

Memo

To: Gary Wert
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 6/23/2016
Re: Ogden Marketplace Planning Comments (Landscape revisions)

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.

City Council Conditions:

- Any surface parking above the minimum allowed shall be of pervious materials, if the soil is deemed suitable.
 - a. Is the metal building being subdivided off the parent tract? Is that the reason for the gravel parking lot? If this is a standalone parcel, gravel could be considered.
- 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.
 - i. Any parking within 50-feet of a right-of-way and faces the street must provide a low buffer of shrubs at least 3 feet in height to shield headlights. Please show all shrubs along the ROW within 50 feet to meet this requirement.
- The proposed building elevations along Middle Sound Loop Road shall be addressed to prevent the appearance of blank walls.
 - a. In a previous redline, I have provided comments concerning the building elevation compliance.
- 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:

- There is concern about the 40-inch oak and 24-inch oak cluster surviving. Please consider removing two parking spaces to the North of that island for those trees to have a better chance to survive.
- All single parking rows must be a minimum 216 sq ft and double parking rows must be a minimum 432 Sq ft.
 - I need the islands marked not just the entire landscaped area.
 - Either show the landscape island SF on the landscape sheet or site plan. Even if it is undersized, I need it shown.
- Show compliance with the required and proposed foundation plantings for each building, including the metal building.
 - Compliance needs to be shown in table format and in the plans for the proposed plantings.
 - Foundation is defined as all portions of buildings which are adjacent to parking facilities or internal drive isles, foundation plantings shall be required and located between the building's facades and the parking or drive isle curb.

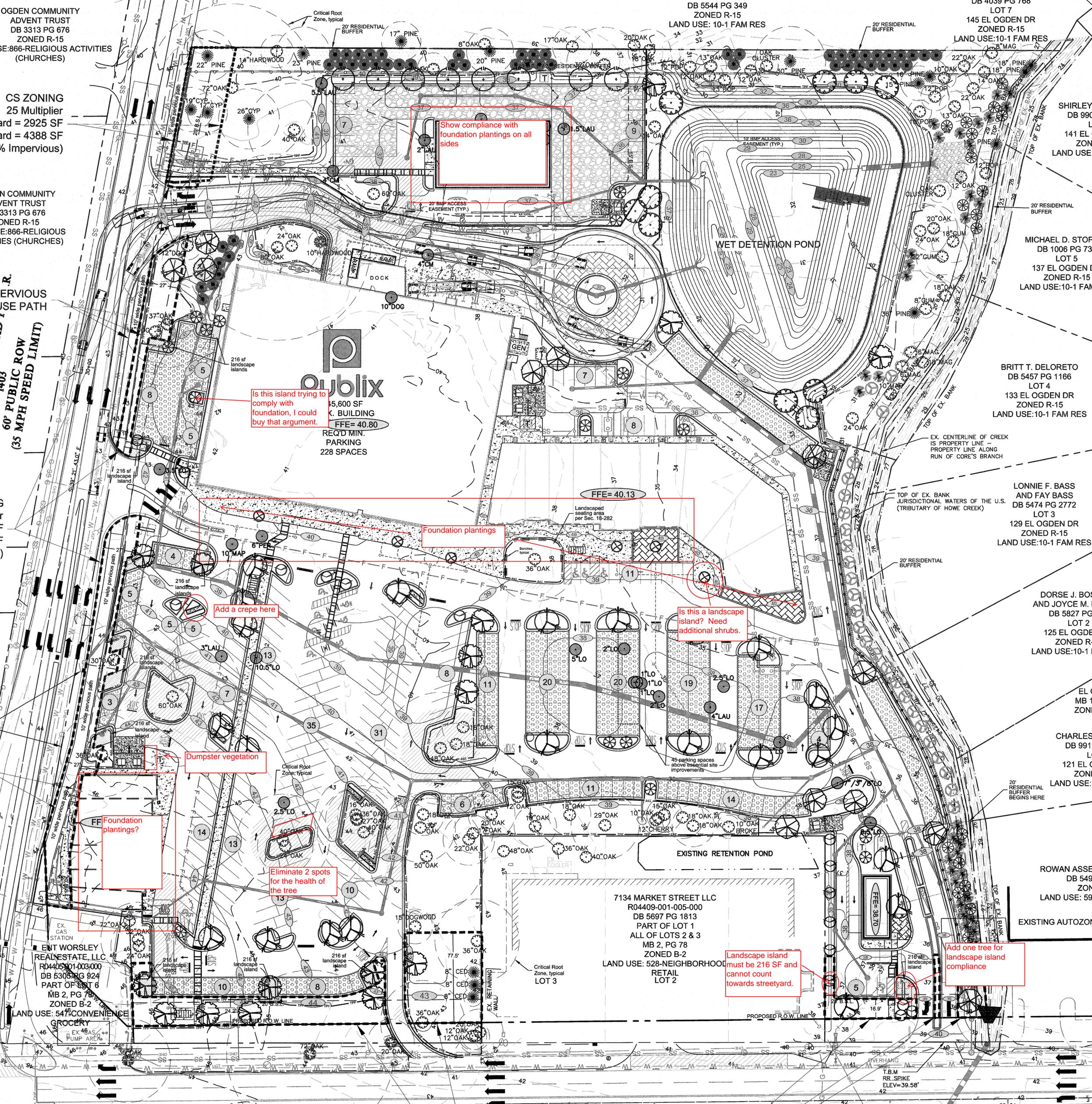
- The area of the building face adjacent to the parking area or internal drive isle shall be computed and multiplied by a minimum of twelve (12) percent. The resultant total square footage shall be planted as landscaped areas of sufficient variety, height, and size, with plantings listed in the "Approved Plantings List" of the City of Wilmington Technical Standards and Specifications Manual.
- 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. 18-504: 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.
 - Please look into the dumpster near Shops B, they need additional shrubs.
 - Please add a detail for the dumpster fence type, height and gate swing.

