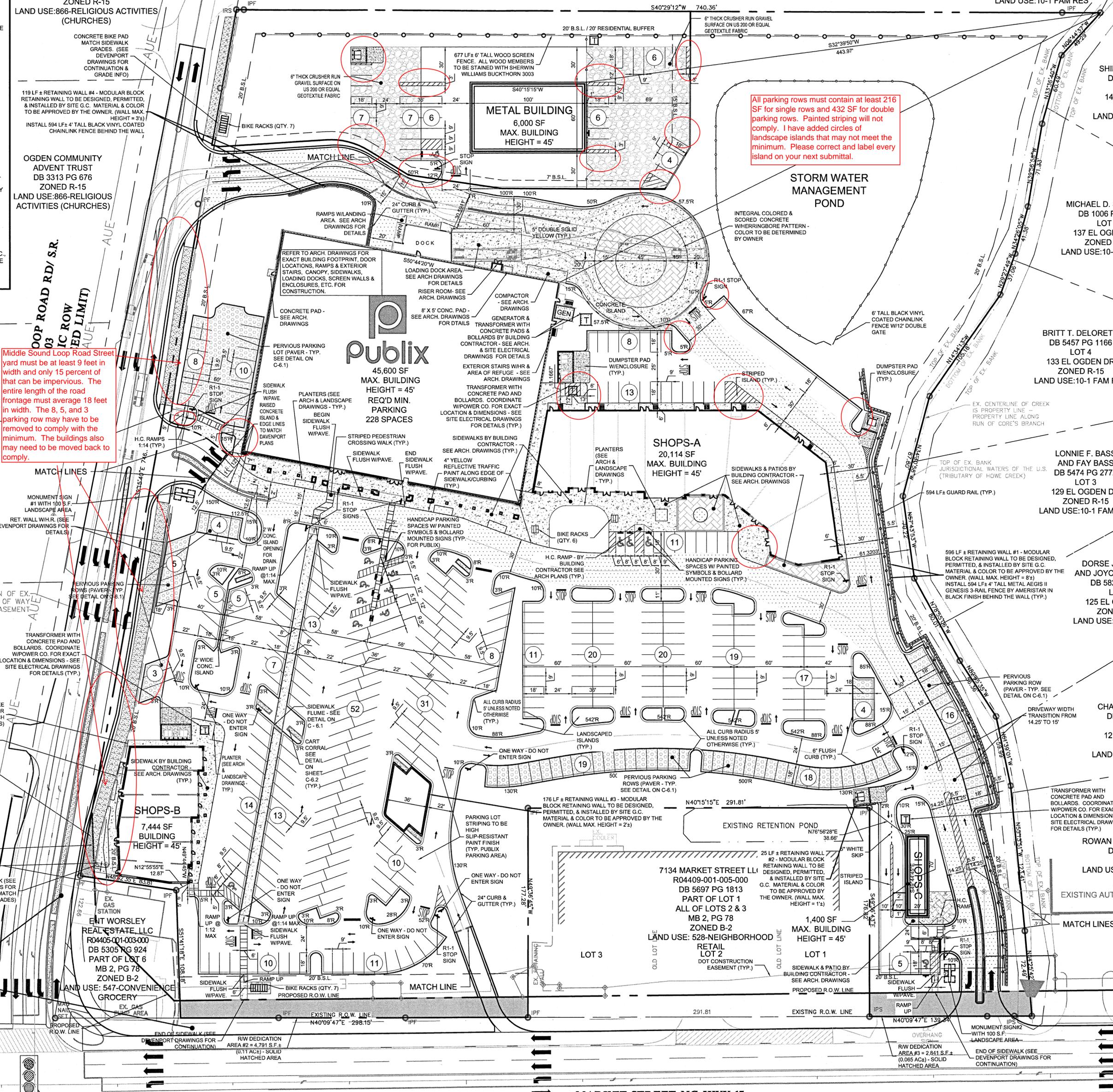
PENNINGTON FAMILY TRUST
DB 4039 PG 768
LOT 7
145 EL OGDEN DR
ZONED R-15
LAND USE: 10-1 FAM RES

OGDEN COMMUNITY ADVENT TRUST
DB 3313 PG 676
ZONED R-15
LAND USE: 866-RELIGIOUS ACTIVITIES (CHURCHES)

OGDEN COMMUNITY ADVENT TRUST
DB 3313 PG 676
ZONED R-15
LAND USE: 866-RELIGIOUS ACTIVITIES (CHURCHES)

Middle Sound Loop Road Street yard must be at least 9 feet in width and only 15 percent of that can be impervious. The entire length of the road frontage must average 18 feet in width. The 8, 5, and 3 parking row may have to be removed to comply with the minimum. The buildings also may need to be moved back to comply.

All parking rows must contain at least 216 SF for single rows and 432 SF for double parking rows. Painted striping will not comply. I have added circles of landscape islands that may not meet the minimum. Please correct and label every island on your next submittal.



Publix
45,600 SF
MAX. BUILDING HEIGHT = 45'
REQ'D MIN. PARKING 228 SPACES

METAL BUILDING
6,000 SF
MAX. BUILDING HEIGHT = 45'

SHOPS-A
20,114 SF
MAX. BUILDING HEIGHT = 45'

SHOPS-B
7,444 SF
BUILDING HEIGHT = 45'

SHOPS-C
1,400 SF
MAX. BUILDING HEIGHT = 45'

7134 MARKET STREET LL
R04409-001-005-000
DB 5697 PG 1813
PART OF LOT 1
ALL OF LOTS 2 & 3
MB 2, PG 78
ZONED B-2
LAND USE: 528-NEIGHBORHOOD RETAIL
LOT 2
DOT CONSTRUCTION EASEMENT (TYP.)

ENT WORSLEY REAL ESTATE LLC
R04405-001-003-000
DB 5305 PG 924
PART OF LOT 6
MB 2, PG 78
ZONED B-2
LAND USE: 547-CONVENIENCE GROCERY

MARKET STREET NC HWY 17
100' PUBLIC ROW

SHIRLEY DB 9
141 EL OGDEN DR
ZONED R-15
LAND USE: 10-1 FAM RES

MICHAEL D. STUBBS
DB 1006 PG 1166
LOT 5
137 EL OGDEN DR
ZONED R-15
LAND USE: 10-1 FAM RES

BRITT T. DELORETO
DB 5457 PG 1166
LOT 4
133 EL OGDEN DR
ZONED R-15
LAND USE: 10-1 FAM RES

LONNIE F. BASS AND FAY BASS
DB 5474 PG 2772
LOT 3
129 EL OGDEN DR
ZONED R-15
LAND USE: 10-1 FAM RES

DORSE J. BASS AND JOYCE M. BASS
DB 5827 PG 1166
LOT 1
125 EL OGDEN DR
ZONED R-15
LAND USE: 10-1 FAM RES

CHARLIE BASS
DB 913
121 EL OGDEN DR
ZONED R-15
LAND USE: 10-1 FAM RES

ROWAN BASS
DB 513
ZONED R-15
LAND USE: 10-1 FAM RES

EXISTING AUTOZONED R-15
LAND USE: 10-1 FAM RES