

Request from The Cullipher Group, LLC on behalf of Elkview Holdings, LLC, for Preliminary Plat Approval for property located at 175 Old Murdoch Road (Tax PIN #635606494185000), zoned PD (Planned Development).

Sketch Development Plan Review: March 19, 2002
Sketch Development Plan Approval: April 9, 2002
Site Development Master Plan Review and Preliminary Plat Approval: May 19, 2009
Site Development Master Plan Approval: June 9, 2009
Preliminary Approval Valid to December 30, 2013 as a result of S.L. 2010-177
Preliminary Plat Extension: November 19, 2013 (Expired)
Final Plat Approval: August 20, 2014 (Expired)
Preliminary Plat Extension: October 10, 2015
Expiration of Preliminary Plat: November 19, 2016
Site Development Master Plan and Preliminary Plat Approval: April 17, 2018

The Cullipher Group, LLC, on behalf of Elkview Holdings, LLC, has submitted a request for Preliminary Plat approval for Park Villas Planned Development (PD). The property is located at 175 Old Murdoch Road and is within Morehead City's corporate limits. Phases I and II were constructed as condominium lots with a total of 16 units. A total of 36 townhouse lots have been platted in Phases III and IV. According to the preliminary plat approved by the Planning Board in April 2018, Phase V would consist of 15 townhouse lots for a total of 51 townhouse lots and 16 condominium lots in the Park Villas development. Since Phase V never received final plat approval and the preliminary plat expired in April 2020, it is necessary for the preliminary plat to be approved again for the developer to move forward with requesting final plat for the final phase of the development.

The Planning Board approved an identical version of this preliminary plat on April 17, 2018 which has since expired. *Note: According to Article 12-1.8 of the Unified Development Ordinance, Preliminary Plat shall be null and void upon expiration of the twenty-four-month period unless an extension has been granted. No request for extension was submitted prior to the 24-month expiration deadline.*

Planning Board Meeting:

General: The adjacent property is zoned PD to the north; CH (Highway Commercial) to the south and west; and CH, CH-CU (Highway Commercial Conditional-Use) and R15M (Single-Family Residential/Mobile Home) to the east. Adjacent development includes multifamily (Blue Point Bay) to the north; motor vehicle sales and a shopping center (Brandywine Crossing) which contains a mixture of retail, personal services, and restaurants to the south; a self-service storage facility and single-family residential to the east; and a church (South Banks) and strip of land owned by Blue Point Bay to the west.

Density: Sixty-seven (67) dwelling units on 12.1 acres results in a density of 5.54 units per acre.

Height and Setbacks: The maximum allowable height in the PD District is seventy (70) feet. The townhouses will be a maximum of 3 stories. The minimum setback in the PD district is 10'.

Open Space: A minimum 10% useable (52,602 square feet) and 18% natural (94,684 square feet) open space is required for this multifamily project. The proposal meets this requirement with 11% useable (55,575 square feet) and 41% natural (217,089 square feet) open space.

Parking: Parking is calculated based upon two spaces per multifamily dwelling unit/lot, plus one space for every six units for overflow. The proposal exceeds the requirement of 145 spaces ($67 * 2 + 67/6$) with a total of 183 spaces.

Utilities: The development will be serviced by Morehead City water and sewer utilities.

Preliminary Plat Approval Procedures: Town technical review staff (Fire, Public Services (water/sewer/streets), Planning) review the Preliminary Plat. At this stage, the developer should have all permits in hand to start construction of the project. The Planning Board does have the authority to grant preliminary plat approval conditional upon receipt of any outstanding permits.

The purpose of the review is to check to make sure that the preliminary plat is consistent with the sketch plan and with all applicable City regulations (i.e. lot sizes, street standards, open space requirements, etc.). A preliminary plat may constitute just a portion or phase of the sketch plan. Once preliminary plat approval is granted by the Planning Board, the developer is authorized to start construction (i.e. streets, water/sewer system, etc.). If it is a conditional approval (to bring into compliance as mentioned above), all the conditions must be met prior to commencement of construction. If preliminary plat approval is denied, the applicant has the right to appeal the Planning Board's decision to the Council.