

# NEW HANOVER COUNTY

## DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

Telephone (910) 798-7165

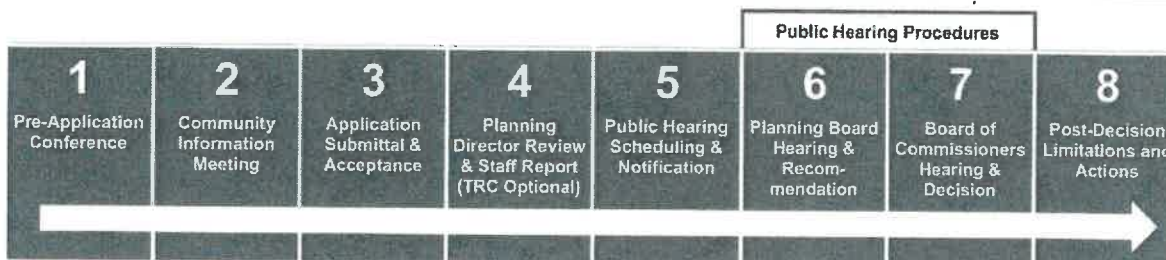
FAX (910) 798-7053

planningdevelopment.nhcgov.com



### MASTER PLANNED DEVELOPMENT APPLICATION

This application form must be completed as part of a master planned development application submitted through the county's online COAST portal. The main procedural steps in the submittal and review of applications are outlined in the flowchart below. More specific submittal and review requirements, as well as the standards to be applied in reviewing the application, are set out in Section 10.3.4 of the Unified Development Ordinance.



#### 1. Applicant and Property Owner Information

<b>Applicant/Agent Name</b> TDR-HL, LLC	<b>Owner Name (if different from Applicant/Agent)</b> SAME
<b>Company</b> TDR-HL, LLC	<b>Company/Owner Name 2</b>
<b>Address</b> PO BOX 381	<b>Address</b>
<b>City, State, Zip</b> WRIGHTSVILLE BEACH, NC 28480	<b>City, State, Zip</b>
<b>Phone</b> 910.791.6707	<b>Phone</b>
<b>Email</b> (planning consultant for applicant) aengebretson@paramounte-eng.com	<b>Email</b>

#### 2. Subject Property Information

<b>Address/Location</b> 1308 Crooked Pine Rd	<b>Parcel Identification Number(s)</b> R02800-004-104-000 R02800-004-031-000	
<b>Total Parcel(s) Acreage</b> +/- 62.77	<b>Existing Zoning and Use(s)</b> R-15 vacant	<b>Future Land Use Classification</b> Community Mixed Use

#### Applicant Tracking Information (This section completed by staff)

<b>Case Number:</b> 221-08	<b>Date/Time Received:</b> VI - 8/6/20 REV - 6/15/21 11:08 AM	<b>Received by:</b> FV
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### 3. Proposed Zoning, Use(s), & Narrative

<b>Proposed Zoning District:</b> PD	<b>Total Acreage of Proposed District:</b> all portions not previously zoned R-5
<b>Please provide a project narrative, describe the purpose of the master planned development, and list the uses that will be allowed (attach additional pages if necessary).</b>	
see attached	

### 4. Traffic Impact

<b>Please provide the estimated number of trips generated for the project's proposed maximum density and intensity based off the most recent version of the Institute of Traffic Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.</b>	
<b>ITE Land Use:</b>	see attached
<b>Trip Generation Use and Variable (gross floor area, dwelling units, etc.)</b>	see attached
<b>AM Peak Hour Trips:</b>	see attached
<b>PM Peak Hour Trips:</b>	see attached

## 5. Master Planned Development Considerations

Please explain how the proposed development meets the following criteria (attach additional pages if necessary).

1. How would the requested change be consistent with the County's policies for growth and development, as described in the 2016 Comprehensive Plan, applicable small area plans, etc.

see attached

2. How would the requested development be consistent with the property's classification on the 2016 Comprehensive Plan's Future Land Use Map.

see attached

3. How does the proposed master planned development meet the required elements and intent of the proposed zoning district?

see attached

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". Applications determined to be incomplete must be corrected in order to be processed for further review.

**Application Checklist**

- ☐ This application form, completed and signed
- ☐ Application fee:
- \$600 for 5 acres or less
  - \$700 for more than 5 acres
  - \$300 in addition to base fee for applications requiring TRC review
- ☐ Community meeting written summary
- ☐ Traffic impact analysis (if applicable)
- ☐ Legal description (by metes and bounds) or recorded survey Map Book and Page Reference of the property requested for rezoning
- ☐ A copy of the title to all land that is part of the proposed master planned development district to demonstrate unified control
- ☐ Master Development Plan (MDP) Master Plan including the elements listed on the attached checklist:
- ☐ Proposed MDP Terms & Conditions Document specifying
- Conditions related to approval of the application for the master planned development zoning district classification;
  - References to the MDP Master Plan, including any density/intensity standards, dimensional standards, and development standards;
  - Conditions related to the approval of the MDP Master Plan, including any conditions related to the form and design of development shown in the MDP Master Plan;
  - Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development;
  - Provisions related to environmental protection and monitoring; and
  - Any other provisions relevant and necessary to the development of the master planned development in accordance with applicable standards and regulations.
- ☐ One (1) hard copy of ALL documents AND 5 hard copies of the site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.
- ☐ One (1) digital PDF copy of ALL documents AND plans

**Applicant Initial**

**Staff Initial**

JAEI

W

JAEI

W

JAEI

W

JAEI

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JAEI

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## 6. Acknowledgement and Signatures

By my signature below, I understand and accept all of the conditions, limitations, and obligations of the Master Planned Development zoning for which I am applying. I understand that the existing Official Zoning Map is presumed to be correct. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.

