

REQUEST SUBMITTED BY THE CULLIPHER GROUP, P.A., ON BEHALF OF PERRY GRANDCHILDREN, LLC, TO REZONE TAX PIN #636615528801000 LOCATED AT 4713 SAN JUAN CIRCLE FROM R20 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT AND FOR SKETCH DEVELOPMENT PLAN APPROVAL FOR SOUTH SHORE COTTAGES, A PROPOSED FOURTEEN (14) LOT RESIDENTIAL PLANNED DEVELOPMENT. Current Zoning: R20 (Single-Family Residential) District. Proposed Zoning: PD (Planned Development). Effective Flood Zone: X, Shaded X, and AE7. Total Area: 2.38 acres. Average Lot Size: 4,275.81 SF. Minimum Lot Size: 3,158.9.

General: The applicant has submitted a request to rezone 4713 San Juan Circle from Single-Family Residential (R20) District to Planned Development (PD) District. The applicant is also requesting sketch development plan approval for South Shore Cottages, a proposed fourteen (14) lot single-family residential development.

Process: New Planned Development districts are required to be processed in four (4) stages: sketch development plan, site development (master) plan, preliminary plat approval, and final plat approval. This project is currently at the rezoning and sketch development plan phase. The sketch development plan represents the applicant's general impression of the anticipated pattern of development planned for the planned development. Information to be provided by the applicant at this stage includes the anticipated pattern of development, property lines, proposed building sites, utility easements and lines and appurtenances, proposed density and adjoining property owners, existing zoning of parcel and surrounding property, and any other information required by the Planning Board. As part of the sketch development plan review process, the Planning Board shall review the application materials as well as the sketch development plan to determine conformity with the land use plan and the existing and prospective character of surrounding development. Following review by the Planning Board, the item will be presented to the City Council.

Zoning: Existing zoning of the property is Single-Family Residential (R20) District. A list of uses currently allowed in the R20 district has been provided. Surrounding properties are zoned Planned Development (PD) to the west, Single-Family Residential (R5S) to the south, and Single-Family Residential (R20) to the north and east. A City pump station is also located to the east.

Height: The maximum height permitted in the PD district is seventy feet (70'). The applicant has proposed to cap the height of this development at fifty feet (50').

Density: The maximum density allowed in a Planned Development district is 36 units per acre. The proposed density is 5.88 units per acre.

Floor Area Ratio (FAR): The FAR is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on. Based upon the ground area totaling 103,541 square feet, the total floor area within the project would be permitted at a maximum of 155,311.5 square feet. The floor area would also be limited by the proposed height limit of fifty feet (50') and the proposed structure and lot dimensions. The total building area based upon the structure areas shown (and estimated at three to five stories) on the PD Sketch Plan could range between a gross floor area of 55,638 to 92,730 square feet. The FAR will be further evaluated and verified for compliance at the next phase of the planned development process.

Open Space: Planned Developments require a minimum 10% (10,354.1 square feet) and 18% (18,637.4 square feet) of a site be used for useable and natural open space, respectively.

- **Useable Open Space:** The developer proposes 10% (10,355 square feet) of the site to be set aside for useable open space. The plan as shown depicts a gazebo area and paved sidewalks within a common area located in the center of the project.
- **Natural Open Space:** The developer proposes 19.3% (19,961 square feet) of the site to be preserved as natural open space.

Parking: The required parking for a single-family residence is two (2) off-street spaces per unit. Based upon fourteen (14) residential units, twenty-eight (28) spaces are required. The developer proposes to provide a total of twenty-four (24) parking spaces shown in driveways, ten (10) parking spaces shown in garages, and five (5) spaces shown as guest parking for a total of thirty-nine (39) parking spaces. Staff has requested that a condition be added to the approval to ensure that the parking spaces contained within the garages for Lots 7 – 10 be maintained for vehicle parking purposes.

Permits: If the sketch development plan is approved, the following permits/approvals will be requested at the next phase of development:

- o State Stormwater Permit
- o State Erosion and Sedimentation Control Permit
- o Army Corps of Engineers
- o Water / Sewer extension approvals

Setbacks: All buildings in a PD are required to be set back ten feet (10') from the perimeter property lines. This has been met on the plan as shown.

Streets: The developer proposes to construct a limited public (City) street within the development which will be accessed via Tennessee Avenue and South Shore Drive. In addition, the developer proposes to construct Tennessee Avenue as required by the Public Services Department. Actual street specifications will be evaluated further at the next phase of the planned development process.

Sidewalks: Sidewalks are shown within the development surrounding the central common area and on the outside of the development along South Shore Drive, Tennessee Avenue, and San Juan Circle.

Utilities: Utility and drainage easements are shown along South Shore Drive, Tennessee Avenue, San Juan Circle, and the limited street (not yet named). Detailed information will be reviewed at the next phase of the Planned Development process.

Land Use Plan Consistency/Reasonableness Evaluation: The property is in Neighborhood 6 and is classified as Medium-Density Residential in the 2007 Core Land Use Plan. A draft land use consistency and reasonableness resolution has been drafted based upon applicant responses and is included within the agenda materials. This draft may be adopted as written, modified, or rewritten in its entirety by the Planning Board.

Technical Review: The plan details have been reviewed and approved by Public Services and the Fire Department based upon this phase of development.

Notification: Abutting property owners were notified of the Planning Board meeting as well as the date of the public hearing which is scheduled for February 14, 2023. The property has been posted and notice of the public meeting was advertised in the Carteret County News-Times.

Proposed Conditions:

1. A maximum number of fourteen (14) single-family residential lots.
2. Other uses limited to: accessory building/use, useable open space, and signage.
3. A maximum building height of fifty feet (50').
4. The limited street shall meet all applicable requirements for fire access and remain free from obstructions to a height of fourteen feet (14') above the roadway surface.
5. Parking garage units for Lots 7 – 10 shall be maintained for vehicle parking purposes.
6. Developer will create, implement, and record written Declarations, Covenants, and Restrictions, or any of them, to include covenants and conditions as above stated.
7. The developer will provide a twenty-foot (20') wide access into the existing Town of Morehead City pump station at a field-determined location approved by the Town of Morehead City Public Services Department.