

DESIGN ADJUSTMENT APPLICATION

DESIGN ADJUSTMENT COMMITTEE REVIEW



City of Wilmington
Planning and Development

PO Box 1810 | 305 Chestnut St.
Wilmington, NC 28401
Telephone 910.254.0900

- Subdivision Design Building Design & Materials Technical Standards & Specifications

All projects that require a design adjustment must submit a *Design Adjustment Application*. Design adjustments allow for deviations from the subdivision design standards, building design and material standards, or *Technical Standards and Specifications Manual*. Design adjustments will be heard by the Design Adjustment Committee (DAC) at a quasi-judicial hearing (Section 18-603). Following the DAC decision, construction plans may be submitted via the standard Formal TRC Review process. An application for a design adjustment must be submitted at the time of application for a preliminary subdivision plan or formal site plan review. Application packages must include the following:

- Design Adjustments Application & Fee (\$500.00)
- Design Adjustment Narrative (standard, requested adjustment, justification)
- List of adjacent property owners
- One set of business-sized envelopes (with property owners address, city return address, and postage)

Project Information

Project Name: 3990 Independence Blvd. (Residential Rental Community)

Location: 3990 Independence Blvd.

Current Zoning: MD-17 & IND Site Acreage: 60.9 ac.+/-

Proposed Land Uses: Multi-dwelling Residential Proposed Number of Units/Lots: 580