If applicable, I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and comments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.



Signature of Property Owner(s)

John A. Elmore

Print Name(s)

Signature of Applicant/Agent

Print Name

Note: This form must be signed by the owner(s) of record. If there are multiple property owners, a signature is required for each owner of record.

*If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper, the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, the Board will act on the request at the scheduled meeting and are under no obligation to grant the continuance. If the continuance is granted, a fee in accordance with the adopted fee schedule as published on the New Hanover County Planning website will be required.*

## Master Planned Development (MPD) Master Plan Requirements Checklist

### Requirements for All MPD Districts (UMXZ, RFMU, EDZD, PD)

Tract boundaries and total area, location of adjoining parcels and roads

Proposed use of land, structures and other improvements, including general building types, density/intensity, pedestrian and vehicular circulation, and public facilities

Proposed resource protection and open space areas

Development schedule, including proposed phasing

All existing and proposed easements, reservations, required setbacks, rights-of-way, and buffering

The location of Special Flood Hazard Areas, if applicable

Location, species, and size (DBH) of regulated tree

### Additional Requirements for EDZD Districts

Map showing location of existing public water and sewer lines, roadway classification, existing or planned bicycle and pedestrian facilities, schools, parks, employers, and shopping districts within a 1/2 mile of the outermost project boundary

Proposed location, size, and type of signage

Inventory of existing environmental, cultural, historical, and natural site attributes

Calculations of the requested density/intensity and documentation supporting the award of points for any density bonus

### Additional Requirements for PD Districts

Existing topographic information with 2-foot contour intervals

All water courses, mean high water lines, and unique natural features

Estimated square footage and acreage table for all commercial, industrial, and office and institutional areas

All adjoining land uses and zoning districts

School sites being reserved and recreational areas to be dedicate for public use, if applicable

Calculations of the requested density/intensity and documentation supporting the award of points for any density bonus



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**Please note that for quasi-judicial proceedings, either the land owner or an attorney must be present for the case at the public hearing.**

The undersigned owner does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached petition. The Agent is hereby authorized to, on behalf of the property owner:

1. Submit a proper petition and the required supplemental information and materials
2. Appeal at public meetings to give representation and commitments on behalf of the property owner
3. Act on the property owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition applicable to the New Hanover County Zoning Ordinance.

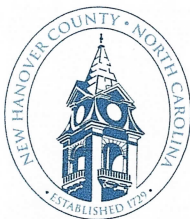
Agent Information	Property Owner(s)	Subject Property
<b>Name</b> Paramounte Engineering, Inc	<b>Owner Name</b> TDR-HL, LLC	<b>Address</b> end of Murrayville Rd
<b>Company</b> Paramounte Engineering, Inc	<b>Owner Name 2</b>	<b>City, State, Zip</b> Wilmington, NC 28411
<b>Address</b> 122 Cinema Dr	<b>Address</b> PO Box 381	<b>Parcel ID</b> R02800-004-104-000;
<b>City, State, Zip</b> Wilmington, NC 28403	<b>City, State, Zip</b> Wrightsville Beach, NC 28480	R02800-004-031-000
<b>Phone</b> 910.791.6707	<b>Phone</b> 910.791.6707	
<b>Email</b> aengebretson@paramounte-eng.com	<b>Email</b> aengebretson@paramounte-eng.com	
<b>Application Tracking Information</b> (Staff Only)		
<b>Case Number Reference:</b> 221-08	<b>Date/Time received:</b> 6/15/21 11:08 AM	<b>Received by:</b> PV

This document was willfully executed on the 14<sup>th</sup> day of June, 2021.

Owner 1 Signature TDR-HL, LLC

Owner 2 Signature \_\_\_\_\_





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Owner 1 Signature TDR-HL, LLC

Owner 2 Signature \_\_\_\_\_





Rev Date: 14 June 2021

Date 6 August 2020

Project Narrative:

The proposed development is a total of  $\pm 62.77$  acres located in New Hanover County (NHC) near the intersection of Crooked Pine Road and Plantation Road at the end of Murrayville Road. The subject parcels are further defined as NHC parcel numbers: R02800-004-031-000 and R02800-004-104-000. The site is bisected by the new Military Cutoff Extension and associated service road which are both currently under construction. The result is 3 relatively small parcels of land along the service road comprising  $\pm 12.23$  acres and the larger tract adjacent to Hanover Reserve and at the end of Murrayville Road,  $\pm 50.54$  acres. The project is proposed as a Master Planned Development (PD) to be rezoned into PD. Military Cutoff Extension bisects the existing parcels, but the entire land holding is intended to be part of one master planned development.

