



Department of Land Use

Department of Land Use Exploratory Plan Report

Application Number – 2008-0272
Name of Project – Greenville Center
Type of Plan - Exploratory Major Land Development Plan
Date of Review- April 23, 2008

Engineer- Stephen Davies

Project Review Team – Brad Shockley (Planning) – 395-5446 *RSJ*
Mike Clendaniel (Engineering) – 395-5418 *MAC*
Christine Quinn (Historic) – 395-5521
Owen Robatino (Transportation) – 395-5427
Rob Magnotti (Special Services) – 395-5722

Status of Review – Unacceptable - This project cannot proceed as a Redevelopment Plan, as it does not propose to demolish more than fifty (50) percent of the GFA on the site (required by Section 40.08.130.B.6.a of the NCCC). A revised Major Land Development Plan (that addresses Planning Comments No. 1-5) must be submitted prior to this project being scheduled for a Public Hearing at the exploratory stage.

Planning:

Date of submission: March 27, 2008
Date of review: April 8, 2008
Number of days for review: 9 days

1. A revised plan must be submitted to address the proportional compliance requirements of Section 40.08.130.B.1 of the NCCC;
2. Provide a written narrative to document compliance with each applicable subsection of Section 40.03.318 (Mixed Use) of the NCCC. Further, address Section 40.33.240.J of the NCCC in regard to mixed use. While the majority of the commercial space for this site is existing, the proposed residential uses should be integrated into the development;
3. Specify the height of the proposed 12-story building and document compliance with Section 40.04.110.C of the NCCC;
4. The plan proposes to utilize a parking garage to address Section 40.22.616.E.5 of the NCCC. Provide a detailed depiction of how the parking garage would function and update all site-related calculations. It appears that if a garage were constructed, the site would no longer comply with the minimum landscape surface area (LSR) requirements of Table 40.05.422 (as submitted); therefore, a variance from the NCC Board of Adjustment will be required;

5. Provide a copy of any existing deed restrictions for the subject property and reference the restrictions on the plan. Provide a written narrative that documents compliance with the various restrictions/easements that are outlined in Instrument No. 20040503-0048864;
6. Clarify the location of the stormwater management area and specify if any disturbance is proposed within the RBA;
7. Clarify the existing/proposed vehicular access configuration from Kennett Pike;
8. Show the required parking lot striping adjacent to Buildings C and D. Correct the parking aisle summaries for the parking areas to the east and west of Building E. Correct the parking aisle summary to the west of Building A. Correct Notes No. 10/11 and the parking reduction table as may be required;
9. Specify why the access aisle adjacent to Building E is designated as being one-way;
10. Verify the total number of possible parking spaces when considering the parking garage (Note No. 11);
11. Note No. 22 references porous pavement. Additional information will be required to document compliance with Section 40.22.611.A of the NCCC;
12. Specify the total number of handicap parking spaces and provide handicap accessible aisles within the sidewalks that are adjacent to proposed handicap spaces. Verify compliance with table 40.22.613 of the NCCC;
13. Provide additional sidewalks adjacent to the proposed buildings to document the proposed areas of access from the parking lots;
14. Provide loading in accordance with Division 40.03.500 of the NCCC;
15. Provide bicycle parking in accordance with Section 40.03.527 of the NCCC;
16. Verify that all items within the plan view are accurately reflected within the legend;
17. Label the GFA of each building within the plan view, so as to verify the accuracy of Note No. 9. Also, label the existing/proposed use(s) for each building;
18. Determine if there are any specimen trees on the site and address Division 40.23.300 of the NCCC;
19. Revise the bufferyard lines on the plan, as paving is currently proposed in required buffers.

