

**City of Harrington**  
**AGENDA**  
**Planning Commission Meeting**  
**City Hall, 106 Dorman Street**  
**August 20, 2015**  
**6:30 p.m.**

Call to Order

Pledge of Allegiance

**Conceptual Site Plan and Lot Line Removal – Advance Auto Midway Park Center**

An application by Delaware Phillips Holdings, LLC for a conceptual site plan for a 6,889 square foot retail auto parts store located on the 0.41 acre +/- parcel, zoned C3 (Service Commercial). The property is identified as MN-09-171.17-01-89.05-000 located on the east side of northbound U.S. Route 13, north of Route 14, at the southwest end of existing Midway Park Center. The applicant is also proposing a Lot line removal to join the larger Midway Park Center parcel, further identified as MN-09-171.17-01-89.00-000, a 9.99 acre +/- parcel, also zoned C3.

Adjourn

Posted 08/13/2015  
Kelly Blanchies  
Clerk of Council

Note: 29 Del.C. §10004(e)(2). Agenda items as listed may not be considered in sequence. This agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the meeting. If there are questions or special accommodations are needed, please contact Kelly Blanchies at City Hall, 398-4476 (at least 72-hours in advance of the meeting for special accommodations).



AECOM  
Sabre Building, Suite 300  
4051 Ogletown Road  
Newark, DE 19713  
www.aecom.com

302 781 5900 tel  
302 781 5901 fax

August 10, 2015

City of Harrington  
Attn: Teresa Tieman  
106 Dorman Street  
Harrington, DE 19952

**RE: Advance Auto Midway Park Center  
MN 09-171.17-01-89.05-000 and 89.00-000  
Conceptual Site Plan / Lot Line Removal Review**

Dear Ms. Tieman :

We have reviewed the Conceptual Site Plan and Lot Line Removal Plan for the above-referenced project, prepared by Larson Engineering Group, Inc. dated May 28, 2015 and resubmitted on August 3, 2015. We offer the following comments:

### **General Comments**

The Applicant is proposing a 6,889 square foot retail auto parts store located on a 0.41+/- acre parcel. The Applicant is also proposing a lot line removal to join with the larger Midway Park Center, creating an overall lot size of 9.99 +/- acres. Both parcels are located within the City limits and are currently zoned C3 Service Commercial Zone District.

This plan was not reviewed by this office for the locations of proposed water and utility service; this is being reviewed by the City Engineer during the preliminary site plan phase.

### **Comprehensive Land Use Plan**

The Future Land Use Map, Exhibit 17, in the 2013 Harrington Comprehensive Plan designates the site as Service Commercial.

### **Procedural/Administrative**

The below listed Sections within the (old) Code of the City of Harrington were reviewed for requirements and compliance:

- Article XI Service Commercial Zone (C-3)
- Article XIV General Regulations
- Article XVI Off-Street Parking

### **Planning/Technical**

#### **1. Permitted Uses**

- a. Article XI Service Commercial Zone (C-3) Chapter 440 Zoning, Section 45 Use Regulations, Subsection I All uses permitted in the Neighborhood Commercial (C-1) Zone or the Central Commercial (C-2) Zone.
- b. Article IX Neighborhood Commercial Zone (C-1) Chapter 440 Zoning, Section 29 Use Regulations, Subsection A "Convenience retail stores such as, but not limited

to, drugstores, grocery stores, luncheonettes, variety stores or a combination thereof.”

2. Parking

a. Chapter 440 Section 49 Off-Street Parking requires 1 parking space per 300 square feet of floor space. The Applicant is proposing to construct 19 regular spaces and 2 handicap spaces. These spaces will replace those that are being removed on the greater Midway Park Center parcel to create concrete curb islands and allow for WB-67 truck turning movements. The overall site requires a total of 335 spaces and will have a total of 505 spaces. The applicant will have met and exceeded the parking requirement once the lot line removal occurs.