The applicant proposes a commercial core developed around the new Military Cutoff Extension (MCE). The existing dead-end Murrayville Road will be extended to the MCE's proposed left-over intersection. This intersection will be the commercial hub with the service road's right in/right out access being a secondary commercial hub. The existing site is zoned R-15 with residential uses and vacant land surrounding the site. The site is designated as community mixed-use and could be an important commercial node in Northern New Hanover County since the MCE now bisects the site. Using the flexibility of PD zoning to cohesively design the site, we propose encircling the proposed commercial core with a variety of residential units to create a well-orchestrated transition from the busier commercial center to medium-dense residential to lower density single family/existing neighborhoods.

This PD MPD is a high level, master plan to identify acceptable land uses and basic anticipated vehicular and pedestrian networks. The plan identifies caps for density of all uses. Because this is a high-level master plan, we identify caps for density and square footage on the master plan. This plan, along with the terms and conditions document, acts as the guideline for a high-quality mixed-use community located on a new major transportation hub in the County. Like any project, this one requires working hand in hand with NCDOT, CFPUA, and NHC to develop the project infrastructure for a safe and viable development. Those conversations are underway and will continue through the site-specific planning process if this MPD is approved. This application's MPD and supporting document set the framework for a commercial hub offering goods, services, entertainment, and dining. Currently, this area of the County must rely on the busy Market Street or Gordon Road corridors to find similar services. The proposed project presents a new opportunity for a vehicular connection to a major highway, MCE, with a real potential to alleviate traffic congestion from the Murrayville/Ogden area. Furthermore, by offering a commercial hub at

one of the only stops along MCE between Market Street and I-140, this also has the potential to offer goods and services to an underserved area without creating undo traffic burden. The County's 2045 transportation plan identifies extension of Murrayville Road to make connection to the North/East of the County from existing neighborhoods, and this proposed development helps achieve part of that goal. The County's Future Land Use Plan also supports this type of development in this location. This property falls in the community mixed use place type which supports just the sort of mixed commercial and various residential products we propose. The extension of water and sewer to this part of the County further opens opportunities to for the future of Northern New Hanover County and expands tax base. The project's timing is aligned with NCDOT's construction of MCE which eliminates possible undue burden on existing roads and neighborhoods. With all the pieces and timelines aligning for a responsible, cohesive development, we believe this is the right development at the right time for this location. We appreciate your consideration of our proposed development.

#### Supplemental Application Information – MPD – PD

Master Planned Development Considerations:

- 1. How would the requested change be consistent with the County's policies for growth and development, described in the 2016 Comprehensive Plan, applicable small area plans, etc.**

The Comprehensive Plan identifies the land in the Community Mixed Use place type which promotes a variety of house products, goods and services, mixed use and other similar uses to those proposed with this project. Furthermore, one of our areas major long-range NCDOT traffic relief projects is underway and bisects the site creating near-perfect conditions for a commercial center with medium to high density mixed use/residential development. The Military Cutoff Extension, when complete, gives convenient, quick access to the Market/Military Cutoff intersection and beyond as well as Hampstead and beyond when complete bypass projects are in place. This is expected to alleviate a good deal of previously gnarled and congested network of neighborhood roads all dumping out on Market Street. Our proposed project's timing aligns well with the anticipated completion of the Military Cutoff Extension. Commercial and higher density portions of the project would not be online until after completion of the new highway's connection to Military Cutoff.

- 2. How would the requested development be consistent with the property's classification on the 2016 Comprehensive Plan's Further Land Use Map.**

See response above.

- 3. How does the proposed master planned development meet the required elements and intent of the proposed zoning district?**

The proposed MPD not only provides the connection of a major arterial road to a principal highway in Wilmington, it also develops a road and pedestrian network that flows easily

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between the proposed commercial and residential developments. The intent of the development is to promote this live, work, play community, not only for the people moving into the project, but also for those nearby. Nearby multi-use paths and County parks make the location attractive to future residents. The developer is to extend the current dead-ended Murrayville Road to MCE creating a streetscape of integrated buildings, plazas and courtyards, paths and landscape to give identity to the development as well as offer a high-quality commercial and mixed-use development. These are all key to a successful PD zoning district and essential to make a viable new community. The applicant proposes an integrated and architecturally pleasing community providing easy access to shopping, dining, parks/open spaces, and all the offerings of the commercial and residential development. We believe this proposed development hits the heart of what a planned development community mixed use place type is supposed to be, and, after reviewing our proposal, we hope you feel the same way.

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### **Hanover Reserve Mixed Use Community Meeting Summary:**

Due to COVID restrictions, Paramounte Engineering held a GoToMeeting virtual community meeting on July 30, 2020 at 5 PM. All participants were completed with questions by 5:45PM. The meeting was recorded and shared with anyone requesting a copy after the meeting.

The presentation consisted of an earlier version of the master plan, aerial images, and an example of a previous graphic used for the Phase 4 Section 1 Hanover Reserve townhomes. This area is being enveloped in the Hanover Reserve Mixed Use PD but is still planned for the same number of townhomes as presented during a rezoning of the property from R-15 to R-5. After a project overview and orientation by Paramounte Engineering, the meeting was turned over to participants for questions and comments.