AM Peak Hour Vehicle Trips: 221 PM Peak Hour Vehicle Trips: 290

Owner Information

Owner(s)' Name: New Hanover County

Mailing Address: 230 Government Center Dr., Suite 190, Wilmington, NC 28403

Phone: 910-762-2421 Email: yfmlaw.com

Consultant/Agent Information

Consultant/Agent Name: Design Solutions / Cindee Wolf

Mailing Address: P.O. Box 7221, Wilmington, NC 28406

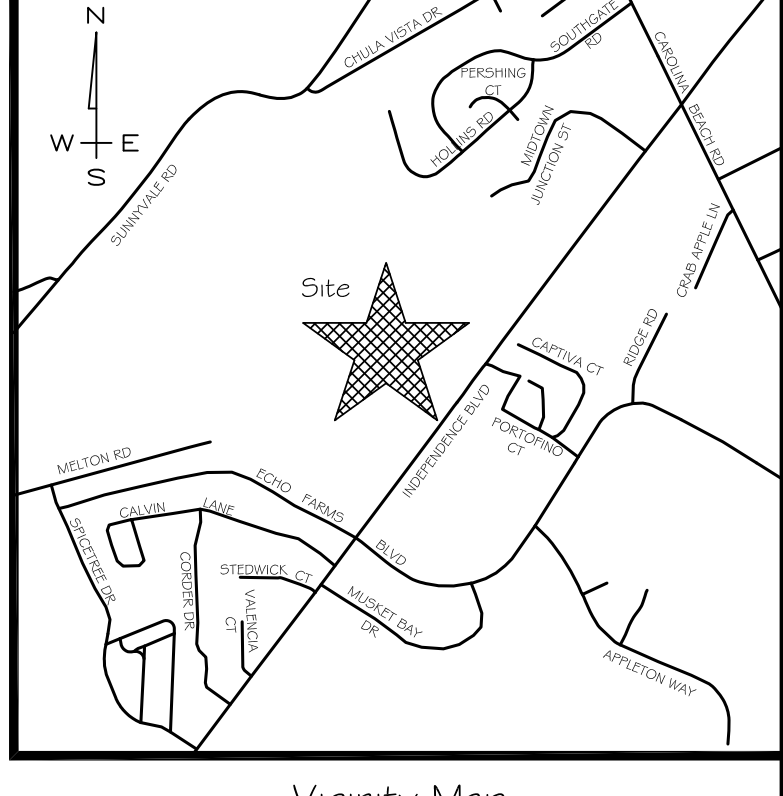
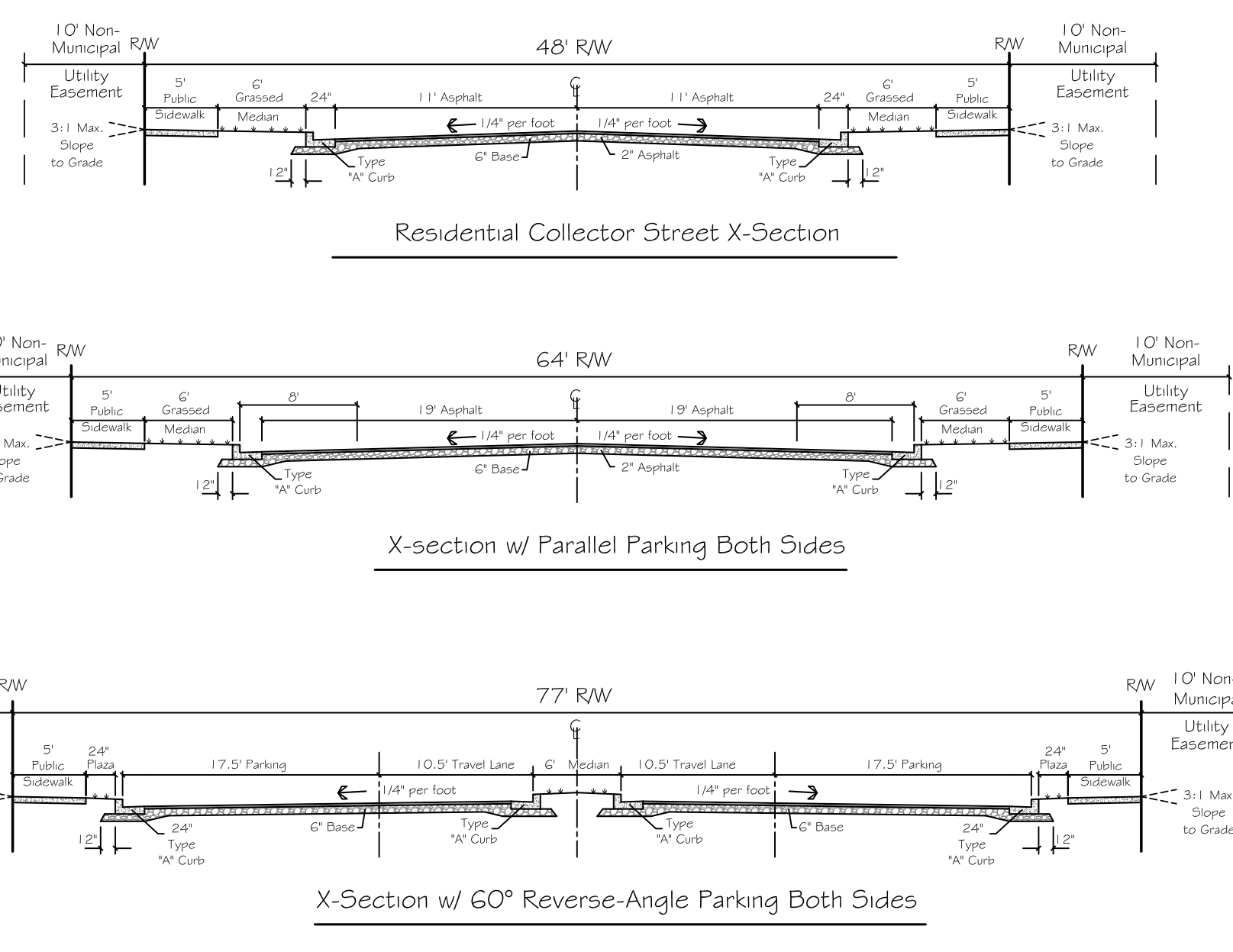
Phone: 910-620-2374 Email: cwolf@lobodemar.biz

Owner Authorization: _____

Date: _____

Jerry A. Manner, Jr.
Commissioner

8/09/2024



Open Space:
Open Space - 12.2 ac. Req'd.
** 16 ac. + prov'd **



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 49°05'04" E	17.01'
L2	S 22°16'27" E	12.99'
L3	S 61°26'37" E	41.70'
L4	S 83°27'16" W	17.63'
L5	S 12°51'28" W	6.67'
L6	S 07°33'11" E	8.47'

Utility Notes:

- Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
- All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
- Solid waste disposal will be serviced by privately contracted dumpster pickup.

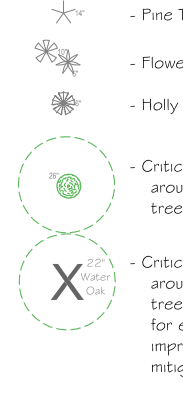
Stormwater Management Notes:

- Stormwater management will meet City & State requirements. Total limits of disturbance will be greater than one (1) acre. Erosion control and stormwater permits will be required.

Tree Preservation Notes:

- Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
- Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
- Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
- Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per acre, in both English & Spanish "Tree Protection Area: Do Not Enter."

