

NEW HANOVER COUNTY
PLANNING & INSPECTIONS
DEPARTMENT
**HIGH DENSITY APPLICATION
FOR TRC REVIEW**

230 Government Center Drive
Suite 110
Wilmington, NC 28403
910-798-7165 phone
910-798-7053 fax
www.nhcgov.com

APPLICATION # _____

Petitioner Information	Property Owner(s) <i>If different than Petitioner</i>	Subject Property
Name Robbie B. Parker	Owner Name McAdams Homes, LLC	Address 4718 Gordon Road
Company Lee Law Firm PLLC	Owner Name 2	Parcel ID <i>204300-008-012-000 204300-008-013-000, 204300-008-014-000 204300-008-014-000, 204300-008-015-000</i>
Address 3414 Wrightsville Avenue	Address 6626-C Gordon Road	Acreege 85.19 +/- acres
City, State, Zip Wilmington NC 28403	City, State, Zip Wilmington NC 28405	Existing Zoning and Use B-2 & O&I
Phone 910-399-3447	Phone 910-798-3006	Proposed Zoning and Use R-15 Single & Multi-family
Email robbie@leelawfirm.com	Email grady@mcadamshomes.net	Land Classification R-15

SUBMISSION REVIEW PROCEDURES

Applications must be reviewed by the Technical Review Committee prior to submission for Planning Board consideration. A fee of \$300.00 per application will be charged. This fee is payable to New Hanover County and **MUST** accompany this application. **The application must also be accompanied by a site plan conforming to the requirements of Section 69.2, Section 69.4 of the Zoning Ordinance and a special use permit application.**

Applications for High Density Development are received and reviewed by New Hanover County Planning & Zoning and applicable to State, County, and Federal agencies.

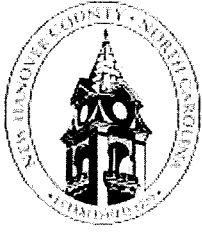
You are encouraged to arrange an informal pre-application conference with Planning & Zoning Staff at least two weeks prior to the date upon which you intend to submit an application for TRC review. By attending this conference, you will improve your chances of submitting a complete and acceptable application. You should bring a rough sketch of your proposal to the conference. Planning & Zoning staff will proceed to:

1. Advise you of possible environmental concerns.
2. Generally describe the required improvements.
3. Point out significant design problems.
4. Advise you regarding the required approval letters.
5. Generally guide you in preparing the TRC submission.
6. Once completed, the High Density application and **15 copies** of the site plan are submitted. New Hanover County Planning & Zoning will send a copy to each appropriate reviewing agency. When written agency comments have been received along with water and sewer letters, the site plan will be placed on the agenda for the next regularly scheduled Technical Review Committee (TRC) meeting. Written agency comments must be received **three (3) weeks prior** to the TRC meeting.
7. The required special use permit application may be submitted for Planning Board consideration at the next published deadline following TRC recommendation on the site plan. A site plan checklist is available to guide you through this process.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Petitioner or Property Owner

Print Name



NEW HANOVER COUNTY
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DEPARTMENT
**HIGH DENSITY CHECKLIST &
DENSITY CALCULATIONS**

Site Plan Requirements

- Scale no smaller than one inch to two hundred feet
- Vicinity or location map
- Name of designer, engineer, or surveyor
- North arrow and date
- Owner's name, address, and phone number on plan
- Developer (if other than owner) and development name
- Boundary line of tract to be developed drawn accurately to scale with linear and angular dimensions
- Total gross acres in tract
- Total acres occupied by all structures including street right-of-way and parking areas
- Total acres & boundaries of land lying within the 100-year flood plain and below mean high water mark, plus delineation of 100-year flood boundary
- Boundaries of all open space areas
- Location of all existing and proposed structures
- Total number of dwelling units to be constructed with number of bedrooms per unit and location of all multiple dwelling units
- Location of right-of-way widths of all streets and easements (and other areas to be dedicated to public use)
- Location and width of all streets, plus names and designation
- Location and description of all recreational areas and facilities
- Location of natural features including topographical information (contour interval 2 feet), watercourses, approximate forest lines and topo source
- Location and size of all proposed utility and drainage facilities

High Density Regulations

- Areas to be maintained by **Homeowners Association** clearly indicated on plan
- Physical Access to open space by all residents
- No economic restrictions on users
- Direct access to minor or major arterial
- Required buffer yards shown on site plan
- Compliance with Impervious Surface Ratio
- Compliance with Table of District Improvements (water, sewer, storm drainage, curb and gutter)
- Site in transition area
- Setbacks
- Parking complies with Article VIII of Zoning Ordinance
- Drainage plan approved
- Water supply/sewage disposal capacity approved
- Schedule for completion of improvements
- Conservation resources identified
- Air Quality/Complex Source Permit
- Approximate location of 404 Wetlands & Section 10 Wetlands

Subdivision Requirements: The following items must be shown on plan.

- Unduplicated development and street names
- Names and locations of adjoining subdivisions, streets, adjacent property owners
- Roadway cross-section and drainage design
- Lot lines, lot numbers, and setback lines
- Location of Areas of Environmental Concern
- Block lengths greater than 400' but less than 1000'
- Blocks to have 2 tiers

- Cul-de-sacs less than 500'
- Drainage easements not less than 30' in width
- Utility easements at least 15'
- Street intersect not less than 800' apart
- Street jogs are more than 200'
- Side lot lines substantially at right angles or radical to street lines
- Connections to adjacent streets (Street inter-connectivity)
- Significant tree survey
- TIA (100 peak hour trips or more)
- Water/ Sewer Capacity Letters
- Streetlights
- Fire hydrant and locations
- Sidewalks & Pedestrian easements
- Double frontage lots shall be avoided

DENSITY CALCULATIONS

To Calculate the Base Site Area

Gross Site Area Less:

- Land used as open space in prior residential development
- Land used for commercial, office and institutional, and light industrial purposes in the Planned Development District
- Water bodies and areas below mean water line if tidally or non-tidally influenced
- Previously approved open space

85.19 acres/sq ft
 - 0 acres/sq ft
 - 0 acres/sq ft
 - 0 acres/sq ft
 - 17.44 acres/sq ft

Equal Base Site Area

= 67.75 acres/sq ft

Density Allowance

Base Site Area

2951295 acres/sq ft

District Density Factor

R-10=17; R-15=10.2; R-20=4.25, O&I=10.2

PD Inside Urban Transition=4.25

PD Outside Urban Transition=2.5

x 10.2

Equals Number of Units Permitted on Site

= 691