

June 16, 2022

Town of Bridgeville  
Attn: Bethany DeBussy, Town Manager  
101 N. Main Street  
Bridgeville, DE 19933

**RE: PODS of Bridgeville (S. Main St)  
Tax ID No. p/o 131-15.00-1.00  
Preliminary Development Plan Review  
2<sup>nd</sup> Submittal**

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the additional submittal documents for the Preliminary Development Plan for the above-referenced project, which include the Concept Building/Site Plan prepared by the Kent Architectural Collaborative PLLC, dated June 3, 2022; Proposed Site Section & Line of Site Study prepared by the Kent Architectural Collaborative PLLC, dated May 19, 2022; the Site Plan documents revised in response to DeIDOT comments and to show Landscape Screen & Traffic Circulation prepared by Axiom Engineering LLC, dated June 15, 2022; and the Outside Storage Use Analysis prepared by Parkowski Guerke & Swayze, dated June 3, 2022. We offer the following comments:

#### **GENERAL COMMENTS**

The Applicant has revised the site layout from the original reviewed during the May 17, 2022 Planning & Zoning Commission meeting; however, the documentation is inconsistent. This review addresses changes from our original review; please see our memo dated May 16, 2022 for unchanged background information.

#### Materials Prepared by the Kent Architectural Collaborative PLLC

The Phase 1 warehouse building location and size remain the same. The Phase 2 building expansion has been relocated to share the Phase 1 building's southern wall and has increased in size by 200sf. Outdoor PODS storage previously located to the building's southern end has also been relocated to the east side of the building: 240 outdoor PODS (80 on grade x 3 high) are shown for Phase 1 and what is presumed to be 108 outdoor PODS (36 on grade x 3 high) for Phase 2 are provided to the east and south of the Phase 2 building expansion. All vehicle parking has been relocated to the southwest side of the building; 10 spaces are shown. The travel aisles, loading spaces, dumpster, stormwater basin, and landscape screen have been relocated. Subsequent comments related to these materials will be denoted by "KAC."

#### Materials Prepared by Axiom Engineering LLC

Updated materials prepared by Axiom Engineering were submitted on June 15, 2022. Revision notes indicate changes were made to address DeIDOT comments and to revise the landscape screen and traffic circulation. These plans indicate the Phase 1 building is the same size; however, the building has been shifted to the south by approximately 92 feet, has shifted to be parallel to S Main Street, and the distance between S Main Street and the build has been modified. The Phase 2 building expansion still reflects the 200sf increase in area; however, it has shifted to share the northern wall of the Phase 1 building.

The original plan showed 240 outdoor PODS (80 on grade x 3 high) associated with Phase 1 and 270 outdoor PODS (90 on grade x 3 high) with no phase identification. The updated plan shows 171 outdoor



PODS (57 on grade x 3 high) as part of Phase 1, 60 outdoor PODS (20 on grade x 3 high) as part of Phase 2, and 324 outdoor PODS (108 on grade x 3 high) as “future additional outdoor POD storage.”

Site circulation has been modified to have two access points: a “u-shaped” one-way travel aisle is accessed from S Main St to the south of the building; site exit is obtained to the building’s north. All parking has been shifted to the southern edge of pavement north of the stormwater basin; 14 spaces are shown. Loading spaces are shown toward the eastern side of the parcel between the areas of outdoor POD storage. Additional landscape screening is shown along the building’s western side and the size of the landscape screen along the parcel’s northern and eastern boundaries has changed, along with the screen between the parking area and the stormwater basin.

Subsequent comments related to these materials will be denoted by “Axiom.”

### **Discrepancies**

**As described, a number of discrepancies exist between the various revisions submitted that must be rectified. These are not the only discrepancies, but are the most prominent:**

- 1. Location of Phase 1 storage warehouse**
- 2. Location, area, and dimensions of Phase 2 building expansion**
- 3. Location, number, and phasing of outdoor PODS**
- 4. Location of site ingress/egress and layout of travel aisle**
- 5. Number and location of parking spaces**
- 6. Location of loading spaces**
- 7. Size, location, and depth of the stormwater basin**
- 8. Location and depth of landscape screening**
- 9. Location of dumpster area**

**These discrepancies must be rectified and related comments addressed. Due to the late nature of the submission of AE plans, WM reserves the right to rereview and provide comment on any subsequent submittals.**

We have reviewed this revised submission against the requirements identified in the Preliminary Development Plan Review Checklist. This submission is not in compliance with the Review Checklist due to the missing information as stated in the “Not in Compliance” column and any additional information noted on the form (see attachment and highlighted below):