Legend:



Significant Trees to be Removed:
22" Black Gum
34" Pecan
24" Water Oak
28" Tulip Poplar
24" Tulip Poplar
26" Tulip Poplar
22" American Sweet Gum
20" Water Oak
22" Water Oak
22" Water Oak
16" Southern Magnolia
26" Southern Red Oak
22" Southern Live Oak

Development Data:

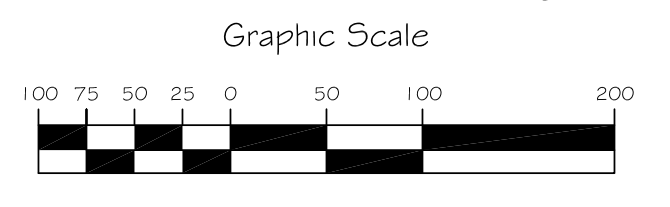
Development Area - 60.91 ac.
Permitted Density @ 1.0 units/ac. = 609 units
Proposed Density 360 units = 9.5 units/ac.
Unit Mix -
512 Apartments
43 Townhomes
25 Single-family
Building Coverage - 320,000 s.f.± (12.1%)
Residential Structures - 280,000 s.f.±
Private Garages - 22,000 s.f.±
Clubhouses - 16,000 s.f.±
Building Heights -
Apartments / 4-story (55' max.)
Townhomes / 2-story (30' max.)
Single-Family / 2-story (30' max.)
Parking -
320 - Studio & 1BR units @ min. 1.5 splint = 480
174 - 2BR units @ min. 2.00 splint = 348
86 - 3BR units @ min. 2.25 splint = 194
Total Spaces Req'd. = 1,022
** 1053 + 1 Garage Space in all 5F & 4TH Units = Total 1095 ± Prov'd. **

Development Notes:

- All development shall be in accordance with the City of Wilmington Land Development Code.
- Project shall comply with all Federal, State & New Hanover County regulations.

General Notes:

- New Hanover County Parcel No.: 312510.25.7464 [PID R06500-005-002-000]
- Total Project Tract Area: 60.91 ac. ±
- Existing Zoning District: MD-17 & MD Proposed Zoning District: MD-10 (CD) Setbacks - 10' Front 10' Side Street 5' Interior Side 15' Rear
- Create Wilmington Area of Opportunity: High-Density Transition



Site Inventory Notes:

- Soils Type: Cr (Cra) fine sandy loam
Ks (Kareb) sand
Ls (Lynchburg) fine sandy loam
Ly (Lynn Haven) fine sand/silt
Mu (Munville) fine sand
Np (Norfolk) fine sandy loam
Rm (Rimm) sand
Se (Seagate) fine sand
Wa (Wakulla) sand
Wr (Wrightsboro) fine sandy loam
- This property is not impacted by any AEC.
- There are Conservation Overlay boundaries affecting this property. Buffers will be applied.
- This site is not impacted by any recognized historic or archeological significance.
- No cemeteries were evidenced on the site.

Trip Generation used for TIA:

Land Use (ITE Code)	Intensity	24-Hour Volumes	AM Peak Hour Trips	PM Peak Hour Trips
Single-Family Homes (230)	20 DU	230	4	14
Townhomes (215)	60 DU	407	6	20
Apartments (220)	500 DU	3250	43	148
Total	580 DU	3917	53	181

Project No:	24-27
Scale:	1" = 100'
Date:	08/28/24
Revised:	

Owner:
New Hanover County
230 Gov. Center Dr., Ste. 190
Wilmington, NC 28403
Developer:
Northwood Raven Development
301 S. Carrington Mill Blvd., Ste. 460
Morrisville, NC 27560

Preliminary Site Plan

Northwood Raven Rental Community

Wilmington Township / New Hanover County / North Carolina

P.O. Box 7221
Wilmington, NC 28406
Tel. 910-620-2374

Design Solutions

Design Adjustment Narrative for Northwood Raven Rental Community

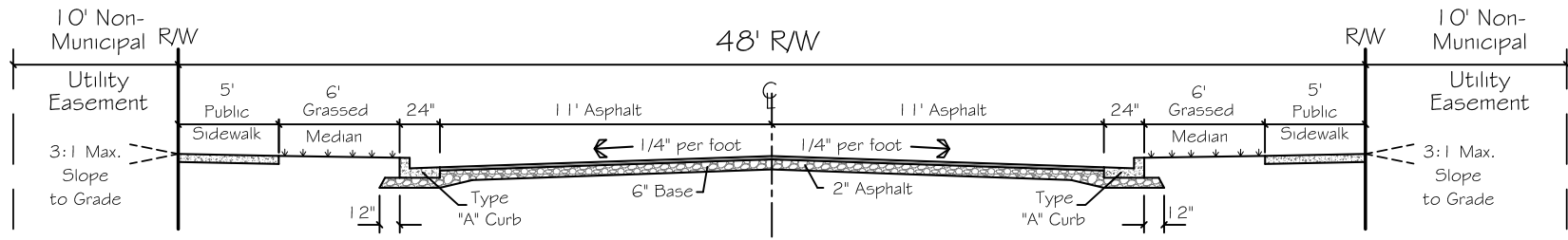
Waivers #1 - #3:

Chapter VII.B. Table 1 - Street Right-of-Way, Pavement Width, Alignment and Geometric Design Standards

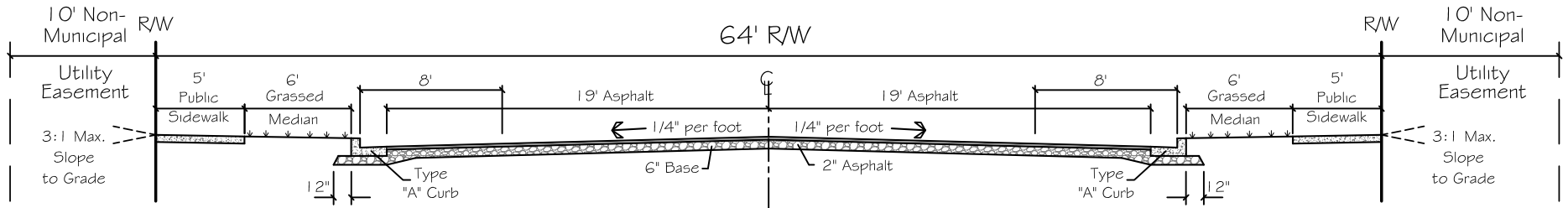
Dinerman Drive is proposed as a “Residential Collector” street. Both parallel and angled parking is proposed along portions of the new street. Waivers requested for the required street cross-section include:

1. Compliance with DRAFT Technical Standards – Chapter 2: C.1. Residential Collector, from the intersection with Independence Boulevard to approximate centerline station 7+39:
 - a. 48’ right-of-way
 - b. 22’ asphalt
 - c. 2’ vertical curb (each side)
 - d. 6’ Plaza (each side)
 - e. 5’ sidewalk (each side)
2. Compliance with DRAFT Technical Standards – Chapter 2: H.3. Residential Collector – Dual Side Parallel Parking, from approximate centerline station 11+71 to 13+67:
 - a. 64’ right-of-way
 - b. 38’ asphalt
 - c. 2’ vertical curb (each side)
 - d. 6’ Plaza (each side)
 - e. 5’ sidewalk (each side)
3. Compliance with DRAFT Technical Standards – Chapter 2: H.4. Reverse Angled Parking, from approximate centerline station 7+58 to 11+01:
 - a. 77’ right-of-way
 - b. 25’ asphalt (each side)
 - c. 2’ vertical curb (each side)
 - d. 5’ Median (face-of-curb to face-of-curb)
 - e. 2’ Plaza (each side)
 - f. 5’ sidewalk (each side)
 - g. 60⁰ Angle

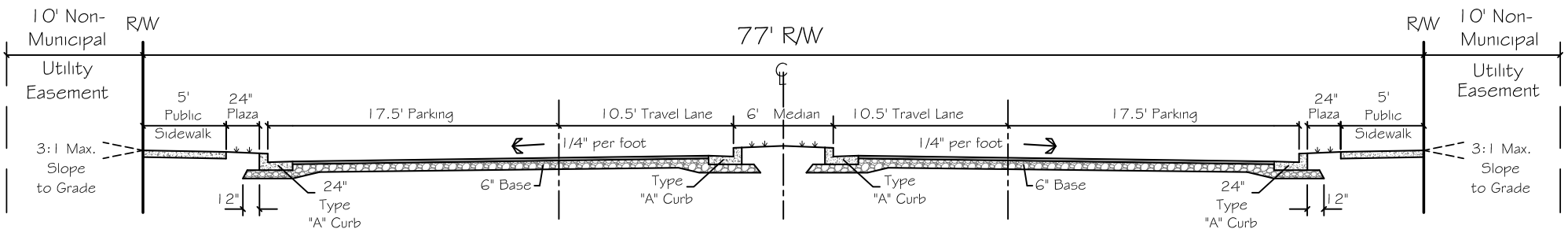
Exhibit for Waivers #1 - #3



Residential Collector Street X-Section



X-section w/ Parallel Parking Both Sides



X-Section w/ 60° Reverse-Angle Parking Both Sides

Justification -

We believe that granting the requested deviations to the street cross-section would:

- Continue to meet the intent of the Code to ensure the protection and safety of life and property in our community.
- Conform with adopted comprehensive plans and other applicable plans in that development is promoted for under-utilized land where existing urban services are available. Multi-dwelling residential projects can accommodate that growth strategy.
- Not increase congestion or compromise safety based on the waivers proposing to meet technical standards that are expected to be adopted in the near future.
- Provide traffic “calming” along the roadway, thereby reducing speeding.
- Not be contrary to the public interest, nor materially endanger the overall public safety because all proposed improvements continue to meet emergency services criteria.

