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Date 22 December 2016

Sparrows Bend Narrative:

DRC Hampstead, LLC recently received approval for a conditional rezoning to RM-CD2 on a ± 78 acre tract call Sparrows Bend located near the intersection of Hoover Rd. and Hwy. 17 behind the Bailey Shoppes and described as parcels ##3293-01-5693-0000, #3293-01-9640-0000, and #3293-11-0659-0000. Now, the applicant has purchased the ± 10.0 acre parcel, #3293-02-1695-0000, to the north of the Sparrows Bend project. The applicant requests to amend the existing conditional rezoning to include these additional 10 acres.

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While this additional land does give the ability to add more single family lots, the overall site density is less than previously requested for the project. The previous approval requested and received an exceptional or superior design density bonus of 7.1 units/acre using the current Pender County density calculation. Adding the additional land and 12 single family lots now brings the density down to 7.0 units/acre. The total unit count is now proposed at 377 units with 228 apartments and 149 single family homes.

The developer is still agreeing to the same superior design items approved with the previous Sparrows Bend plan. With approval of that plan, additional engineering and soils work narrowed down the best types of stormwater and water quality (LID) for this site. The goal of saving as many of the old growth trees as possible limited the amount of fill and overall site grading for the site prevailed in the design. As such, the plan is mimicking natural drainage patterns on the site and the plan presented at this time identifies areas for pre-treatment water quality (or bioretention and swale areas) and stormwater ponds best suited to the soil and topography of the site. The applicant is using bioretention not only as pre-treatment of his stormwater run-off, but also as a landscaped amenity throughout the development. The depressions will be landscaped with plants and ornamental grasses and sedges that can sustain in wet and dry conditions while adding all the benefits of beautification along the roadways and near home site. The engineered stormwater mechanisms shown on these conditional rezoning plans and associated preliminary plat plans are currently under review with the state regulatory agencies.

The apartment density remains the same, and the layout is substantially the same as the previous approval. The multifamily amenity area has been sited and design developed based on the stormwater pond. The amenity is now being integrated with the vegetated bioretention area adjacent to the pond, and the pond is being used as an active open space amenity, as originally intended.

The collector road from Hwy 17 to Hoover Rd. remains unchanged from the previous design. The residential roads inside the single family area to the east of this collector road modify to accommodate the added land to the north of the original planned development. With the recent Pender County modifications to collector road classifications and deviations for

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required standards, Road C no longer requires shared driveways as Sparrows Bend plans previously proposed. Now, Road C is classified as a local collector road and is allowed individual lot access. The applicant request amendment to the previous approval so that he can provide individual driveways on this road.

Road C also qualifies for review by the UDO administrator to allow deviation from the assigned collector street standards as outlined in the ordinance and Pender County Collector Street Plan. Making Road C a connected collector road off site would impact more than 1 acre of wetlands on the adjacent parcel and a desktop assessment by an environmental scientist has been provided as documentation of that. The applicant requests review and waiver from making Road C a connected collector road stubbing out to the adjacent parcel.

The TIA previously completed and in review featured more lots than this originally and will be coordinated with reviewing agencies as necessary. Traffic recommendations have already considered the slightly higher unit count and a letter from the consultant working on traffic engineering with the regulatory agencies provided and updated letter identifying the effects of the new plan. Please see the attached information for more details.

DRC Hampstead LLC is still proposing all the superior design mechanisms previously approved for the Sparrows Bend project – large amounts of undisturbed land, large open space areas, including a large central swath of interconnected active open space, LID measures for water quality, demonstration sites at the amenity centers, preservation of natural features and old growth trees, etc. The applicant presents the revised plans with additional land, less density and unchanged apartment unit counts. By honoring the previous conditions and agreements of the plan, the applicant respectfully requests the amendment of the existing RMCD2 zoning to include this new land and incorporate it as part of his overall Sparrows Bend development.