- One person was concerned that traffic would cut through her neighborhood to enter the proposed project. We discussed ways the road network could be designed to prevent a direct cut through from her neighborhood, and those ideas will be considered in the design development of the project.
  - One person preferred single family homes to townhomes behind her home.
  - We did get a couple of comments concerned over traffic, but no one in direct opposition ( at least in the meeting).
  - We did receive a couple of emails leading up to the meeting expressing wishes that we would not develop anything. When invited to the community meeting to express concerns and engage in discussion about their thoughts, they did not appear to accept the invitation. None of those comments were voiced during the meeting.
  - There was a comment that getting to goods and services is not a problem now and there does not need to be a new commercial node here.
  - Others expressed interest in dining and shopping opportunities.
  - Most of the questions pertained to Military Cutoff Extension:
  - There was discussion about the impacts of Military Cutoff Extension and the new connection to that road. Questions were raised about what happens to Plantation Road with NCDOT's work, and those were answered to the best of our ability.
  - Additional questions concerning what roads will be paved and not after NCDOT is finished were discussed by the group.
  - One person owning land in the area, but not living here was very much in favor of the proposed project and supported the mixture of uses and commercial, walkable core we hope to create.
  - We had folks both in the meeting and after, through email, ask us to create something upscale, nice, and walkable.
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- Most people that had in-depth questions were those finding out the plans because they own property nearby and want to know how this development will affect property values.

We extended the offer for folks to continue to contact us through the process if they have questions or comments. We asked folks to help us be the kind of development they want to see in their neighborhood, and many folks have responded positively to this effort. While some folks like Murrayville just the way it is, others seem welcoming. We have received general support and good wishes from several neighbors.

**Community Coordination Update 6/1/21:**

Since the meeting in July, we have continued conversations with interested residents through email and phone calls. The developer has met with a few individuals as well. We have continued to receive community support and fielded general questions about the plans. There have been very few concerns raised, but traffic was discussed with a few citizens. Several folks told us they were worried about people cutting through their neighborhoods or causing a lot of extra trips on the existing Murrayville Road if the project was built prior to the opening of the MCE. We have taken time to work with NCDOT and our traffic consultants to fully identify the possibilities for the area. As a result, we believe we have a road network that will alleviate traffic congestion, avoid a lot of cut-throughs from outside, through existing neighborhoods and into the proposed development. By a combination of project timing aligning with MCE, project design, and coordination with the County and NCDOT, the developer addresses the majority of questions received to date from the neighboring community.

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## **Hanover Reserve Mixed Use**

Date: 06/14/21

1. Conditions related to approval of the application for the master planned development zoning district classification:
  - a) The use, density of use, and maximum building heights for the areas depicted in detail as on the development plans represent the proposed Planned Development (PD) Zoning district. The detail of the proposed zoning district requirements is represented on the Master Planned Development (MPD) master plan, but this terms and conditions document generally refers to the broad category of use as Commercial, Retail, Restaurant, Office, Mixed Use, Multi-Family, and/ or Townhomes. The uses, and other regulations and conditions approved with this terms and conditions document and the MPD may be amended or modified in accordance with County requirements as necessary.
  - b) The use and development of the subject property shall comply with all applicable regulations and requirements imposed by the New Hanover County Unified Development Ordinance ("UDO"), and any other applicable federal, state, or local law.
  - c) Approval of this rezoning does not constitute technical approval of the site plan. Issuance of all required permits must occur prior to construction commencing.
2. References to the MPD, including any density/intensity standards, dimensional standards, and development standards:
  - a) Maximum density permitted in Planned Development (PD) District – 17 dwelling units maximum per acre (du/ac). Total site area is 62.77 acres, maximum number of dwelling units would be 1067 units.
  - b) Proposed maximum density of residential units on this MPD PD is 473 total dwelling units, or 7.54 du/ac.
  - c) The project shall be developed in accordance with County, state, and federal building, and environmental regulations.
  - d) Sidewalks will be provided in ways that promote pedestrian safety and access through the site.
    - i. One component of the proposed plan includes coordinating with NCDOT to develop an extension of the multi-use path (MUP) along the Military Cutoff Extension corridor which is currently projected to end adjacent to the project boundary.



- ii. The potential extension of the MUP is estimated at least 8' wide along one side of the proposed Murrayville Road extension. Murrayville Road extension is identified as the portion of road connecting to the end of the existing Murrayville Road and continuing to the intersection with the Military Cutoff Extension roadway.
  - iii. If the opportunity to work together arises, the developer would coordinate with NCDOT and New Hanover County to identify a safe crossing across Military Cutoff Extension from the MUP to the developer's proposed Murrayville Road MUP.
3. Conditions related to the approval of the MPD Master Plan, including any conditions related to the form and design of development shown in the MPD Master Plan:
- a) Vehicular access from the master planned development site through to Murrayville Road extension is open to the public with no gated access.
  - b) The developer reserves the right to construct a gated access to the MDP Parcel B multi-family/ senior living site along internal project roads, to be accessed by residents of the MPD and by emergency vehicles.
  - c) Access point on the project's land connecting to Sky Reach stub road near Golden Grove Ln will be constructed for emergency access only and method of access will be discussed with and approved by New Hanover County Fire/EMS during site plan approval for Parcel D.
  - d) Existing vegetation will be augmented as required to meet opacity standards within the project's twenty-foot (20') buffer (depicted on the MPD Master Plan). The buffer is subject to the applicant's right to install required utilities and infrastructure and make any changes required by this zoning. To the extent necessary to satisfy County standards, additional vegetation, as well as fencing, will be added to the buffer area sufficient to establish required opacity in areas adjacent to residential uses.
  - e) Military Cutoff Extension is built far higher than the subject property on either side of it. While some fill may occur, it is not anticipated that the subject property will be raised level with Military Cutoff Extension. As such, street yard area along Military Cutoff Extension shall be provided as follows:
    - i. Provide 18 square feet of street yard area for every linear foot of street frontage along Military Cutoff Extension (minimum width of 9', max width of 27'). Measurement shall begin from: the edge of right of way, from toe of slopes steeper than 4':1' or from project side edge of utility easements.
    - ii. Fencing or walls shall be allowed between Military Cutoff Extension and PD uses as specified here: multi-family, residential, senior care facilities, and storage areas.
    - iii. Driveways shall not be included in the calculation of street frontage.
    - iv. The area of any walkways, sidewalks or other bicycle and pedestrian facilities, and transit amenities shall be subtracted from the base street yard area required above to get the total required street yard area.
    - v. The applicant may choose to increase the required square footage per linear foot up to