Waivers #4 - #8:


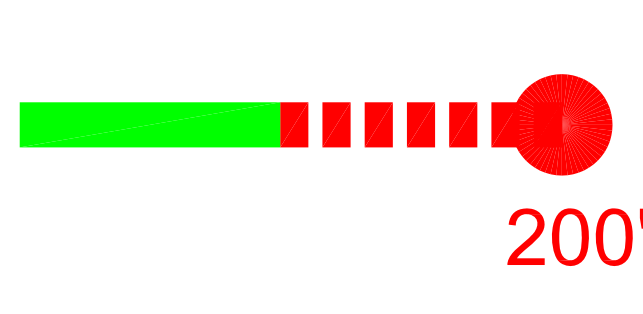
Chapter VII.C.4.1. – Private Driveways

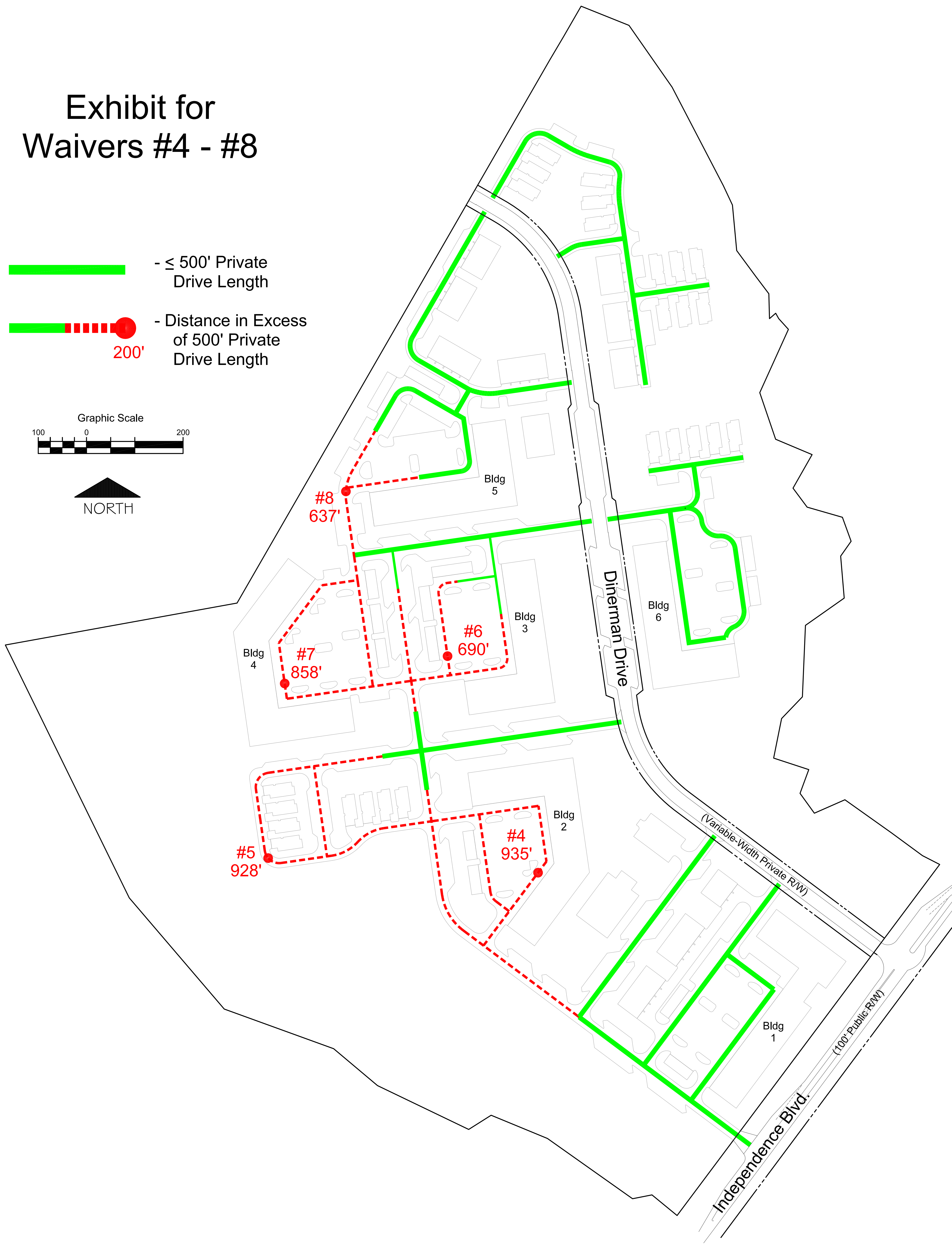
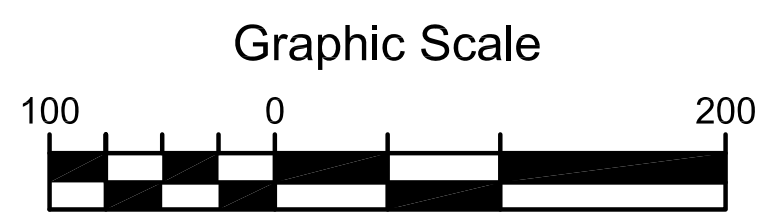
Although all private drives into the project access a proposed through street, the maximum distance to the most remote point exceeds five-hundred (500) linear feet.

