

**MEMORANDUM**

**TO: Planning Commission**

**FROM: John Hofmann, Zoning Administrator/Town Engineer**

**DATE: October 26, 2006**

**RE: Town Center Plaza Phase 2**

RAR, Associates have provided new plans for the Town Center Plaza – Phase 2. The new plans for this project have changed in that the County Library is no longer in the project and has been replaced with retail units on the first level.

You reviewed this project at your September 2005 meeting. My comments dated September 22, 2005 were approved by the P.C. and provided to RAR, Associates.

I have the following comments in light of the new plans and the applicant's responses to the September 2005 comments – see attached Memo from COA dated 10/2/06.

1. The parking table should be revised to reflect the following:
  1. Retail requires one space per 500 gsf and not 400 gsf.
  2. The Town commitment to CMH for the Medical Building is 9 spaces on site and 9 spaces on the Town Center Apartment Site.
  3. 4 spaces are needed for the existing RAR space attached to the MOB.
  4. Do not include any parking on 260 as part of the required off street parking.
2. The site area statistics in the Site Data Block on Sheet No. 1 need to be revised.
3. The Zoning Ordinance requires 15% of the site or 4500 SF for "Open Space." The plan only shows 3800 SF. This item needs to be addressed with the P.C.
4. The two handicap parking spaces do not meet regulatory dimensions.
5. The orientation of the bike rack needs to be changed so bikes do not overhang into the parking lot or walkway.
6. The trash container size should be specified and it should be determined if it is adequate for all the uses on the property. Also, is the trash receptacle in a place where it can be unloaded?
7. The roof leaders on the south side of the building need to extend to the storm drain system.
8. In addition to the above, the following comments from my 9/22/05 Memo need to be addressed:

Sheet No. 5	No.'s 1 & 2
Other Comments	No.'s 2 & 4