3. Sidewalks

- a. The Applicant is proposing an internal, 5-foot wide concrete sidewalk along the proposed building’s frontage.
- b. The greater Midway Park Center does not have sidewalks along the Route 13 and 14 frontages. Sidewalks are required on all street frontages. This will allow pedestrians to cross the highway safely. Part of the Royal Farms plan approval was to install a pedestrian crosswalk on Route 13. The new required sidewalk for the parcel will allow pedestrians a safe location to travel to do business in Midway Park Center. The proposed sidewalks being shown on the plan are shown both on the subject parcel as well as in the State right-of-way on Route 13 and 14. DeIDOT will need to sign off on the sidewalk specification and appropriate easements will need to be secured.

4. Structure/Elevations

a. The applicant has submitted five (5) elevation schemes that share the following similar features: split face block, parapets at signs, heavy decorative cornice, two colors plus red band, raised pilasters, and raised wainscot with sill. Alternative elements include architectural panels, wide raised pilasters, quoining on pilasters, decorative lighting, and/or red smooth-face accents under light fixtures. Scheme 1 is the least favorable option currently presented as it presents large expanses of blank walls. It is recommended the Planning Commission provide feedback on the elevations and voice any concern on the large walls that will be shown from the highway and parking lit. AECOM has provided other location elevation examples for Advance Auto Parts.

5. General Layout

a. The Area Regulations for this property according to the C-3 Zoning:

	Required	Proposed
Lot Width:	75 feet	165 feet
Lot Depth:	150 feet	460 feet
Front Yard:	25 feet	25 feet
Side Yard:	10 feet	25.7 feet
Height:	2 stories or 30 feet	1 story / 24 feet

- b. Conflicting information is being shown between the “Setback Requirements” and the “C-3 District Regulations” shown on Plan Sheet No. 1 and should be revised.
6. Lighting
- a. Will be reviewed at the preliminary stage; however, it is recommended that the parking lot lights remain in character with the remainder of the existing Midway Park Center development. Any structural lighting will be reviewed with the elevations as well.
7. Signage
- a. Will be reviewed at the preliminary stage. Based on the location of the building and obstacle free view from both roadways, the applicant could install a nice ground sign with landscaping versus a pylon/pole type sign as well as wall lettering. Extreme signage is not needed based on the size of the building, increased visible area and location. This review did not include a sign plan review as the detailed information was not provided; however, it is recommended that the Planning Commission provide feedback on the signage for the applicant’s next review.
8. Landscaping
- a. Landscaping should be installed throughout the proposed plan in the areas that are not hard surface. These are not large areas and can be heavily landscaped with seasonal low lying plantings. There is a concern for lack of landscaping and this is a major intersection/gateway for the City. It is assumed and recommended that the applicant will provide heavy landscaping along Route 13. Heavy landscaping was also required for other commercial site plan applications (e.g., Walgreen’s, Royal Farms). The applicant should also provide landscaping within the concrete curb islands being installed within the parking lot.
9. Other
- a. Correct FEMA Map Number is 10001C0337 “J”. “H” is listed on Sheet No. 1 of 2 and should be revised.
  - b. Submission of hard copy revisions should have revision dates noted on plan copies.
  - c. It is recommended that the bench, bike rack, and trash receptacle be located in one area, closer to the entrance.

If you have any questions or need additional information, please do not hesitate to call.

Very truly yours,  
AECOM

*Debbie Pfeil*

Debbie Pfeil  
Principal Planner / Manager

cc via email: Doug Liberman, Larson Engineering  
Attachment: Advance Auto Elevation Images

ADVANCE AUTO – OTHER LOCATION ELEVATIONS



Doraville, Georgia  
(basic design needs more architectural features & landscaping on all sides)  
-standard plan is this and/or a block structure



Mount Prospect, Illinois



Elgin, Illinois





Salem, New Hampshire  
Wilmington, Massachusetts



Somersworth, New Hampshire



Colorado Springs, Colorado



LOCATION UNKNOWN  
SARGENTI ARCHITECTS (PA,NJ,CA)

