

REZ-23-05

201 S Main Street/Scarboro Property

2nd Submittal

Planning/Zoning Comments

Project Background:

The following is a review of the rezoning application by KDM Development Corporation for the development of the Scarboro Property located at 0 S. Main Street, 201 S. Main Street, and 200 School Street. The accompanying concept plan was completed by Horvath Associates PA. The project proposes a mixed-use neighborhood of multifamily residential, on 13.15 acres. The current zoning of the site is Residential Urban-5 (RU-5) and Office and Institutional (OI). The proposed zoning is Town Center - Conditional Zoning (TC-CZ).

*All concept and design plan comments below are **repeat** comments that were not addressed with this resubmittal. If there are any further questions, please feel free to contact us if there needs to be an offline meeting to discuss the nature of the comments.*

Comments:

Conditions of Approval

1. Condition #4:

For purposes of the Town Center requirement for at least twenty percent (20%) of the gross land area to be dedicated for nonresidential uses, those buildings with ground-floor nonresidential uses (i.e., mixed-use buildings) shall count towards the twenty percent (20%) minimum. Attached is Exhibit A, which illustrates the location of the mixed-use buildings / nonresidential use area.

The size of the retail buildings is not specified on the concept plan so please note that the 20% will need to be clearly identified on future Development plan submittals. Additionally, the proposed square footage is needed to confirm parking calculations.

2. Condition #6:

Permitted building siding materials shall include any combination of brick, stone, concrete, masonry, cementitious siding, wood, hard coat stucco, metal, terracotta and/or glass.

Please specify that this requirement applies to nonresidential buildings.

3. Condition #10:

The Concept Plan, as referenced herein, is an illustrative representation of the Project. The Concept Plan shall not prohibit changes to the building location, building size, building shape, or any other Project feature, so long as those changes comply with the LDO. The Applicant shall not be required to strictly adhere to the Concept Plan. Project design shall be finalized during site plan review.

Per LDO Appendix A 2.3.A.2, when a plan and approved as a part of a conditional zoning it is a part of that legislation decision. We will defer to staff and the Town Attorney regarding the language of this specific condition.

Concept Plan Review

These are all repeat comments. The following comments related to the provided concept drawing:

4. Advisory Comment: A tree and/or vegetative survey is required with the site plan submittal. Additionally, tree preservation and tree replacement are required per LDO Section 6.2.4.5. It is strongly recommended that the applicant consider having the survey completed as soon as possible to know which trees are required to be preserved as well as what trees are required to be replaced if removed.
5. Please include the property information (owner, PIN, zoning district and use) for ALL adjacent properties. This allows the Board a greater understanding of the development intensity of the site upon the community.
6. Please label buffer widths between adjacent uses. Please consult LDO Section 6.2.3 for the *Mixed-Use Compatibility Transition Area* buffers which require a minimum 20-foot-wide buffer and can be greater when building heights are greater than those permitted by right in the district.
7. Please include the proposed number of ADA parking spaces in the table provided. The parking provided with the concept plan is based upon the residential parking requirements and does not address that there will be noncommercial parking requirements as well. An Alternative Parking Plan will be needed.
8. Update the overall parking requirements to ensure that parking for 240 units would be feasible on the site.
9. Lot Summary should be updated to reflect the ultimate density should the condition for up to 240 units be approved.
10. Update plans to reflect TC-CZ, Town Center Conditional Zoning.
11. Maximum building height is 35' or 60' with an approved design alternative. What is the proposed building height? Has a design alternative been submitted / requested?
12. There are several hashed areas that are not labeled but we may assume may be amenity/open space areas based on other labels. Please clarify. Please indicate the amount of open space required and demonstrate how the plan meets the requirements.
13. Please label all environmental features, it appears there are wetlands on the site that are not labeled as such.
14. Please label street names and widths as applicable interior and exterior to the site on the plan. For streets that are not yet named, just note their location, and letter or number them. It is difficult to differentiate between roads and parking areas.
15. Please dimension and label the required street buffers.
16. Please label the square footage of the proposed commercial building. There are 12 proposed parking spaces. Most commercial uses require at least 2 parking spaces per 1,000 square feet.
17. Label the location of mailbox kiosks, dumpsters, commercial loading areas.

Design Comments:

The following comments are made in response to the proposed design. These comments or plan requirements should be considered prior to a resubmittal or submission of a site plan. Detailed plan review comments will be provided at site plan submission.

18. A street buffer of 30' is required along Main Street. (Section 6.2.2.2). Perry Street is shown as a Collector Street on the proposed network map of the Transportation Plan. As such, it is required to provide a 15' street buffer.
19. As mentioned previously, mixed use buffers will be required in accordance with Section 6.2.3.
20. The site plans will need to demonstrate compliance with the parking landscaping of 6.2.4.4.
 - a. It is highly recommended that the rows of parking spaces be broken up to provide interior islands in accordance with Section 6.2.4.4.E. It is recommended that islands be provided every 10-20 spaces.
 - b. Section 6.2.4.4.C. requires all parking spaces to be within 60' of the trunk of a tree.
21. Will a separate lot be created for the commercial building(s) or will it be part of the larger development?
22. Non-residential building standards (Section 6.8.2 and 3) will apply to the commercial buildings and the Multi-family design standards of Section 6.8.6 will apply to the apartment buildings. It should be noted that the design should reflect the Building Orientation and Placement standards of Section 6.8.6.E.
23. Sidewalk and pedestrian connectivity should be considered in the design.
24. The dumpster areas located on the entrance/exit drives of the apartment complex should be relocated as the design would prohibit vehicular circulation while trash trucks are loading.
25. Additional parking may be required for the recreational areas provided (eg. parking for the pool or clubhouse). Applicant shall address location or designation of these spaces.
26. Streetwalls are required per LDO Table 3.4.1. Streetwalls shall:
 - a. Streetwalls shall be constructed of brick, masonry, stone, wrought iron/aluminum, or other decorative material and shall be designed with the same building materials and architectural appearance as the primary structure. Wood, fencing, and chain link are prohibited materials for a streetwall.
 - b. Streetwalls shall be a minimum of three (3) feet and a maximum of four (4) feet in height. Breaks in streetwalls are permitted to allow for pedestrian or vehicular access, recessed storefront entrance, plazas, or for tree protection.
 - c. Street walls may be a maximum of fifty (50) feet in length. Breaks must be provided using columns or offsets, including landscaping/trees, of at least ten (10) feet in width, up to a maximum of twenty (20) feet in width. On corner parcels, the corner of the building may be recessed from the front and side property lines on a diagonal. Streetwalls or combination of streetwalls and canopy trees with hedge not to exceed three (3) feet in height can be substituted for a continuous streetwall. Streetwalls shall constitute at least two-thirds (2/3) of the frontage where a streetwall/tree/hedge design is used.