twenty-five percent (25%) to receive an equivalent reduction in the building's front yard setback.

- vi. The applicant may install the street yard in any configuration that provides the required amount of street yard square footage between the property line and any site improvements as long as it remains in compliance with the minimum and maximum widths outlined above.
- vii. For every six hundred (600) square feet of street yard area, the following landscaping shall be provided:
- viii. One canopy/shade tree a minimum of three inches (3") caliper in size OR three (3) understory trees a minimum of six (6) feet in height at time of planting. If overhead power lines are located within the street yard area, planting requirements will follow the utility company's guidelines for planting under power lines; and
- ix. Six shrubs, 12" in height at time of planting.
- x. If there are existing trees of a minimum two inches caliper size in the proposed street yard, the Planning Director may grant credit toward meeting tree preservation requirements.
- xi. Walkways, sidewalks, or other bicycle and pedestrian facilities, fountains, walls or fences, and transit amenities shall be permitted within the street yard; however, parking areas shall not be permitted.

f) Street yard area along Murrayville Road Extension shall be provided as follows:

- i. The street yard along Murrayville Road is intended to create a streetscape integrating the street yard landscape with the MUP as well as the plazas, courtyards, outdoor dining facilities, and entrances to proposed businesses. Buildings are encouraged to be close to the right of way or provide outdoor seating, dining, courtyards, fountains, or other amenities. As such, the project proposes a creative standard for the Murrayville Extension streetscape. That standard shall be defined as follows:
- ii. Provide street yard landscaping between Murrayville Road Extension and face of building.
- iii. Provided that the building face is not more than 60' from the right of way or that the building facing Murrayville Road Extension creates a landscaped outdoor space accessible by pedestrian from the MUP, any landscape, except turf grass, planted along the corridor can count toward the street yard landscape and must contain at least:
  - 1 canopy tree per sixty (60) linear feet of street yard;
  - 24 landscape plants 12" in height or greater, including shrubs and/or ornamental grasses, but excluding turf grass, per sixty (60) linear feet
  - Contain at least eighteen (18) square feet of street yard area for every linear foot of street frontage along Murrayville Road Extension
  - Plants may be grouped together or otherwise distributed provided that the frontage for each building accounts for that building's street yard within the associated parking and street facade
  - Parking island landscaping within 60' of the Murrayville Road Extension right of way may be counted toward street yard landscaping, but in no case can a facade be void of landscape between the right of way and the building

- iv. If no pedestrian access is created from Murrayville Road Extension MUP to the face of the building, the landscape within 60' of the right of way defaults to the same streetscape standards as Military Cutoff Extension streetscape or must contain at least the following or:
    - 1 canopy tree per sixty (60) linear feet of street yard
    - 12 landscape plants, including shrubs and/or ornamental grasses but excluding turf grass, per sixty (60) linear feet
    - Contain at least eighteen (18) square feet of street yard area for every linear foot of street frontage along Murrayville Road Extension
    - Any portion of a parking island's landscaping within 60' of the Murrayville Road Extension right of way may be counted toward street yard landscaping
    - Plants may be grouped together or otherwise distributed provided that the frontage for each building accounts for that building's street yard within the associated parking and street facade
  - v. Parking shall be allowed in area between building and Murrayville Road Extension provided that pedestrian access along the MUP is not impeded.
  - vi. Driveways shall not be included in the calculation of street frontage;
  - vii. The area of any walkways, sidewalks or other bicycle and pedestrian facilities, and transit amenities beyond the MUP shall be subtracted from the base street yard area required to get the total required street yard area;
  - viii. The applicant may install the street yard in any configuration that provides the required amount of street yard square footage between the property line and any site improvements as long as no building façade is void of landscape between the building face and right of way and as long as the landscape remains in compliance with the requirements outlined above.
- g) If there are existing trees of a minimum two inches caliper size in the proposed street yard, the Planning Director may grant credit toward meeting tree preservation requirements.
- h) Walkways, sidewalks, or other bicycle and pedestrian facilities, fountains, walls or fences, and transit amenities shall be permitted within the street yard; however, parking areas shall not be permitted.
4. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development:
- a) Transportation will be provided by access to public rights of way. A NCDOT approval of road design and driveway permit will be acquired prior to any access to Military Cutoff Extension or Murrayville Road Extension.
  - b) Potable water and wastewater for the project will be provided by Cape Fear Public Utility Authority ("CFPUA"). Developer has been and will continue to coordinate with CFPUA and potentially other property owners in the vicinity to address a solution for services to this project site.
  - c) Stormwater will be managed on site in accordance with NCDEQ restrictions and regulations, will comply with all County and State regulations, and any permit issued for

the site. The engineers who will coordinate and implement the stormwater management plan have not yet been selected.