Waivers requested for the maximum distance include:

4. Allowance for a private drive to extend a maximum distance of 935', from either Independence Boulevard or Dinerman Drive.
 - a. The subject building has frontage along Dinerman Drive, and will have a sprinkler system.
 - b. All points within the parking area are accessible from dual directions.
 - c. All travel lanes are a minimum of 20' in width, and interior curves have a minimum radius of 20'.
5. Allowance for a private drive to extend a maximum distance of 928', from Dinerman Drive.
 - a. All units can be accessed from either a frontage drive or rear alleys.
 - b. All points are accessible from dual directions.
 - c. All travel lanes are a minimum of 20' in width, and interior curves have a minimum radius of 20'.
6. Allowance for a private drive to extend a maximum distance of 690', from Dinerman Drive.
 - a. The subject building has frontage along Ravenwood Drive, and will have a sprinkler system.
 - b. All points within the parking area are accessible from dual directions.
 - c. All travel lanes are a minimum of 20' in width, and interior curves have a minimum radius of 20'.
7. Allowance for a private drive to extend a maximum distance of 858', from Dinerman Drive.
 - a. The subject building has frontage along Ravenwood Drive, and will have a sprinkler system.
 - b. All points within the parking area are accessible from dual directions.
 - c. All travel lanes are a minimum of 20' in width, and interior curves have a minimum radius of 20'.
8. Allowance for a private drive to extend a maximum distance of 690', from Dinerman Drive.
 - a. The subject building has frontage along Ravenwood Drive, and will have a sprinkler system.
 - b. All points within the parking area are accessible from dual directions.
 - c. All travel lanes are a minimum of 20' in width, and interior curves have a minimum radius of 20'.

Exhibit for Waivers #4 - #8

-  - $\leq 500'$ Private Drive Length
-  - Distance in Excess of 500' Private Drive Length



Justification -

We believe that granting the requested deviations to the lengths of private drives would:

- Not increase congestion or compromise safety. Traffic within the private drives will be limited to the traverse of the residents and guests of the apartment complex.
- Not be contrary to the public interest, nor materially endanger the overall public safety because all proposed improvements continue to meet emergency services criteria.
- Conform with adopted comprehensive plans and other applicable plans in that development is promoted for under-utilized land where existing urban services are available. Multi-dwelling residential projects can accommodate that growth strategy.



Properties Surrounding
3990 Independence Blvd.

PROPERTIES ADJACENT TO 3990 INDEPENDENCE BLVD:

SUBJECT PROPERTY OWNER	ADD	ADDSTREET	ADDTYPE	CITY	STATE	ZIP	MAPID
NEW HANOVER COUNTY	230	GOV CENTER	DR	WILMINGTON	NC	28403	312510.25.7464.000
ADJACENT PROPERTY OWNERS							
CAMERON COMPANY TIMBER LLC		PO BOX 3649		WILMINGTON	NC	28406	312509.15.8806.000
CAMERON COMPANY TIMBER LLC		PO BOX 3649		WILMINGTON	NC	28406	312513.14.0711.000
CAMERON NAN TRUSTEE	3803	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.33.1727.000
CAPE FEAR PUBLIC UTILITY AUTHORITY	235	GOV CENTER	DR	WILMINGTON	NC	28403	312514.23.9911.000
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312510.35.2556.000
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312510.36.0279.000
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312513.14.8414.000
HM CLAIRMONT INDY LLC ETAL	806	GREEN VALLEY	RD STE 311	GREENSBORO	NC	27408	312510.35.8329.000
HM CLAIRMONT INDY LLC ETAL	806	GREEN VALLEY	RD STE 311	GREENSBORO	NC	27408	312514.34.4980.000
JOSHUA HOLDINGS LLC	332	MILITARY CUTOFF	RD	WILMINGTON	NC	28405	312514.44.0596.000
KLINGENSMITH LISA M	453	HOLLINS	RD	WILMINGTON	NC	28412	312510.26.9498.000
MUNSON GEORGE L MARIA	3903	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.33.8944.000
VILLAS AT ECHO FARMS POA INC	1628	DOCTORS	CIR	WILMINGTON	NC	28401	312514.23.7833.000
VILLAS AT ECHO FARMS POA INC	1628	DOCTORS	CIR	WILMINGTON	NC	28401	312513.14.9119.000
WEST WOOD @ ECHO THA INC		PO BOX 7925		WILMINGTON	NC	28406	312514.33.2705.000
WEST WOOD @ ECHO TOWNHOME HOA	1900	EASTWOOD	RD	WILMINGTON	NC	28403	312514.33.5157.000



