

**PLANNING STAFF REPORT
MASTER DEVELOPMENT PLAN
OAK RIDGE AT OLDE POINT**

SUMMARY:

Hearing Date: September 1, 2015

Applicant: Oak Ridge Properties at Olde Point, LLC.

Property Owner: Oak Ridge Properties at Olde Point, LLC.

Case Number: 11438

Development Proposal: Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting approval of a Master Development Plan and Major Site Development Plan approval for Phase One (1) of a mixed use development known as Oak Ridge at Olde Point.

Property Record Number, Acreage, and Location: The proposed project is located on the east side of US HWY 17 between Ravenswood Road (private) and Country Club Road (SR 1565) in Hampstead. The property is zoned PD, Planned Development zoning district and may be further identified by Pender County PIN(s); 3293-86-0162-0000, 3293-85-0858-0000, 3293-75-7714-0000, 3293-75-6669-0000, 3293-95-1967-0000, 3293-96-2122-0000, 3293-96-3164-0000, and 3293-75-6604-0000. The site is currently vacant and is immediately surrounded by single-family residential and commercial uses.

Zoning District of Property: The properties contain approximately ± 8.58 acres and are zoned PD, Planned Development zoning district

RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The request is consistent with three (3) policies and conflict with no policies included in the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance, as well as, other approved planning documents. Therefore Planning Staff conditionally recommends the approval of the Master Development Plan request as detailed in the report for the development known as Oak Ridge at Olde Point.

HISTORY

The subject property has been zoned PD, Planned Development zoning district since 2003. A commercial Master Development Plan for the Pavilion at Olde Point was approved for these properties on the May 1, 2007 Planning Board meeting. The approved plan consisted of four commercial buildings totaling 35,600 square feet on ± 5.26 acres. The uses included retail space, a pharmacy, and a space leased to Pender Memorial Hospital. During that meeting, the Planning Board approved that development based on the condition that an updated maintenance agreement for Ravenswood Road (private) from US HWY 17 to Country Club Road (SR 1565) be provided and reviewed by the county attorney. The minutes of that meeting are found in Attachment 1. There are no code violations on record for these properties.

DEVELOPMENT PROPOSAL

Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting approval of a Master Development Plan and Major Site Development Plan approval for Phase One (1) of a mixed use development known as Oak Ridge at Olde Point. The project is proposed to be constructed in phases, with five (5) lots dedicated to commercial development and one (1) lot dedicated to future residential development. According to the application and submitted site plan, the project consists of six (6) lots totaling ± 8.58 acres. Lot 6 is ± 1.75 acres and will contain future residential development. Lots 1-3 show conceptual building pads, each 10,000 sq. ft. in size. The actual size and location will be determined at a later date. Lot 4 will contain the first phase of development with the construction of a medical office building.

Lot	Proposal	Size (acres)
1	Future Commercial Development	1.45
2	Future Commercial Development	2.01
3	Future Commercial Development	1.32
4	Medical Offices (14,820 sq. ft.)	1.48
5	Stormwater BMP	0.56
6	Future Residential Development	1.75

The Phase I tract, located on Lot 4, will contain a 14,820 sq. ft. pad for a medical office (NAICS 621 Ambulatory Health Care Services). Phase I also includes gravity sanitary sewer connection lines, a lift station and force main, and a storm water best management practice capable of treating all future development located on Lot 5. A storm water permit (#SW8 141108) has been issued for this development by NCDENR-DEMLR permits eighty-three (83) percent proposed impervious area for Lots 1-5. Ingress and egress to Phase I is being shown as coming directly off of Ravenswood Road.

Proposed uses for the Master Development Plan area include retail (NAICS 44-45 Retail Trade), offices (NAICS 54 Professional, Scientific, and Technical Services), restaurants (NAICS 7221 Full Service Restaurants), and medical offices (NAICS 612 Ambulatory Health Care Services).

Buffers

All landscape and buffers are to be approved in accordance with Section 8.2.8, Project Boundary Buffer of the Pender County Unified Development Ordinance. In Planned Developments the following buffers are required;

- Buffer A along all boundaries adjacent to a street;
- Buffer B along all other boundaries;
- Buffer C is required along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than one (1) acre and when a single family structure is within fifty (50) feet of the boundary of the development.

These designations are required per Section 6.1.4.11 prior to the approval of a Master Development Plan in a mixed-use district. Buffers are required around the exterior of the parcel, not between phases or development types in the mixed-use district. If any portions of the project shall be subdivided a re-examination of the buffers must occur in accordance with the Pender County Unified Development Ordinance.

Utilities

The project has proposed connection to Pender County Utilities (PCU); subject to review and approval by PCU. The development is proposed to be serviced by a County water service line that runs along US HWY 17. Sewer service to the proposed development will be done so through an agreement with Pluris Hampstead, LLC. A letter of intent to serve this development shall be submitted to staff prior to any approvals.