- d) Stormwater easements will be 20' wide max. unless proven wider easements are a necessity.
- e) If allowable by utility providers, utilities may be placed in underground utility vaults or banks to enhance streetscape and minimize utility conflicts. Developer will coordinate with utility providers to determine requirements and regulations and gain authorization to construct.
- f) Infrastructure will be designed in accordance with the North Carolina building code, all other applicable government regulations, laws, and ordinances, and developed consistent with the approved MPD.

5. Provisions related to environmental protection and monitoring:

- a) Any 404 wetlands determined to exist on the site will be delineated and handled in accordance with all applicable government regulations, laws, and ordinances including Army Corp. of Engineers requirements. The property owner will comply with all applicable regulations, laws, and ordinances from local, state, and federal sources with jurisdiction over the site.

6. Any other provisions relevant and necessary to the development of the MPD in accordance with applicable standards and regulations:

- a) The Residential Use areas of the MPD may be used for any purpose permitted under the applicable zoning regulations except that the following Residential uses will not be permitted:
  - i. Mobile Home;
  - ii. Mobile Home, Doublewide;
  - iii. Mobile Home Park;
  - iv. Mobile Home Subdivision
- b) The Mixed-Use areas of the MPD may be used for any Commercial purpose permitted under the applicable zoning regulations, except that the following uses will not be permitted:
  - i. Animal Shelter;
  - ii. Kennel; and
  - iii. Vehicle Towing Service
- c) In addition to the Commercial uses permitted by applicable zoning regulations, subject to these terms and conditions, the following Office, Civic and Institutional, Educational Services, and Health Care Facilities uses shall be permitted in the Mixed-Use and Commercial areas of the MPD:
  - i. Adult Day Care;
  - ii. Child Care Center;
  - iii. Family Child Care Home;
  - iv. Community Center;
  - v. Contractor office/maintenance facility/storage/holding yard
  - vi. Library;

- vii. Lodges, Fraternal, & Social Organizations;
- viii. Museum;
- ix. Post Office;
- x. Senior Living , Assisted Living, Continuing Care, or Retirement Community
- xi. Hospital, Medical, and Dental Office and Clinic; and
- xii. Nursing and Rehabilitation Center

d) In addition to the Commercial and other uses listed previously, uses permitted by applicable zoning regulations, subject to these terms and conditions, the following Industrial and limited Manufacturing uses, or other uses not expressly outlined in the principal use table shall be permitted in the Mixed-Use and Commercial areas of the MPD:

- i. Broadcasting and Production Studio;
- ii. Research and Development Facility;
- iii. Artisan Manufacturing;
- iv. Beverage Manufacturing;
- v. Mini-storage/self-storage
- vi. Printing and Related Support Activities;
- vii. Office/Flex warehouse
- viii. Watercraft and watercraft accessories and RV storage (if fenced/gated), includes drystack facilities
- ix. Wholesaling.

7. Compensating community benefits as identified by the PD zoning district in the New Hanover County Unified Development Ordinance (UDO) may include, but are not limited to, improved design, natural preservation, improved connectivity for pedestrians and/or vehicles, mixed-use development, green building practices, and dedication of land or in-lieu fee contribution. This project's proposed compensating community benefits are as follows:

This project proposes utilizing:

Improved Design, Improved Connectivity for Pedestrians and/or Vehicles

Mixed-Use Development

Expansion of County-Wide Parks and Recreation Opportunities

Transportation Facilities

The use of architectural design that exceeds any minimum standards established in the UDO or any other County regulation, or the use of site design incorporating principals of walkable urbanism and traditional neighborhood development, compatible with the comprehensive plan and other adopted County plans.

• **This project has four main components all contributing to improved design.**

1. Building a roadway connection that can alleviate traffic congestion in the northern part of New Hanover County.
2. The extension of Murrayville Road which moves the County closer to achieving its 2045 transportation goals in extension of the Road to the east. This opens up

opportunities for public/private partnership to further vehicular and pedestrian transportation/recreation corridors.

3. A mixed use community developed in a newly opened commercial growth node created in the county by the Military Cutoff Extension (MCE) corridor.
4. A cohesively designed project offering a variety of housing types that act as a transition from the proposed commercial/mixed use areas to the existing single-family homes and undeveloped land in the area.

**Project's Compensating Community Benefits Defined:**

- **Specifically addressing the architectural design within this proposed Community Mixed Use area of the county:**

The roadway connection is not only focused on vehicles. While the roadway connection will create significant positive impacts to the County as a whole, the road design will also include sidewalks/paths integrated into the overall proposed PD development which enhances pedestrian and bicycle use. This could be a public/private partnership to create a multi-use path (MUP). The sidewalks and paths are intended to be integrated into the plazas and landscape streetscape along Murrayville Road to create a welcoming streetscape. The applicant intends to introduce safe corridors for the pedestrians to access and interact with the proposed retail/office/restaurant pocket parks, courtyards, and outdoor dining areas. This multi-faceted roadway design will set the tone for the entire development and create a walkable community accessible by sidewalks among and landscaped corridors.

