



Non-Residential Site Plan Application

OFFICIAL USE ONLY:
 Case Number: _____
 Date Filed: _____
 Gate Keeper: _____
 Amount Paid: _____

Contact Information

APPLICANT:	PROPERTY OWNER:
Name: <u>CREATIVE ENGINEERING SOLUTIONS</u>	Name: <u>C2013, LLC</u>
Address: <u>262 MOTHER VINEYARD DR</u>	Address: <u>PO. BOX 1237</u>
<u>MANTEO, NC 27954</u>	<u>NAGS HEAD, NC 27959</u>
Telephone: <u>252-475-0038</u>	Telephone: <u>252-449-9300</u>
Fax Number: <u>252-473-5566</u>	Fax Number: <u>252-449-0686</u>
E-Mail Address: <u>DAVIDMRYAN@EARTHINK.NET</u>	E-Mail Address: <u>PKAUFFMAN@OCEANBLDRS.COM</u>
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: <u>CONSULTANT</u>	

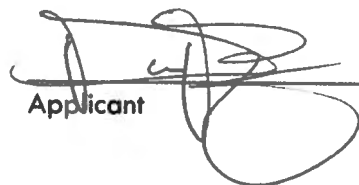
Property Information

Physical Street Address: 7400 CARATOKE HWY
 Location: JARVIS LANDING DRIVE JARVISBURG, NC
 Parcel Identification Number(s): 0110-000-0074-0000
 Total Parcel(s) Acreage: 15.39 AC.
 Existing Land Use of Property: PARTIALLY DEVELOPED 14-LOT RESIDENTIAL SUBDIVISION

Request

Project Name: JARVIS LANDING
 Proposed Use of the Property: 39 UNIT MULTI-FAMILY DEVELOPMENT + CLUBHOUSE
 Deed Book/Page Number and/or Plat Cabinet/Slide Number: D.B. 1047 PG 828
 Total square footage of land disturbance activity: 174,240 SF±
 Total lot coverage: 20.27 % Total vehicular area: 38,886 SF (PROPOSED PARKING DRIVES)
 Existing gross floor area: N/A Proposed gross floor area: 1770 SF PER/BLDG
35,400 SF TOTAL

I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this process shall become public record.


 Applicant

1/26/12
 Date


 Owner

1/26/12
 Date



Special Use Permit Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information**APPLICANT:**

Name: Creative Engineering Solutions, PLLC
Address: 262 Mother Vineyard Rd.
Manteo, North Carolina 27954
Telephone: 252 - 475 - 0038
Fax Number: 252 - 473 - 5566
E-Mail Address: DavidMRyan@EarthLink.net

PROPERTY OWNER:

Name: GOB, LLC
Address: PO Box 1237
Nags Head, NC 27959
Telephone: 252-449-9300
Fax Number: 252-449-0680
E-Mail Address: PKauffman@oceanbldrs.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Consultant

Property Information

Physical Street Address: 7400 Caratoke Hwy
Location: Jarvis Landing Drive, Jarvisburg, NC
Parcel Identification Number(s): 0110-000-0074-0000
Total Parcel(s) Acreage: 15.39 ac.
Existing Land Use of Property: Partially developed 14-lot residential subdivision

Request

Proposed Use of the Property: 39-unit multi-family development with clubhouse and amenities
Total square footage of land disturbance activity: 174,120 sf
Total structure coverage: 39,095 sf Total vehicular area: 38,886 sf
Total square footage of all existing and proposed buildings: 39,095 sf
Existing gross floor area: N/A Proposed gross floor area: 35,400 sf

Purpose of Special Use Permit and Project Narrative: _____

The intent of this application is to provide a redevelopment plan from the existing approved 14 lot single-family residential development to a 39 unit multi-family development with supporting clubhouse, recreational, parking & drainage infrastructure improvements to service the proposed Jarvis Landing development. Currently, an existing asphalt roadway provides access throughout the development with supporting drainage and utility infrastructure improvements. The existing improvements will be used in conjunction with the proposed development activities.

Proposed Improvements will primarily consist of the construction of 1955 ft.² multi family structures with associative parking and on-site wastewater treatment and disposal components. Pedestrian facilities will be constructed in conjunction with these improvements to provide multimodal pathways in the form of concrete sidewalks and a mulch nature trail. Low impact development techniques will be implemented into the development plan is to provide a compact layout to minimize impervious surfaces and maximize tree preservation. Due to this approach, this application is being submitted under the low density state guidelines for development activities resulting in less than 25% built upon area of the total project area.

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the special use permit.

- A. The use will not materially endanger the public health or safety.

Public health and safety issues including stormwater management, wastewater disposal and access for emergency services have been adequately addressed for this development.

- B. The use will not substantially injure the value of adjoining or abutting property.

The proposed 39 unit residential development should have no negative impact on adjoining property. The adjoining uses include residential and multi-family uses. The proposed development is consistent with the objectives of the Currituck County Unified Development Ordinance and promotes compatibility between the subject property and surrounding area.

- C. The use will be in harmony with the particular neighborhood or area in which it is to be located (even though the proposed use and surrounding uses are generally permissible in the same district and therefore usually compatible).

The proposed 39 unit residential development should be similar and compatible with the neighborhood, and have no negative impact on the adjoining property

- D. The use will be in general conformity with the Land Use Plan or other plan officially adopted by the board.

. The proposed special use permit is in general compliance with the policy emphasis of the Jarvisburg Sub-Area and policies AG6, HN1, and HN3 of the 2006 Land Use Plan. The proposed development is consistent with the objectives of the Currituck County Unified Development Ordinance and 2006 Land Use Plan, and promotes compatibility between the subject property and surrounding area

- E. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, and law enforcement.

The revised capacity formula and generation rates taken from the Tischler & Associates, Inc. study (2004) were used to calculate the capacity under the existing ordinance. The proposed development will yield the following calculations:

Elementary School: 10
Middle School: 3
High School: 5

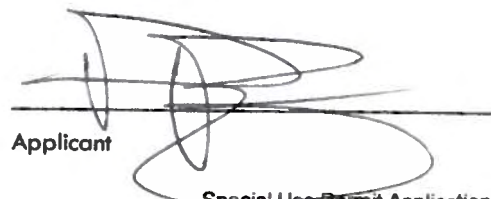
- i. The county water department has adequate water to serve the proposed 39 dwelling residential development.
ii. Staff had previously determined that adequate public facilities exist to serve this development.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.



Owner



Applicant

Special Use Permit Application

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