- Maximum and proposed building coverage not included in schedule (#8)
- Drainage area map and calculations (#33 & #34) were previously submitted; however, confirmation is needed that these have been revised as needed to address the updated site layout and change to stormwater basin area/depth.
- Water supply and distribution plan (#35) not shown in same detail on revised plans.
- Sewage collection and treatment plan (#36) not shown in same detail on revised plans.
- Applicant would like to defer a number of requirements to Final Development Plan review:
  - Additional utility infrastructure plans (#40)
  - Detailed lighting plan (#42)
  - Detailed landscaping plan (#43)
  - Site identification signs (#44)
  - Spot and finished elevations (#48)
  - Construction details (#49)



**The application is missing several plan requirements and we *reserve the right to provide additional comments once all requirements have been met and submitted for review.* This is a review based on the limited plan submission; this increases the professional fees that may be passed to the applicant as an additional submittal is required due to the lack of requirements being met.**

**PLANNING/TECHNICAL**

1. Permitted Uses

Per *Town Code* §234-33, “Warehouse or storage within a complete enclosed building...” is permitted with development plan review. Yard for storage and distribution of building materials when enclosed within a solid fence not less than 6 ft. high is also a permitted use with development plan review.

Our original review noted that the outdoor storage of empty containers was not a permitted use and that use variances are not authorized under the Town Code. In response, an “Outside Storage Use Analysis” was provided by the Applicant. This analysis asserts that the outside storage use complies with the Town Code as it is similar to expressly permitted uses within the C-1 Zone.

We appreciate the effort the Applicant has taken, not only to provide this analysis but to amend the plans to address related concerns of screening, location, sight line from public roadway, etc. Based on subsequent conversations held with the Town Manager and Town Solicitor, it is recommended that instead of considering the outside storage use on its own using the similar use determination outlined by the Applicant’s analysis, and which has an unknown interpretation on the part of the Commissioners or may require Town Code amendment, that the outside storage be considered under the provisions of §234-45 Accessory Uses. If the proposed outside storage is accepted as an accessory use under the definitions in that section, the question of it being a permitted use under §234-33 is moot.

2. Property Development Standards

§234-33C identifies the following applicable Property Development Standards. An incomplete schedule of required and proposed standards is shown on the Axiom submission (items not shown designated with “NS”); the KAC submission does not include the schedule.

Standard	Required	Proposed
Min. Lot/Tract Area:	2,500 sq.ft. (NS)	5.992± ac.
Lot Width:	25 ft. (NS)	25+ ft. (NS)
Setbacks:		
Side Yard/Adjoining Nonresidential Zone:	0 or 10 ft.	10+ ft.
Rear Yard:	20 ft.	20+ ft.
From Abutting Street:	10 ft.	10+ ft.
Max. Building Height:	45 ft.	41.5 ft.
Max. Building Coverage:	70% of lot (NS)	NS

**Final plans should show the full schedule.**

3. Fences, Walls, Hedges & Shrubbery

The landscape screen on the Axiom plans has been revised to be greater than 15’ in width along the entirety of the site’s northern boundary and from the northern boundary to just north of the stormwater basin; a landscape screen approximately 15’ in width is shown to the south of the parking area. Additional landscaping areas of approximately 20’ in width is shown between the proposed building’s western wall and the sidewalk.



The KAC submission shows a 15' wide landscape screen along the entirety of the site's northern boundary, along the eastern boundary next to the paved area, and along the southern edge of the paved area until the point that it aligns with the eastern wall of the proposed building. The Site Section shows the proposed east property line buffer containing a 4' high planted berm with staggered trees with planted heights between 10'-12' with an additional 2'-3' of additional growth (18' tall trees depicted). As depicted in the Site Section, once the trees reach this 18' maturity (assumed to take 4 years), sight lines indicate that the 3-POD high outdoor storage area will be screened from view from US 13.

§234-51 limits height to 6.5 feet; however, the PZC may allow these to be higher than stated if it finds that exceeding height limitations is necessary due to the type of use, security concerns, or protection of adjacent properties.

- **Final plans should rectify the discrepancies between the two plan submissions.**
- **Final plans should indicate the location or approximate number of trees to be planted to achieve the full staggered landscape screening proposed**
- **If the PZC finds it appropriate, they should acknowledge the increased height and findings that exceeding the height limitations of §234-51 is necessary due to the type of use and desire to protect adjacent properties.**

4. Sidewalks

A sidewalk is proposed mainly within a 15' permanent easement along S. Main Street, running the entire length of the site, with crosswalks across the access points and associated ADA ramps. The sidewalk should be constructed to applicable State standards.