Beyond the connectivity, the mixed-use project will be cohesively designed, meaning the master planned community can create common design themes tying the community together and smoothly transitioning more intensive commercial uses to smaller scale retail, restaurant, and mixed-use buildings to multi-family to townhomes before abutting the existing undeveloped and single-family neighborhoods in the area.

- **Road Connectivity:**

The project is planning both improved design in the architectural and landscape architectural design as well as an improved traffic design for the area. The developers of this project have worked with New Hanover County planning staff and NCDOT to develop a plan to extend an existing dead-end road, Murrayville Road, to the Military Cutoff Extension (MCE) which is currently under construction. All parties recognized the potential for a commercial node at a new prominent traffic corridor, the MCE. The developer's plans include extension of the Murrayville Road Extension running through the project as a public right of way to be dedicated to NCDOT. This connection provides a much-needed alternative route for a large number of residents in northern New Hanover County. Currently, northern New Hanover County relies heavily on connections to Market Street to get out of their neighborhoods and out to shopping, dining, and entertainment. By converting a dead-end road into an extended road accessing the primary traffic corridor to alleviate traffic on Market Street, especially in the northern part of the county.



- **Improved Connectivity for Pedestrians and/or Vehicles and Expansion of County-Wide Parks and Recreation Opportunities:**

Additional connections to existing roads, sidewalks and paths allowing for bicycle and pedestrian facilities will be provided to improve connectivity internal to the development and, in appropriate places, to and from the development and existing residential and commercial development in the County, beyond the requirements of Section 5.2, Traffic, Access, and Connectivity.

Murrayville Extension and the developer's on-going work with NCDOT and County staff to plan the Murrayville Road Extension will further secure improved connectivity beyond the borders of the Murrayville area neighborhoods. This project will build an important connection of the County's 2045 transportation plan that could link the Murrayville residents to the regional County amenity of Ogden Park, Market St, and future growth nodes. The developer is open to discussing private/public partnerships extending multi-modal connections through the development to expand recreation opportunities beyond this development and recognizes the Military Cutoff Extension as a key way to connect a large section of New Hanover County to goods and services without overloading existing roadways. The road will help alleviate congestion in this portion of the County and will form an alternate route to and from area neighborhoods to goods and services within this project and beyond.

- **Mixed-Use Development.**

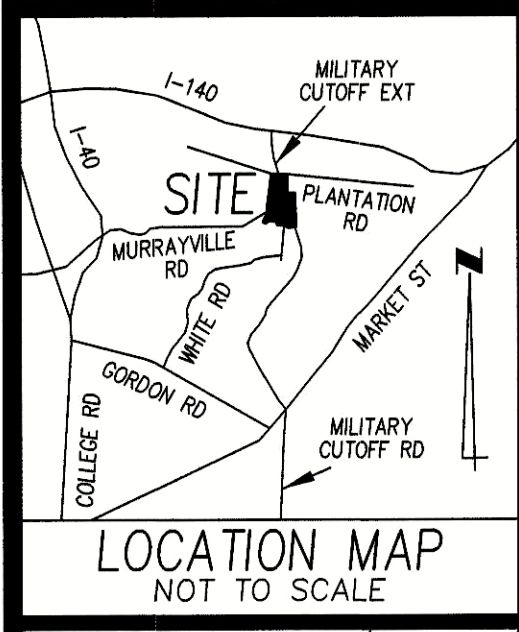
The proposed development will have a mixture of residential and commercial uses and product types all integrating well thought out design for a variety of residents both in our existing communities and travelers passing through on the future connected bypass network. The mixture of uses will be fully determined as the market drives demand, but the product types identify the myriad of uses possible in the community. However, there could be vertically integrated mixed-use buildings planned as well. These buildings, if constructed as envisioned at this time, will likely be a significant part of the streetscape along Murrayville Road Extension. It is these buildings that will drive the design of the community focusing on streetscapes. Those streetscapes assign identity to a project, create spaces in which we can all can partake, and create opportunities to link a variety of goods and services to both existing and newly created community. Mixed-use projects like this one will create parks and recreation opportunities in integrated paths, plazas, courtyards, amenities, and open spaces. These developments also offer a variety of housing types to support a range of incomes and lifestyles as well as supporting and existing, well-established, and thriving single-family community in nearby neighborhood.

- **Other community benefit that would provide benefits to the development site and the citizens of the County, generally.**

The northern part of New Hanover County is primarily large tracts of vacant land, many tracts without paved roads or adequate access to property and major road networks. One reason for this portion of the county being undeveloped or at the edge of development is the lack of available sewer to support commercial and denser residential development. This project is

actively seeking solutions in linking sewer to a this development, a potential major commercial and mixed-use hub in New Hanover County. The community benefits are that sewer could be available to a new section of New Hanover County opening-up an area for expanded tax base. Improved road connectivity within New Hanover County and nearby counties will be constructed without drastic impacts on existing road infrastructure. Goods and services, dining and entertainment will be offered to a large section of existing homes in northern New Hanover County, all with infrastructure built by and because of this project. While this is new development, it is smart development in all the ways our County's future land use plan targets as goals and planning guidelines. This project offers so many benefits to the neighboring community by virtue of location and commitment to finding the right infrastructure improvements to better our County as a whole.





