

To: John Tunstall
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File; Protrak
Date: 12/17/2013
Re: 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.

Commercial District Mixed Use Standards:

- A conceptual elevation indicating proposed architecture style shall be provided.
 - Elevations must match what was approved by City Council and must be shown for both the commercial and residential development.
- Sidewalks must be provided throughout the project.
 - Plans must comply for the entire mixed use development.
 - Show pedestrian access instead of driveway access only. Pedestrian sidewalks should be provided all throughout the development.
- One dedicated parking space shall be provided for each dwelling unit on site. The parking space must be available to the occupants at all times and clearly designated or reserved for residential tenants only.
 - Show compliance for both residential and commercial developments.
 - Add Sheet CO back to you plans that show the updated site data table.
- A conceptual lighting plan must be provided.
- Residential density may exceed two and one-half (2.5) units per acre in the Watershed Resource Protection areas if the development does not exceed a maximum of twenty-five (25) percent impervious area, or is exceptionally designed. Exceptionally designed projects shall meet the criteria of Article 10 and shall reduce runoff from impervious surfaces through porous paving and/or infiltration devices as well as managing runoff with at least one (1) or more of the following water quality Best Management Practices. (REF: NCDENR Best Management Practices Manual for design criteria): bio-retention area, filter strip, sand filter, or grassed swales, or other approved LID techniques.
 - Show compliance with the required exceptional design as approved by city council.
- Multiple-family including townhouse residential and single family detached is only permitted in conjunction with the following uses provided they are permitted uses within the district:
 - Conditioned per rezoning application.
 - Non-Residential.
 - Offices, professional

City Council Conditions:

- The approved site plan and elevation drawings will be attached to these comments.
 - Your plans should mirror the approved plans by council. Also show compliance with sidewalks as show on the council approved plan.
- Provide a narrative on how you comply with the exceptional design criteria.
- The use and development of the subject property shall be limited to an 6,000 square-foot professional office building and 22 multi-family units as shown on the submitted site plan (Dated Received 6/25/13).
 - Show correctly in site data table and include the professional office data.
- A landscape plan shall be submitted showing a minimum of 50 percent landscaping area designed as xeric landscaping with appropriate plant and soil materials.
 - Reminder to be shown on landscape plan when submitted.
- All outdoor lighting shall be installed so as not to shine or reflect directly onto surrounding properties.
 - Provide a lighting plan for compliance.

Site Plan Comments:

- Add Sheet CO back to you plans that show the updated site data table.
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Tax Parcel Identification Number
 - A recombination map of parcels is required prior to release for construction.
 - Setbacks of Building (required and proposed)
 - Show actual setbacks for both residential and commercial.
 - Total amount of acreage within the project boundaries
 - Show for entire mixed use project.
 - Building size with square footage
 - Show for entire mixed use project.
 - Calculations for building lot coverage
 - Show for entire mixed use project.
 - Number of buildings
 - Show for entire mixed use project.
 - Building height
 - Show for entire mixed use project.
 - Number of stories and square feet per floor
 - Show for entire mixed use project.
 - Total amount and percent of impervious surface areas
 - Show for entire mixed use project.
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination
 - Show for entire mixed use project.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines.
 - Include pedestrian connections from Allens lane into the residential development.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-60 (c) (16): Show site inventory map and tree survey.
 - I have added an attachment showing questionable trees to be removed.

Landscape Plan for both residential and commercial (Mihaly Plan):

- Make sure the title is corrected from Lumina IV as listed on the landscape plan.
- Wax Myrtles are considered shrubs, not trees in the tech standards, please revise.
- All trees shown must be at least 2.5 inches in caliper.
- Dimension landscape islands at each end of parking rows. For each townhome row, consider adding the minimum SF required at each end of row instead of trying to comply with each driveway entrance to the garage.
 - Minimum Landscape Island needs to be 216 SF.