

**PLANNING STAFF REPORT  
MASTER DEVELOPMENT PLAN REVISION**

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**SUMMARY:**

**Hearing Date:** August 1, 2017  
**Applicant:** Oak Ridge Properties at Olde Point, LLC.  
**Property Owner:** Oak Ridge Properties at Olde Point, LLC.  
**Case Number:** 597-2017

**Development Proposal:** Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting the approval for a Revision to the Master Development Plan for the mixed-use development known as Oak Ridge at Olde Point, in the form of a payment in lieu of constructing sidewalks.

**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 currently has Phase I built which includes a medical facility and stormwater basin 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.

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**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 payment in lieu of request as detailed in the report for the development known as Oak Ridge at Olde Point.

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**PROJECT HISTORY**

On September 1, 2015, Oak Ridge Properties at Olde Point, LLC, applicant and owner, requested 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 (11438) (Attachment 1).

On May 18, 2017, Phase I of the development located on Lot 4, received Final Planning and Zoning Approval. This portion contains an approximately 15,000 square foot building for a medical office (NAICS 621 Ambulatory Health Care Services) as well as gravity sanitary sewer connection lines, a lift station and force main, and a stormwater best management practice capable of treating all future development located on Lot 5 (Attachment 2). Ingress and egress to Phase I is coming directly from Ravenswood Road (private) in which the applicant has entered into a private road maintenance agreement (Attachment 3).

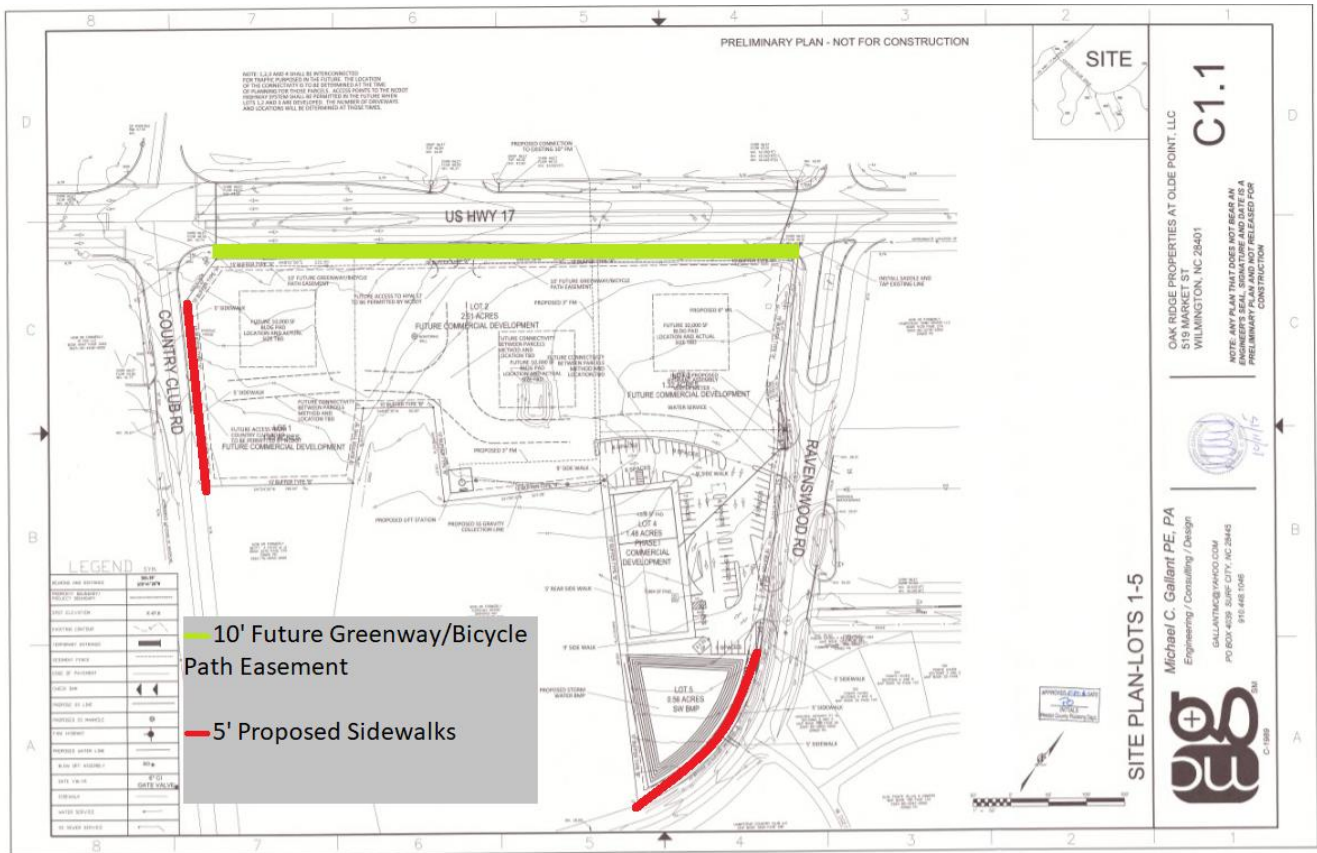
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**DEVELOPMENT PROPOSAL**

Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting the approval for a Revision to the Master Development Plan for the mixed use development known as Oak Ridge at Olde Point, in the form of a payment in lieu of constructing sidewalks.

