



Nice Matters!

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DATE: April 22, 2019
TO: Planning Board Members
CC: Randy Martin, Interim Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Special Plat, Site Plan and Commercial Review of Proposed Development by A-Team on Islander Dr**

Special Plat Preliminary Review and Approval

As part of the proposed development at 201 Islander Drive, the A-Team has submitted a preliminary plat for review and approval as required in Section 2.4.6 Special Plat Approval in the Unified Development Ordinance (UDO). This is the first mixed use development of its kind in Emerald Isle and as such only those plat requirements outline for special plats in Section 2.4.6 and 2.4.5(2) and 2.4.5(3) are applicable. These sections have been included for your review. The requirements for preliminary plat approval can be found on the preliminary plat approval and site plan sheets. Based on the information provided it is staffs opinion that the requirements for preliminary plat approval have been met.

Site Plan

Property Information and Existing Site Conditions

A-Team has submitted a site plan to review for a proposed development at 201 Islander Dr. The site is approximately 2.63 acres. The site is zoned Village West and surrounding properties are zone Village West, Government and Residential Multi-Family. The site is currently vacant vegetated land with the exception of a small parking lot and old mobile home office unit located on the southeast corner, which will be demolished. There is also an existing concrete wall running along the western and northern property line of the site. The site is not located in an area of environmental concern nor any special flood hazard area. Existing topography on the sites range from 14.5' to about 20.5' above sea level. Crew Drive and Louise Avenue border the site. Carteret Craven EMC is the electrical utility provided and Bogue Banks Water Corporation is the water provider.

Site Improvements

Disturbance for the development of this property will be over 1 acre and therefore a State Soil Erosion and Sedimentation Control Permit is required. The engineer is in the process of submitting this to the State. The new improvements include 11 mixed-use structures and 17 townhome units. All units will be 3 story units with the 11 mixed used structures having commercial on the bottom floor with residential on the remaining 2 floors.

The site plan includes revisions requested by the TRC. The following highlights the major site improvements that have been reviewed by staff:

- Setback/MB Lines – minimum 10' required along both Islander and Louise Ave; 15' required along western property line boarding Residential Multi-Family development
- Proposed Driveways – one driveway 24' in width at Northeast corner of site and second driveway 24' in width at southwest corner of site
- Proposed Drive Isles – All proposed drive isles to be 20' because parking angle is 45 degrees, meets minimum requirement necessary for Fire Apparatus access; Drive Isle to be one-way

- Materials for Parking Lot – Typical asphalt detail and permeable pavement
- Proposed Parking – 114 Total Spaces; 72 off-street parking spaces and 42 on street parking spaces (see plan for residential and commercial parking breakdown)
- Garbage Areas – To be located at Northwest corner of the property
- Fire Hydrants – 3 hydrants, 1 on Northwest corner, 1 on Northeast corner and 1 on Southeast corner
- Vegetative Area – 19,221 sq. ft. or 16.75% (15% required)
- Building Height – 40' actual
- Lighting – See note 5 on site plan sheet
- Waste Water – Onsite Septic System
- Additional Items to Note
 - Sidewalk installed on property to be for public use
 - Existing concrete wall meets screening requirements of site from the adjacent property zoned Residential Multi-Family
 - Islander Dr. between Reed Dr. and Louise Ave may become One-Way (discussion for Commissioners as part of Town streetscape project)
 - The stormwater management plan is being reviewed by the Town's consulting engineer using the redevelopment option

Commercial Review

For this review, we look at the first phase of the project, which is buildings 1-11. We will take a look at the following features lighting, exterior color, decorative construction, outside wall facings and building elevations/height.

First, let us discuss the proposed lighting. Any lighting on the buildings will be located or shielded so that no offensive glare will be visible from an adjoining street or property. Second, let us look at the proposed exterior colors. As you can tell from the color elevation sheets and color palette and material selection all buildings, appear to meet the requirements to be of low reflectance, subtle, neutral or earth tone colors. Third, let us review the decorative construction and outside wall facings of the structure. As you will note the 20' visual break is accomplished using architectural design features such as windows, building recesses, variation in building materials, porches, signage and colors. In addition, as noted on the glass calculation sheet for each building, no one unit exceeds the 35% maximum allowance for glass and window facings. The actual building height of each building will be 40'.

There are a number of items for your review included with the memo. These items are as follows:

- Site & Commercial Plan Checklist
- Zoning, Aerial Photography
- Preliminary Plat
- Special Plat Approval Requirements
- Site Plan
- Exterior Commercial Plan
- Color Palette and Material Selection

Staff believes after review, the plans as proposed meet the requirements of the UDO. If the Planning Board makes a recommendation to approve the project, staff advises to make it contingent upon receiving the soil and sedimentation approval, final stormwater approval and final approval of septic system. I look forward to discussing this with you at your April 29, 2019 meeting.