Roadways

Phase I proposes two roadway connections to Ravenswood Road. According to NCDOT, this portion of Ravenswood Road is not maintained by NCDOT, but is a private roadway. A maintenance agreement for this portion of Ravenswood Road (private) was previously agreed upon by the developers of the Pavilion at Olde Point and the developers of Hampstead Town Center. According to the agreement with the Pavilion at Olde Point, such maintenance shall include patching, paving, add gravel or rock to fill ruts, holes and washed out sections of the road, and performing any other maintenance needed to render Ravenswood Road passable. This maintenance does not include widening, landscaping, snow removal, ice removal, installation of curbing, sidewalks, or any other upgrades. It is staff's recommendation that the owners of Oak Ridge at Olde Point enter into a similar agreement for the maintenance of Ravenswood Road (private).

This portion of US HWY 17 is being converted to a superstreet through NCDOT STIP project U-5732. The project spans from Washington Acres Road (SR 1582) to Sloop Point Loop Road (SR 1563). The median project will only allow a right-in and right-out driveway onto US HWY 17 (Attachment 2). Right-of-way acquisition for this project begins in 2019 and construction is scheduled to begin in 2021.

Street Connectivity and Access

Ingress and egress to Phase I is being shown as coming directly off of Ravenswood Road (private), with two access points. One access is shown on Country Club Drive (SR 1565), while another access is shown on US HWY 17. Cross access corridors are required for all nonresidential adjacent properties. All cross access corridors must meet the requirements found in Section 7.4.4 Cross Access Corridors of the Pender County Unified Development Ordinance. The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels is required for Master Development Plan submittals according to Section 6.1.4 of the Pender County Unified Development Ordinance. Cross access corridors are shown on the submitted site plan extending from the Country Club Road (SR 1565), US HWY 17, and Ravenswood Road (private).

Creative design of circulation routes and traffic ways is encouraged. A base characteristic of a Planned Development is that the internal circulation routes or streets do not follow fixed linear geometric lines. Instead, circulation routes are curvilinear and of meandering character, to preserve tree and landscape features. Slower-paced traffic movements are encouraged with the use of private restrictions for extremely low speed limits. The cross access corridors on this plan meet this requirement.

According to Section 4.8.1.E of the Pender County Unified Development Ordinance, the on-site transportation system shall be integrated with the off-site transportation circulation system of the County. The road network within Planned Developments shall be designed to ensure that adjacent residential areas, internal and external to the project, have direct access to any non-residential portions of the planned development in lieu of entering and exiting through thoroughfares and/or collector streets. The submitted plan proposes connections to Country Club Drive (SR 1565), Ravenswood Road (private), and US HWY 17. This allows connectivity to residential communities south of the property, in an attempt to limit the usage of the major thoroughfare for access to the property.

Traffic

A Traffic Impact Analysis (TIA) will be required based on the total number of trips for the entire development. The applicant has provided trip generation information for Phase I; however, additional trip generation calculations must be done to satisfy the requirement of Section 6.1.4.A.16 of the Pender County Unified Development Ordinance. Using the most intensive use of each lot, the entire project must be scoped and a TIA is needed at this time.

Parking

According to the applicant's provided site plans, sixty-eight (68) parking spaces will be provided. According to Section 7.5.10.C of the Pender County Unified Development Ordinance, parking spaces provided in excess of the minimum required shall be constructed to use low impact design. Parking for the commercial use will be determined based on the specific type of use and the total square footage of the building. This will be finalized at the time of Major Site Development Plan submittal.

Pedestrian Access

Phase I plans show pedestrian sidewalks around the proposed office building and a ten (10) foot wide greenway and bicycle easement on the front the property line parallel to US HWY 17. According to Section 4.8.1.E.2 of the Pender County Unified Development Ordinance, the Master Development Plan requires pedestrian-oriented communities to maximize opportunity for pedestrian activity and improve the quality of the pedestrian experience. According to Section 4.8.1.A.2 of the Pender County Unified Development Ordinance, the purpose of Planned Development zoning district is to promote quality urban design and environmentally sensitive

development by incorporating walkable, compact, pedestrian and transit friendly development and by allowing development to take advantage of special site characteristics, locations, and land uses.

Pedestrian enhancements consistent with the Planned Development zoning district include pocket parks, walking trails, and benches to promote the interconnectivity of each parcel and use. Such uses and amenities shall be shown on the submitted Master Development Plan, along with sidewalks on the perimeter of the property. Staff recommends additional pedestrian enhancements along Country Club Drive (SR1565) and Ravenswood Road (private) connecting US HWY 17 to residential communities to the south.