*Pedestrian Access*

Phase I has pedestrian sidewalks around the medical office building and a ten (10) foot wide greenway and proposed a bicycle easement on the front the property line parallel to US HWY 17. The applicant is submitting this revision with the intent to make a payment in lieu of constructing these sidewalks as identified in red.



Per Section 7.6.3, the Planning Board may authorize the Subdivider to make a payment to the county in lieu of dedication. The Planning Board may also authorize a combination dedication and partial payment in lieu of dedication when such is determined to be in the best interest of the citizens of the area to be served. Any public dedication is subject to review and acceptance by the Planning Board.

The applicant is proposing to provide a payment of 125% of the contractor’s estimate for completion of the sidewalks along Ravenswood Road (private) and Country Club Drive (SR 1565) equaling \$6,950.00 and \$9,595.00 respectively with a total of \$16,545.00 to be paid to the County for use in developing recreational facilities in the future to serve the residents of the subdivision and immediate area.

In addition to the sidewalk areas planned for Country Club Drive (SR 1565) and Ravenswood Road (private), the applicant has agreed to submitting a payment in lieu of constructing the sidewalks for the parcels along US HWY 17 when those parcels are being developed. The estimated cost of installing sidewalks along the frontage of US HWY 17 would be \$7,777.00. This estimate includes the entire frontage and it is possible that portions of that area would be developed at one time and not the entire area. Also, this does not make allowances for a NCDOT

highway access which would have the potential of reducing the amount of sidewalk across a paved driveway. Payment would be collected by the County as each phase is developed and finalized. If the Board approves this option, only the portion of sidewalks along Ravenswood Road (private) would be required.

Location	Amount at 125%
Sidewalks along Country Club Drive and Ravenswood Road	\$16,545.00
Sidewalk along US HWY 17	\$7,777.00
<b>TOTAL</b>	<b>\$24,322.00</b>

Per 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. Per 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.

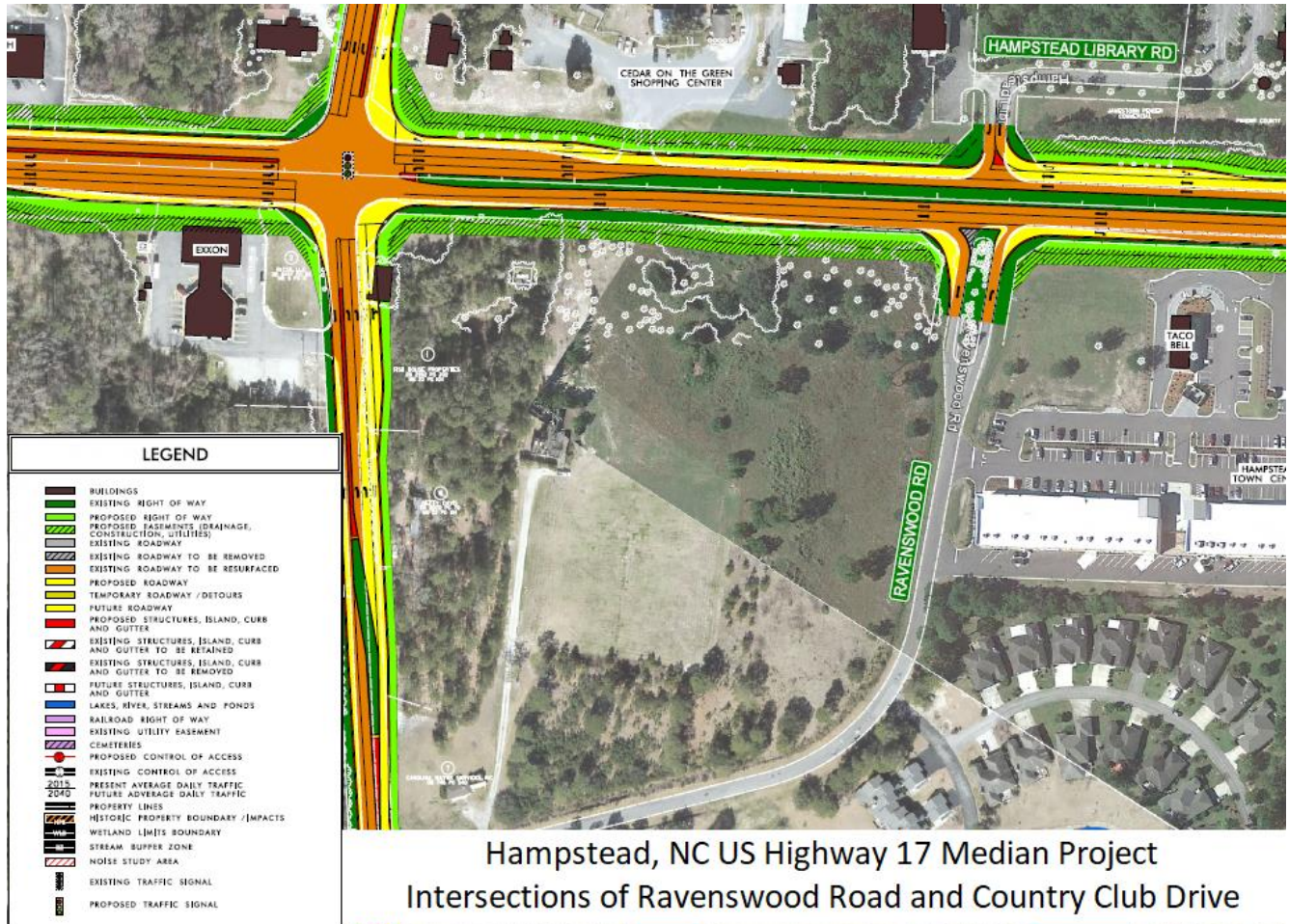
Pedestrian enhancements consistent with the Planned Development zoning district include pocket parks, walking trails, and benches to promote the interconnectivity of each parcel and use. Such uses and amenities shall be shown on the submitted Master Development Plan, along with sidewalks on the perimeter of the property.

