

**To:** Phil Tripp

**From:** Nicole Smith, Associate Planner; 910-341-1611

**CC:** Parkway Parking File;

**Date:** 5/11/2018

**Re:** Parkway Parking

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The following is a list of comments for review from planning regarding your project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items of 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)(10): Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designed of ingress and egress of vehicles to and from the site onto public streets, triangular site distance and curb and sidewalk lines. Leaving this comment until sidewalk discussion is complete or payment in lieu is confirmed.

Landscape Plan Requirements:

- Sec. 18-462 (c): Show property owner mailing address.
- 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) (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) (13): Show proposed schedule for landscaping.
- Sec. 18-462 (d)(14): Approximate location of all existing protected trees clearly indicating those to be retained and those proposed for removal and all trees to be planted on site to meet any mitigation requirements.
- Sec. 18-481: Interior area landscaping.
- 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:

- Sec. 18-481 (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. All larger planting islands will have additional trees in increments of one (1) tree for each additional two hundred (200) square feet if installing small shade trees or one (1) tree for every four hundred (400) square feet if installing canopy trees. All planting islands shall have additional ground cover or shrubbery from the approved plantings list to cover the entire landscaped island, subject to the walkway allowance as indicated below. At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for site design considerations, if trees are maintained in their natural form.
- Sec. 18-481 (b): Interior landscaping within automobile sales lots may be distributed so that smaller shade trees are utilized toward the interior of the lot, and larger shade trees are placed toward the perimeter, provided the twenty (20) percent canopy cover of the parking facility is achieved. In no case shall any merchandise from these uses be displayed within a required landscape area.
- Sec. 18-481 (e): All plantings shall be evenly distributed throughout the parking facility unless reconfiguration has been allowed pursuant to this Article to retain existing vegetation and provided the twenty (20) percent canopy cover is achieved.
- Sec. 18-481 (f): All interior plantings shall be curbed or otherwise physically protected such as by wheel stops. If curbing is used, however; curb openings shall be installed to allow passage of stormwater into landscaped areas designed with depressed contours for infiltration.
- Sec. 18-481 (j): 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.
- Sec. 18-482. Perimeter landscaping.
- Sec. 18-482 (a): A landscaped yard ten (10) feet in width shall be required along any side of a parking lot abutting a separate parking lot, driveway, or residentially-zoned property. Plantings shall consist, at a minimum of one (1) tree of the size specified in section 18-448 every eighteen (18) to twenty seven (27) feet. If a buffer yard or street yard is required in accordance with the provisions of this ordinance then the ten (10) foot width may be included as part of the buffer yard or street yard. The landscaped yard may be interrupted by driveway connections between parking lots.
- When a parking facility is within fifty (50) feet of a right-of-way, if the buffer yard provisions of this ordinance do not call for a planted buffer, a low buffer shall be incorporated into the street yard to provide protection from vehicle headlights within the parking lot. The buffer shall consist of shrubbery, a grade change or planted berm or any combination thereof that serves to shield traffic on the right-of-way from headlights within the parking lot. The buffer shall be a minimum of three (3) feet in height and five (5) feet in width and may be incorporated in a street yard, provided the street yard is

fifteen (15) feet or more in width. Depressions and curb cuts shall be allowed for water quality protection.

- Buffer yards shall be required to screen any residential use from any non-residential uses or districts.
- A tree preservation/removal permit is required

Prescribed Conditions (Sec. 18-258):

- A three (3) foot high buffer with a minimum depth of ten (10) feet shall be provided in the front yard to screen parking areas from the road. Condition will be confirmed with Landscape Plan.
- A lighting plan shall be provided showing all outdoor lighting fixtures, type and wattage. Glare shall be minimized through the use of directional fixtures. A lighting plan is required, notation is not sufficient.
- The streetyard requirements of the CB district shall apply (multiplier is 18 with a minimum width of 9 feet and max width of 27 feet).
- Six(6) percent of the gross parcel shall be landscaped with the following standards:
  - Landscaped areas shall be evenly located around the perimeter of the parcel.
  - One (1) tree and six (6) shrubs shall be planted for every fifteen (15) parking spaces.
  - Fifty (50) percent of trees shall be of shade/canopy variety as defined in this chapter.