Environmental Concerns

Stormwater produced by the development will be treated and conveyed to an on-site retention facility located on Lot 5. A storm water permit (#SW8 141108) issued for this development on February 3, 2015 by NCDENR-DEMLR permits eighty-three (83) percent proposed impervious area for Lots 1-5. NCDENR issued Erosion and Sediment Control permit number PENDE 2015-16 for this development on December 16, 2014.

Wetlands

There are no wetlands located on the proposed site.

Flood

The property is not located within a Special Flood Hazard Area

Tree Survey

The PD, Planned Development zoning district requires a tree survey to be submitted prior to the Final Preliminary Plat approval; the applicant has provided this documentation to Planning Staff.

Permits

All applicable state and federal agency permits including a Stormwater Management Permit, and Erosion Control Plan, wetlands impact permits, and NCDOT Driveway Permit will be required prior to the approval of each phase as applicable.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES

Pender County's Technical Review Committee meeting was held on Tuesday August 11, 2015 at 2p.m. in Board of County Commissioners meeting room, in the Pender County Government Administration Building at 805 S. Walker Street, to review the proposal. Comments received are located in Attachment 3 incorporated within this report.

EVALUATION

A) Public Notifications: Public Notice of the proposal for the Master Development Plan has been advertised in the Pender-Topsail Post and Voice. Adjacent property owners have been given written notice of the request, and a public notification sign has been placed on the property.

B) Existing Zoning in Area: The property lies within a PD, Planned Development zoning district. The properties surrounding the proposed project are PD, Planned Development zoning district to the south and east, and GB, General Business zoning district to the north and west.

C) Existing Land Use in Area: The site is currently vacant and is immediately surrounded commercial uses to the north, east, and west, and residential uses to the south and southwest. The Olde Point Villas subdivision located to the south of the proposed development. Cedar on the Green is located to the north of the proposed development. To the east is Hampstead Town Center shopping center. And to the west of the proposed development is a gas station and convenience store.

D) 2010 Comprehensive Land Use Plan: Mixed Use: The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner. Mixed Use areas are intended to help reduce sprawl by concentrating a mix of uses in convenient locations; by promoting an efficient sustainable pattern of land uses, and by providing most of the goods and services needed by residents in a coordinated, concentrated manner. Mixed Use areas are intended to reduce the number and length of auto trips by placing higher-density housing close to shopping and employment center. They also should function to improve the quality of life for residents living in higher density housing by placing daily conveniences, shops, and employment within walking distance.

The following goals and policies support this request:

- a. Growth Management Policy 1A.1.2: Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.
- b. Growth Management Policy 1A.1.3: The County shall actively direct growth towards suitable land areas and away from fragile natural resource areas, conservation areas, and hazardous areas.
- c. Growth Management Policy 1A.1.5: The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.

The proposed project is consistent with three (3) goals and policies from the 2010 Pender County Comprehensive Land Use Plan.

RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The request is consistent with three (3) policies and conflict with no policies included in the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance, as well as, other approved planning documents. Therefore Planning Staff conditionally recommends the approval of the Master Development Plan request as detailed in the report for the development known as Oak Ridge at Olde Point.

Potential Conditions

1. Provide pedestrian access to future commercial development and to existing neighboring developments through sidewalks on the interior and exterior of the development along Ravenswood Road (private) and Country Club Drive (SR 1565). According to Section 4.8.1.A.2 of the Pender County Unified Development Ordinance, the purpose of Planned Development zoning district is to promote quality urban design and environmentally sensitive development by incorporating walkable, compact, pedestrian and transit friendly development and by allowing development to take advantage of special site characteristics, locations, and land uses.
2. Provide an updated agreement on the maintenance of Ravenswood Road (private).

3. Provide one single access to the development from US HWY 17 in an effort to comply with the intent of the Planned Development zoning district.

All items from Pender County Unified Development Ordinance, Section 6.1.4 Master Development Plan Contents, and mixed-use districts must be met prior to the approval of the Master Development Plan. The following items are outstanding from the Master Development Plan approval and shall be revised prior to approval;

1. The location of the front, side, and rear yard setback lines required by the applicable zoning district.
2. Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
3. Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.

Planning Staff is submitting the proposal for Planning Board disposition. The request is consistent with three (3) policies and conflict with no policies included in the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance, as well as, other approved planning documents. Therefore Planning Staff conditionally recommends the approval of the Master Development Plan request as detailed in the report for the development known as Oak Ridge at Olde Point.

BOARD ACTION FOR MASTER DEVELOPMENT PLAN:

Motion: _____ **Seconded** _____

Approved: _____ **Denied:** _____ **Unanimous** _____

Williams: ____ McClammy: ____ Baker: ____ Fullerton: ____ Edens: ____ Marshburn: ____ Nalee: ____