Per the applicant narrative, “The sidewalk along Ravenswood Road (private) is proposed to be between the stormwater basin and existing roadside swale on the basin side slope. This landscape position and proximity to the swale would cause the downslope side of the sidewalk to be armored with rip rap to prevent erosion. Because of the steep slopes and likelihood of ongoing erosion and maintenance issues of this relatively short section of sidewalk, my clients request that a payment in lieu of construction be made to Pender County.”

Ravenswood Road (private) was re-surfaced in the summer of 2017.

**Planned Transportation Improvements**

The portion of east of US HWY 17 and north of County Club Drive (SR 1565). 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 4). Right-of-way acquisition for this project begins in 2019 and construction is scheduled to begin in 2021.



Staff recommends additional pedestrian enhancements along Country Club Drive (SR 1565) and Ravenswood Road (private) connecting US HWY 17 to residential communities to the south. A payment in lieu of constructing sidewalks along Ravenswood Road (private) may assist the County in using those funds for sidewalk construction at a later date. With the funded U-5732 project these funds could be utilized as a match for other areas, specifically along Country Club Drive (SR 1565), across US HWY 17 and connecting to the proposed project connecting to Topsail High School.

**TECHNICAL REVIEW COMMITTEE (TRC)**

Pender County’s Technical Review Committee meeting was held on Tuesday July 5, 2017 at 9:00 A.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 in Attachment 5 of this report.



## EVALUATION

**A) Public Notifications:** Public Notice of the proposal for the revision to 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 currently has Phase I built which includes a medical facility and stormwater basin 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:

**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.

**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.

**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.

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## 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 recommends the approval of the payment in lieu of request as detailed in the report for the development known as Oak Ridge at Olde Point.

### Previously Approved Conditions (Attachment 6)

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 one single access to the development from US HWY 17 in an effort to comply with the intent of the Planned Development zoning district.
3. A Traffic Impact Analysis will be required for the second phase of development, but not required for Phase I.

**Conditions Specific to the Master Plan Revision (597-2017)**

1. Payment in lieu of constructing pedestrian elements shall be due at time of Final Zoning compliance for each phase or portion of the project being constructed.

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**BOARD ACTION FOR MASTER DEVELOPMENT PLAN REVISION:**

**Motion:** \_\_\_\_\_ **Seconded** \_\_\_\_\_

**Approved:** \_\_\_\_\_ **Denied:** \_\_\_\_\_ **Unanimous** \_\_\_\_\_

Williams: \_\_\_ Fullerton: \_\_\_ Baker: \_\_\_ Carter: \_\_\_ Jordan: \_\_\_ McClammy: \_\_\_ Nalee: \_\_\_