LEGEND

- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIPE OR REBAR
- SET REBAR

- NOTES:
- TOTAL AREA = 78.56 AC± (4 AREAS COMBINED)
  - PID: R02800-004-031-000
  - THIS PARCEL IS LOCATED IN ZONE X ACCORDING TO DIRM MAP 3720325000, DATED APRIL 3, 2006
  - REBAR AND CAP WERE FOUND SET AT ALL NDOT BOUNDARIES EXCEPT WHERE OTHERWISE NOTED.
  - THERE ARE GAPS AND OVERLAPS ASSOCIATED WITH THE NDOT TAKING DESCRIPTION (BK 6148, PG 1686) WHERE IT SHOULD ABUT ESTABLISHED BOUNDARIES. LOCATIONS AS NOTED.
  - IRON REBAR FOUND AT ALL ADJOINING LOT CORNERS OF HANOVER RESERVE SUBDIVISION WITH THE EXCEPTION OF ADJOINING COMMON AREAS.

LINE	BEARING	DISTANCE
L1	N54°52'45"W	85.10'
L2	N65°39'45"E	76.10'
L3	N54°52'46"W	17.13'
L4	S07°43'07"E	4.39'
L5	N79°55'18"E	11.21'
L6	S78°23'43"E	14.84'
L7	S79°55'18"W	25.00'
L8	N04°12'39"E	251.78'
L9	N79°55'18"E	33.37'
L10	S79°55'18"W	25.00'
L11	S10°04'42"E	109.00'
L12	N67°27'08"W	121.72'
L13	S30°38'40"W	76.36'
L14	S63°07'55"W	131.23'
L15	N80°04'53"W	106.28'
L16	N35°13'30"W	80.36'
L17	N47°31'24"W	80.36'
L18	N59°49'29"W	80.36'
L19	N72°07'34"W	80.36'
L20	N84°25'38"W	80.36'
L21	S83°57'14"W	77.54'
L22	S80°52'31"W	160.00'
L23	N09°07'29"W	120.00'
L24	N80°52'31"E	16.52'
L25	N09°07'29"W	170.00'
L26	S80°52'31"W	91.63'
L27	N26°42'36"W	177.19'
L28	S32°52'23"W	47.60'
L29	N56°10'15"W	170.79'
L30	S33°49'45"W	45.68'
L31	N56°10'15"W	120.00'
L32	N33°49'45"E	97.00'
L33	N56°10'15"W	25.00'
L34	S78°23'43"E	204.32'
L35	S11°51'05"W	48.53'
L36	S78°08'41"E	86.02'
L37	S04°21'19"W	201.15'
L38	N85°38'41"W	20.00'
L39	S85°38'41"E	20.00'
L40	S04°21'19"W	199.90'
L41	S80°20'35"W	24.70'
L42	S04°18'21"W	47.90'
L43	N10°04'42"W	27.56'
L44	N83°54'05"W	5.06'
L45	N04°21'19"E	19.51'
L46	N79°55'18"E	35.00'
L47	N10°04'42"W	104.00'
L48	N25°00'35"W	155.24'
L49	N46°12'15"E	36.74'
L50	N04°21'19"E	86.24'
L51	N79°55'18"E	15.00'
L52	N10°04'41"W	76.17'
L53	N79°55'18"E	30.00'
L54	S30°36'54"E	69.80'
L55	N87°53'53"W	40.48'
L56	N10°04'42"W	125.00'
L57	S79°55'18"W	20.00'
L58	N10°04'42"W	240.00'

LINE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	790.00'	22.23'	S03°32'57"W	22.23'
C2	685.00'	15.02'	N09°27'01"W	15.02'
C3	200.00'	190.49'	N37°21'50"W	183.37'
C4	300.00'	312.89'	N34°17'38"W	303.22'
C5	300.00'	336.83'	N44°48'46"E	319.41'
C6	205.00'	492.79'	S04°12'58"W	382.42'
C7	295.00'	116.86'	S53°18'05"E	116.10'



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTIONS RECORDED AS NOTED IN TITLE BLOCK. THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED LINES FROM ADJOINING DEED DESCRIPTIONS (BOOK/PAGE AS NOTED); THAT THE POSITIONAL ACCURACY IS 0.10 FEET; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 12th DAY OF July, 2019

*Christopher I. Glover*  
CHRISTOPHER I. GLOVER, PLS  
N.C. LICENSE NO. L-4090

SURVEY FOR  
TDR-HL, LLC

BEING THE RESIDUAL LANDS OF THE HANOVER LAND, LLC COMBINED TRACTS AS RECORDED IN MAP BOOK 59, PAGE 360 OF THE NEW HANOVER COUNTY REGISTRY.

SAID COMBINED TRACTS BEING ALL OR A PORTION OF BOOK 4129, PAGE 441, BOOK 4136, PAGE 740, BOOK 4144, PAGE 403, BOOK 4476, PAGE 677, BOOK 4546, PAGE 380, BOOK 4736, PAGE 236 AND BOOK 5729, PAGE 1705 AS RECORDED INDIVIDUALLY IN SAID REGISTRY.

HARNETT TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA  
SCALE: 1"= 150' JULY 11, 2019

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LAND SURVEYING & DEVELOPMENT SERVICES  
*C.I. Glover Co.*