Standard Comments:

1. Correct the ownership information for TP No. 07-026.00-093;
2. Show all proposed trash receptacle and/or HVAC equipment locations. A solid fence, wall or evergreen landscaping must be provided to screen these facilities;
3. Specify that the LOD will be fenced prior to any land disturbing activity;
4. Include the standard nonconforming note on the plan to address the existing paving setback encroachments;
5. Include the application number on the plan;
6. Include the standard impact fee note on the record plan;
7. Include the standard conservation easement note on the plan;
8. Include the following note on the plan - All common facilities including, but not limited to, paved areas, sidewalks, curbing, landscaping, open space, drainage and storm water management facilities shall be kept in good repair and maintained in a safe and sanitary condition in accordance with the provisions of the Unified Development Code;
9. Submit a landscape/lighting plan for review and approval. Include the standard landscape plan note on the record plan;
10. Submit a LDIA information sheet to initiate the LDIA process. Note that the LDIA must be recorded prior to final plan approval. Include the standard LDIA note on the plan;
11. Submit a copy of the required maintenance declaration and a copy of the plan to the Division of Law and this Department for review and approval. Include the standard maintenance declaration note on the plan;

12. The Owner/Developer must provide certification to the Department of Land Use from the Secretary of the Department of Education that the school district(s) serving the site has adequate capacity for the proposed development. Include the following note on the plan - Prior to the issuance of any certificate of occupancy for any lot or unit shown on this plan, the owner/developer shall provide a certification from the Secretary of the Department of Education that the Voluntary School Assessment for that lot or unit has been paid;
13. Provide certification of approval from the water supplier;
14. Provide certification of approval from DelDOT;
15. Provide certification of approval from the Office of the State Fire Marshal;
16. If a complete Preliminary Plan submission is not made within twelve (12) months of the date of this letter, the Exploratory Sketch Plan will be considered to be expired in accordance with Section 40.31.390 of the NCCC.

Engineering:

The Engineering Section has reviewed the exploratory submission and finds the acceptable with the following comments. A cover letter addressing each comment within this review letter must accompany any resubmission of this project. The letter must describe the manner in which each comment was addressed.

Date Received by Engineering Section: March 27, 2008

Date Completed by Engineering Section: April 23, 2008

Number of Days in the Engineering Section: 20

1. The proposed project shall maximize the objectives set forth in Article 22.210 of the Unified Development Code to maximize infiltration and maintain non-erosive velocities. Consider ways to treat runoff at the source for quality control being implemented.
2. Remediation for the soils on site that are being changed from pavement back to vegetation or for stormwater management shall be provided in order to verify the functionality of the facilities and for returning the soil back to a good condition.
3. The proposed porous pavement that is mentioned in the narrative shall be depicted on the plan.
4. Since this site is pursuing to be exempt from stormwater quantity control due to the decrease in pervious cover documentation shall be provided to verify the existing conveyance system is adequate.
5. Clarify what is the intention of this plan with the proposed filter strip location in regards to the future proposal of the parking garage.

Transportation:

Based on submitted traffic information and staff evaluation, the Transportation Section has determined that this plan requires a Traffic Impact Study (TIS). This requirement is in accordance with Chapter 40, Article 11 of the New Castle County Code. The TIS should be prepared according to Delaware Department of Transportation (DelDOT) standards, per Section 15 of their *Rules and Regulations for Subdivision Streets*.

The Plan shows lines that imply reconfiguration of the existing Kennett Pike access, maybe to allow left turns. The TIS can examine such turns, which would occur between the existing railroad crossing and Buck Road traffic signal. DelDOT may want vehicular Cross-Access with the adjacent Greenville Crossing shopping center (MF 12233), and pedestrian movement is evident at the border.

The Plan should provide bike parking, and internal sidewalk connections with the existing frontage sidewalk. DART may want a bus stop upgrade.

Correct the MF number for the previously recorded plan.

Historic:

N/A

Mapping:

Addresses to be assigned at the preliminary stage.

Special Services:

Denied – See e-mail (dated April 3, 3008) sent to Apex Engineering.

cc: David Culver, Planning Manager
Stoltz Management of Delaware, Inc.