



# Planned Development Application

OFFICIAL USE ONLY:	
Case Number:	<u>PB 13-07</u>
Date Filed:	<u>3/28/2024</u>
Gate Keeper:	<u>Cheri Grego</u>
Amount Paid:	<u>\$350.00</u>

### Contact Information

**APPLICANT:**

Name: University Park, LLC C/O Norman Bibeau  
 Address: 108 Amherst Drive  
Powells Point, NC 27966  
 Telephone: 252-562-2485  
 E-Mail Address: nbibeau@aol.com

**PROPERTY OWNER:**

Name: University Park, LLC C/O Norman Bibeau  
 Address: 108 Amherst Drive  
Powells Point, NC 27966  
 Telephone: 252-562-2485  
 E-Mail Address: nbibeau@aol.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same Entity

### Property Information

Physical Street Address: 138 W. Mobile Rd., Harbinger, NC 27941  
 Location: University Park - Phase 3  
 Parcel Identification Number(s): 0131000097A0000  
 Total Parcel(s) Acreage: 9.32 Acres  
 Existing Land Use of Property: Apartment Town Homes and Warehouse Storage / Office Space Use

### Request

Current Zoning of Property: Mixed (PD-M)

Proposed Zoning District

- Planned Development – Residential (PD-R)
- Planned Development – Mixed (PD-M)
- Planned Development – Outer Banks (PD-O)

Amendments

- Amended Master Plan
- Amended Terms and Conditions

### Community Meeting

Date Meeting Held: March 12, 2024 Meeting Location: Quible & Associates, P

### Planned Development Request

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the master plan, terms and conditions document, use(s) authorized, and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Currituck County Unified Development Ordinance. It is further understood and acknowledged that final plans for any development be made pursuant to any such planned development so authorized and shall be submitted to the Technical Review Committee.

[Signature]  
Property Owner (s)

3/28/2024  
Date

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

**Planned Development Design Standards Checklist**

The table below depicts the design standards of the master plan for a planned development application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

**Planned Development  
Master Plan Design Standards Checklist**

Date Received: \_\_\_\_\_

TRC Date: \_\_\_\_\_

Project Name: University Park - Phase 3

Applicant/Property Owner: University Park, LLC

<b>Master Plan Design Standards Checklist</b>		
1	Statement of planning objectives for the district.	✓
2	General location of individual development areas, identified by land use(s) and/or development density or intensity.	✓
3	General configuration and relationship of the principal elements of the proposed development, including general building types.	✓
4	Identify for the entire PD district and each development area the acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity.	✓
5	General location, amount, and type (whether designated for active or passive recreation) of open space.	✓
6	Location of environmentally sensitive lands, wildlife habitat, and resource protection lands.	✓
7	On-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, pedestrian and vehicular circulation features, and how they will connect with existing and planned county systems.	✓
8	General location of on-site potable water and wastewater facilities, and how they will connect to county systems.	✓
9	General location of on-site stormwater management facilities, and how they will connect to county systems.	✓
10	General location of all other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, and solid waste management.	✓
11	The following types of dimensional standards: 1. Minimum lot area. 2. Minimum lot width. 3. Minimum and maximum setbacks. 4. Maximum lot coverage. 5. Maximum building height. 6. Maximum individual building size. 7. Floor area ratio. 8. Minimum setbacks form adjoining residential development or residential zoning districts.	✓
12	Development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the county's capital improvements program.	✓
13	Transition areas along the perimeter of the PD district where there are compatibility issues.	✓

**Planned Development Terms and Conditions, and Submittal Checklist**

The terms and conditions document shall incorporate by reference or include, but not be limited to the items listed in the checklist. Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

**Planned Development  
Terms and Conditions and Submittal Checklist**

Date Received: \_\_\_\_\_ TRC Date: \_\_\_\_\_

Project Name: University Park - Phase 3

Applicant/Property Owner: University Park, LLC

Terms and Conditions Checklist		
1	Conditions related to approval of the application for the PD zoning district classification.	✓
2	The master plan, including and density/intensity standards, dimensional standards, and development standards established in the master plan.	✓
3	Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan.	✓
4	Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development.	✓
5	Provisions related to environmental protection and monitoring.	✓
6	Any other provisions the Board of Commissioners determines are relevant and necessary to the development of the PD in accordance with applicable standards and regulations.	✓

Submittal Checklist		
1	Complete Planned Development application	✓
2	Application fee (\$300 plus \$5 for each acre or part thereof)	✓
3	Community meeting written summary	✓
4	Master Plan	✓
5	Terms and Conditions	✓
6	3 copies of plans	N/A
7	2 hard copies of ALL documents	N/A
8	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	✓

**For Staff Only**

**Pre-application Conference**

Pre-application Conference was held on \_\_\_\_\_ and the following people were present:

\_\_\_\_\_  
\_\_\_\_\_

**Comments**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_