The Axiom plan indicates a series of doors along the exterior walls of the building. Those on the western wall appear to be located between landscaped areas but do not connect to the proposed 5' sidewalk. It also identifies the proposed location of a 5' x 8' bus stop north of the southern site entry.

- **Final plans should rectify the discrepancies in the proposed location of the sidewalk along S Main Street and the walkways internal to the site.**
- **Applicant should clarify whether the doors along the western wall are opening onto paved area (e.g., connecting to the proposed sidewalk) or onto grass areas.**

5. Water Facilities

The KAF submission identifies the location of a Fire Department connection as part of Phase 1 as well as the location of an existing fire hydrant and existing 12" water main but does not identify a connection between the existing and proposed systems.

The Axiom submission shows the location of those connections as well as a proposed 6" connection to the existing water main near the southwest side of the building.

- **Final plans should include appropriate construction specifications for the proposed water distribution system connections.**



6. Sanitary Sewer Facilities

The KAF submission shows the location of an existing 16” force main along the western side of S Main Street but does not identify a connection to the building.

The Axiom submission additionally identifies the location of a proposed grinder pump and 6” force main near the building’s southwest corner, proposed to connect via directional drill.

- **Final plans should include appropriate construction specifications for the proposed sanitary sewers.**

7. Stormwater Management

The Axiom submission shows stormwater management proposed via 15”, 18”, and 24” HDPE storm drains leading to an infiltration basin along the site’s southern end. The Applicant submitted a Step 1 Stormwater Assessment Study to the Sussex Conservation District in April 2022.

- **Final plans should include appropriate construction specifications for the stormwater system.**
- **Applicant should confirm that updated plans showing revisions to the site layout and stormwater infiltration basin were or have been submitted to the Sussex Conservation District.**

8. Signage

The Applicant is subject to the regulations outlined within the *Town Code* Article XVIII Signs. Review for compliance will occur during Final Development Plan review.

9. Off-Street Parking

§234-87 does not specifically define a minimum number of spaces for warehouse or storage use. The Axiom submission has identified 2,100 sq.ft. of office space as part of the development, at 1 space per 200 sq.ft. of floor area. This would yield a minimum of 11 parking spaces, 1 of which must be an accessible parking space that is van accessible. Interior drive aisles must be a minimum of 25’ wide, per §234-87E(2).

The Axiom plan graphically shows 13 diagonal standard spaces and 1 diagonal accessible space with associated hatched area for a total of 14 parking spaces. The parking space schedule identifies 1 accessible space and 12 diagonal spaces for a total of 13 parking spaces. The legend identifies diagonal spaces as being 9’ x 18’ and accessible spaces as 8’ x 20’ plus the painted aisle; the parking space schedule identifies diagonal spaces as being 10’ x 10’. Interior drive aisles are dimensioned as being 24’ wide.

The KAF plan graphically shows 9 vertical parking spaces and 1 vertical accessible space with associated hatched area. Interior drive aisles are dimensioned as being 24’ wide.

- **Final plans should show consistency between the number and type of spaces shown graphically and in the associated legend/schedule and meet dimensional requirements identified below.**
- **All diagonal spaces need to be updated to be 10’ x 20’ per §234-87E(1)(a).**
- **The van accessible parking space should conform with State/federal accessibility standards to be a minimum of 11’ wide with adjacent hatched area a minimum of 5’ wide or be 8’ wide minimum with 8’ wide minimum hatched area.**



- **The van accessible parking space should be identified with a sign located on level ground.**
- **Interior drive aisles should be revised to be 25' wide.**

10. Off-Street Loading

§234-88 requires 5 loading spaces for a warehouse of this size. Both plans show the proposed loading spaces to the rear/east of the building, out of sight from the adjacent roadways.

11. Structures/Elevations

Elevations were provided with a previous Minor Development Plan application (September 2021); however, site has been redesigned with this Preliminary Development Plan submission. Proposed elevations should be submitted for review as part of Final Development Plan.

Once again, we reserve the right to provide additional comments once the application requirements have been met and all required information has been provided to the Town.

If you have any questions, comments, concerns, or would like to discuss our review further, please do not hesitate to contact me at 302.232.6965 or lgood@wallacemontgomery.com.

Sincerely,

**WALLACE, MONTGOMERY & ASSOCIATES, LLP**

A handwritten signature in blue ink that reads "Lauren E. Good".

Lauren E. Good, AICP  
Project Manager

cc: Darren O'Neill, Wallace Montgomery VP of Delaware Operations & Contract Manager  
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