

Memo

To: Richard A. Moore, McKim & Creed

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

CC: Salvation Army File;

Date: 9/26/2018

Re: Salvation Army Campus, 1220 N. 30th Street & 1612 Komegay Avenue

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.

General

- Please provide a detailed memo stating the required waivers for the Subdivision Review Board's consideration and justification for each.
- Rezoning and Special Use Permit required.
- Update parking requirements. The minimum for community center is 55. The maximum is 88. The minimum for the Group Home, residential use is 37 (anticipates 20 staff). The maximum is 55.

Subdivision Standards (Article 7)

- 18-379 Street names and signs, subdivision names: confirm with Addressing coordinator Michelle Hutchinson

Roadways (158-378)

- Pending SRB review and approval
- Provide cross section for proposed streets, include median and on-street parking details.
- William Booth cross section: add the sidewalk to both sides or request a waiver from the standard detail (drawn on cross section, may just need to update the plans)
- Verify driveway off existing N. 30th Street, two-lane traffic or three lane traffic.
- A variance is needed from the centerline radius requirement.

Pedestrian (18-376)

- Sidewalk is required on both sides of the right-of-way, unless a waiver is granted per Sec. 18-376(a)(2).
- Encourage considering additional bicycle parking and coordination with WAVE for new/expanded route to cover this site.

Conservation Resource

- Wetland delineation required to confirm the resource and setbacks requirements per Sec. 18-341.

Landscaping

- Additional landscaping comments when landscape plan is submitted
- Tree preservation/ tree removal permit
- Street yard (18-477)
- Parking Lot Landscaping
 - Interior Parking Area (18-481)
 - Shading Requirements
 - Perimeter Landscaping (18-482)
 - Parking Area Screening (18-438)
- Foundation Plantings (18-490)
- Buffer Yards (18-496)
- Street Trees