

Department of Land Use Exploratory Plan Report

Application Number – 2008-0272
Name of Project – Greenville Center
Type of Plan - Revised Exploratory Major Land Development Plan
Date of Review- November 12, 2008

Engineer- Stephen Davies

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

Status of Review – General Compliance for the Public Hearing - The Department will issue an additional review report after the Public Hearing that will find the plan acceptable to proceed to preliminary after you address all comments and/or studies or unacceptable, submit a revised exploratory plan to address all comments and/or studies.

Planning:

Date of submission: October 17, 2008

Date of review: October 23, 2008

Number of days for review: 5 days

1. The plan was revised to show a pedestrian precinct and the Department is in receipt of a supplemental plan that shows preliminary details for this area. At a minimum, the pedestrian precinct should be expanded to the east of the proposed crosswalk that is between Buildings C and E, connecting the planter on the north side of the parking lot and the brick paver area on the south side of the parking lot. Label the pedestrian precinct on the plan and note that conceptual construction details for this area must be part of the preliminary plan submission. Final details for the pedestrian precinct will be required on the landscape plan for this project;
2. Revise the area of paving proposed within the required paving setback (south of the entrance from Route 52);
3. Section 40.03.510.A of the NCCC requires two loading bays for Unit A. Also, additional loading bays are required for the proposed structures within the area of Unit B;
4. Note that any variances from the Board of Adjustment for the proposed paving and/or loading configuration must be granted prior to exploratory approval;

5. The revised plan shows the nearest residential dwelling to be 109.28' from the property line; therefore, the proposed 12-story building complies with Section 40.04.110.C and Table 40.04.110.A of the NCCC;
6. Provide a handicap parking space within a close proximity to the proposed post office;
7. Verify the total number of possible parking spaces when considering the parking garage. Also, the number of spaces within the parking garage detail does not correspond with the plan;
8. Note No. 22 references porous pavement. Additional information will be required to document compliance with Section 40.22.611.A of the NCCC. Confirm that the porous pavement is considered 'paving' within the area breakdown;
9. Your cover letter notes that any deed restrictions that once affected the property were released. Specify if there is a recorded document that provides confirmation;
10. The 'Schedule of Building S.F. and Uses' table should be updated to reflect the various uses that are identified in your cover letter;
11. Verify that all items within the plan view are accurately reflected within the legend;
12. Remove the reference to 'redevelopment' within the purpose note;
13. Document the required percentage of proportional compliance and specify areas of proposed improvements.

Standard Comments:

1. Specify that the LOD will be fenced prior to any land disturbing activity;
2. Include the standard nonconforming note on the plan to address the existing paving setback encroachments;
3. Include the standard impact fee note on the record plan;
4. Include the standard conservation easement note on the plan;
5. 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;
6. Submit a landscape/lighting plan for review and approval. Include the standard landscape plan note on the record plan. Show the required specimen tree mitigation. Revise the bufferyard setbacks within Note No. 6;
7. 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;
8. 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;
9. 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;
10. Provide certification of approval from the water supplier;
11. Provide certification of approval from DeIDOT;
12. Provide certification of approval from the Office of the State Fire Marshal;
13. If a complete Preliminary Plan submission is not made within twelve (12) months of the date of the initial exploratory review letter, the Exploratory Sketch Plan will be considered to be expired in accordance with Section 40.31.390 of the NCCC.

Engineering:

N/A

Transportation:

A Traffic Impact Study (TIS) was scoped May 27. But DelDOT and WILMAPCO are now considering a possible area-wide traffic study, to include this and other current development plans.

Since DelDOT classifies Kennett Pike a Major Arterial, they may want an easement for a future Cross-Access driveway with the adjacent Greenville Crossing shopping center. They may also want right-of-way and a sidewalk easement at the corner of the Pike and Buck Road, where the roadway appears to encroach on the site. The Plan should also provide a short internal sidewalk connection, from the existing Pike sidewalk to the building cluster near the bank drive-thru. In an April 25 letter, DART requested such a connection and a bus stop improvement along the Pike.

Historic:

N/A

Mapping:

Addresses to be assigned at the preliminary stage.

Special Services:

The exploratory sewer design review has been denied. Note that this review must be approved prior to the submission of preliminary plans.

cc: Michael Bennett
Stoltz Management of Delaware, Inc.