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

- *Regulations.* The following additional regulations shall apply to large-scale retail developments:
 - 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.
 - Please show for all buildings facades that face a street.
 - 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.
 - 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.
 - Please include a final list of quantity, height, caliper size for each of the proposed vegetation.
 - A minimum one hundred (100) square foot landscaped area shall be required around the base of any freestanding signs.
 - Show compliance on landscape plan.
 - Add a note or call out on landscape plan and show proposed landscaping.
 - Each large-scale retail development shall be designed to accommodate buses and other mass transit vehicles.
 - Will bus service be provided within the development?
 - 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.
 - That's the same comment made previous about 3-foot shrubs to block headlights. I think you can add a label along the streets or adjust this height in the planting schedule.

Landscape Plan:

- There has been a discussion of the need or removal of the desire to spade trees. If this is decided not to pursue, I need the mitigation and credits updated on the plan sheet.
- I know the pay-in-lieu for mitigation of significant trees has the potential to be a massive amount of money. I am excited to say, I think I have found a way to reduce it some. I think discussing it in our meeting is better than trying to write it out here.
- I need a few additional trees added in landscape islands for compliance, and I attempted to redline them.
- 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.
 - I didn't see this note, but I may have missed it, just let me know the page number.
- 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.



ADVENT TRUST
DB 3313 PG 676
ZONED R-15
E:866-RELIGIOUS ACTIVITIES
(CHURCHES)

CS ZONING
25 Multiplier
ard = 2925 SF
ard = 4388 SF
% Impervious)

COMMUNITY
ENT TRUST
3313 PG 676
ONED R-15
E:866-RELIGIOUS
IES (CHURCHES)

R.
SERIOUS
SE PATH

60' PUBLIC ROW
(35 MPH SPEED LIMIT)

DB 5544 PG 349
ZONED R-15
LAND USE: 10-1 FAM RES

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

SHIRLEY
DB 990
141 EL
ZON
LAND USE

MICHAEL D. STOP
DB 1006 PG 73
LOT 5
137 EL OGDEN DR
ZONED R-15
LAND USE:10-1 FAM

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. BOS
AND JOYCE M.
DB 5827 PG
LOT 2
125 EL OGDEN
ZONED R-15
LAND USE:10-1

CHARLES
DB 991
121 EL OGDEN
ZONED R-15
LAND USE:

ROWAN ASSE
DB 549
ZONED R-15
LAND USE: 59

EXISTING AUTOZON

Show compliance with
foundation plantings on all
sides

Is this island trying to
comply with
foundation, I could
buy that argument.

Foundation plantings

Add a crepe here

Is this a landscape
island? Need
additional shrubs.

Dumpster vegetation

Foundation
plantings?

Eliminate 2 spots
for the health of
the tree

Landscape island
must be 216 SF and
cannot count
towards streetyard.

Add one tree for
landscape island
compliance

Publix
15,600 SF
K. BUILDING
FFE= 40.80
REQ'D MIN.
PARKING
228 SPACES

FFE= 40.13

7134 MARKET STREET LLC
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

T.B.M
RR SPIKE
ELEV=39.58'