



Major Subdivision Application

OFFICIAL USE ONLY:

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

Contact Information

APPLICANT:

Name: TURNPIKE PROPERTIES, LLC
Address: 1100C S. STRATFORD ROAD
SUITE 300
Telephone: 336-722-2236
E-Mail Address: _____

PROPERTY OWNER:

Name: TURNPIKE PROPERTIES, LLC
Address: 1100C S. STRATFORD ROAD
SUITE 300
Telephone: 336-722-2236
E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: same

Request

Physical Street Address: OCEAN TRAIL AND OLD STONEY ROAD

Parcel Identification Number(s): 9943-44-3307

Subdivision Name: PINE ISLAND PUD, NORTHWESTERN MOST PORTION OF THE PUD

Number of Lots or Units: 340 UNITS

Phase: 1 - COMMERCIAL

TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
 Type I OR Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

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

Property Owner(s)/Applicant*

7/27/16
Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**

Community Meeting, if applicable

Date Meeting Held: June 27th, 2016 at 10am Meeting Location: Corolla Library

Purpose of the Use Permit and Project Narrative (please provide on additional paper if needed): _____
This Use Permit is being submitted to amend the existing Pine Island PUD to allow for an additional 4.5 acres of commercial development. Upon approval of this Use Permit, an additional 4.5 acres of commercial development allocation will have become "unlocked", and open space (37.57%) will still exceed the minimum amount required in the transitional provisions (35%), leaving approximately 9 acres of undeveloped property by right.

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 use permit.

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

The proposed use will not materially endanger the public health or safety and conforms to adjacent land uses. Appropriate consideration to these components will be given during the site plan design. The proposed commercial development is intended to be served via the existing roadway and adjacent utilities.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

The proposed use will not injure the values of adjoining or abutting properties and will compliment the adjoining existing uses. The commercial use will blend in well between The Currituck Club commercial and the municipal services to the south.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

The proposed use is in general conformance with the County's Land Use Plan, current UDO, and the latest approved sketch plan. The proposed uses are within the PUD, meet the UDO's Bulk & Dimensional standards as specified in the Transitional Provisions in Chapter 1, and match the County's Future Land Use Plan

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

The proposed use will not exceed the County's ability to provide adequate public facilities. utility services are proposed for the site, wastewater capacity is available, and on-site stormwater management is proposed to address additional runoff.

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.


Property Owner(s)/Applicant*

7/27/16

Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**

Use Permit Conceptual Plan Design Standards Checklist

The table below depicts the design standards of the use permit application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Use Permit

Conceptual Plan Design Standards Checklist

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Use Permit Conceptual Plan Design Standards Checklist		
1	Property owner name, address, phone number, and e-mail address.	
2	Site address and parcel identification number.	
3	North arrow and scale to be 1" = 100' or larger.	
4	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	
5	Existing zoning classification and zoning setback lines of the property.	
6	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.	
7	Approximate location of the following existing site features and infrastructure within the property and within 50' of the existing property lines: Pedestrian circulation, vehicular use areas, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, ditches, canals, streams, wooded areas, ponds, and cemeteries.	
8	Approximate location of the following proposed site features and infrastructure: Structures and usages, parking and circulation plan (including streets, drives, loading and service areas parking layout and pedestrian circulation features), fences and walls, exterior lighting, drainage patterns and facilities intended to serve the development, landscape buffers and screening, and riparian buffers.	n/a
9	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."	
10	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.	
11	Sight distance triangles.	n/a
12	Proposed common areas, open space set-asides, and required buffers.	
13	Architectural drawings and/or sketches illustrating the design and character of the proposed uses.	n/a