311 N 2nd St, Apt J, Wilmington, NC 28401
dennis@TheTreeNerds.com
910-212-6687

8/22/2024

To whom it may concern,

I was recently asked to inspect a subset of trees (30 in total) on the site of a potential development at:

3990 Independence Blvd, Wilmington, NC 28412.

My official data is attached to this document, but an electronic version of my Google Spreadsheet can be found using this link:

<https://tinyurl.com/mn6rcee9>

The electronic version might be useful for anyone who needs to import or reorganize my data. The following comments might also be helpful in understanding my spreadsheet.

Point is a unique number I have assigned to every tree requested by my client. See annotated drawing attached.

DWG Desc is the tree description provided by the original site survey. See annotated drawing attached.

DBH is the Diameter at Breast Height as verified by a Certified Arborist, recorded in inches. For multistem trees, I have recorded the largest stem as is the current custom in Wilmington, NC, but I have included measurements for all the stems under "Comments" for clarity.

Scientific Name and a **Common Name** for each tree.

Category is the City of Wilmington, North Carolina Protected Tree category, based on size and species. (See the City of Wilmington Ordinance Section 18-316 B: Protected Trees.)

Comments are notes that might be helpful.

Respectfully,

Dennis Baum

ISA Certified Arborist #SO-10488A

ISA Tree Risk Assessment Qualification

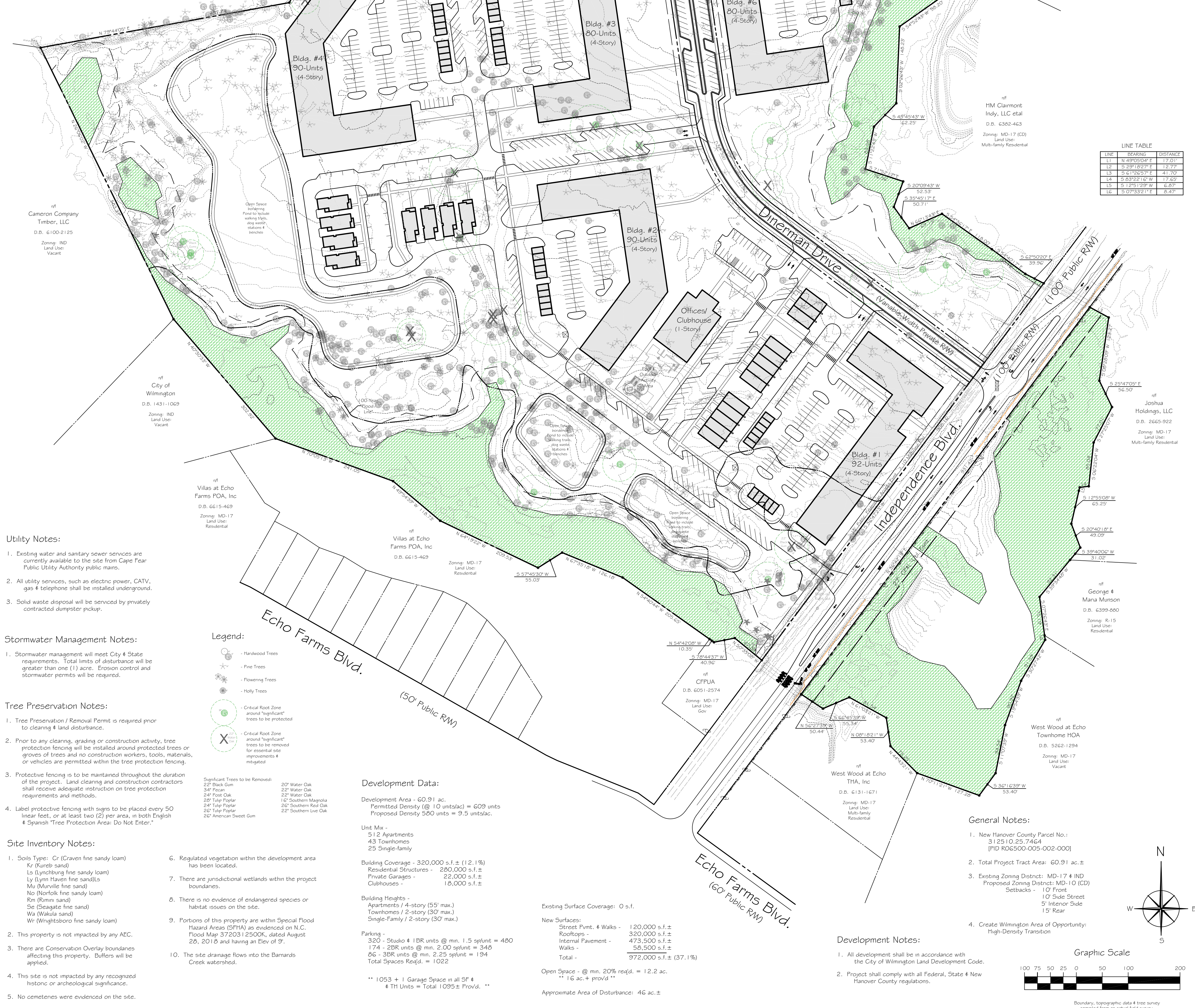
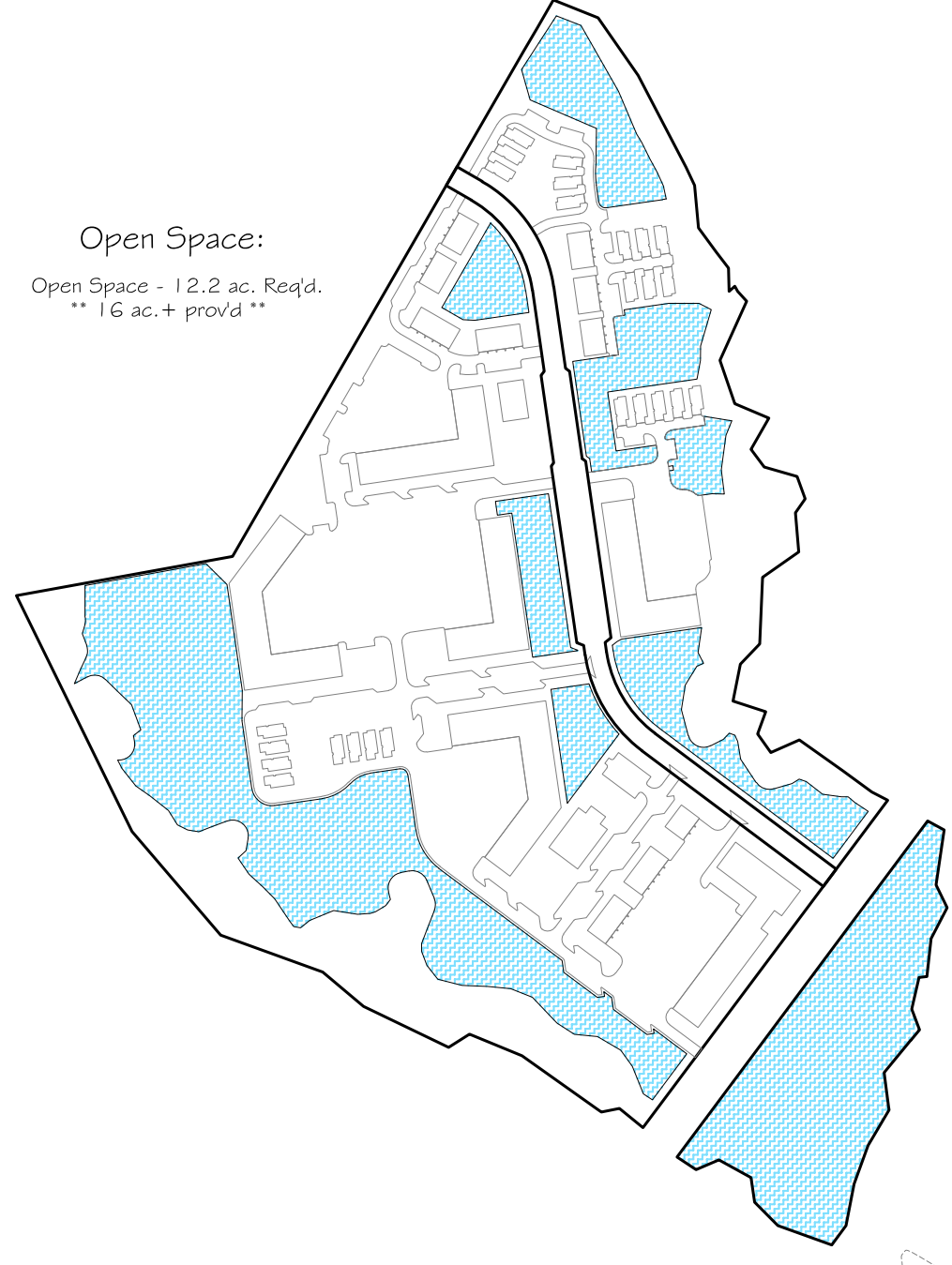
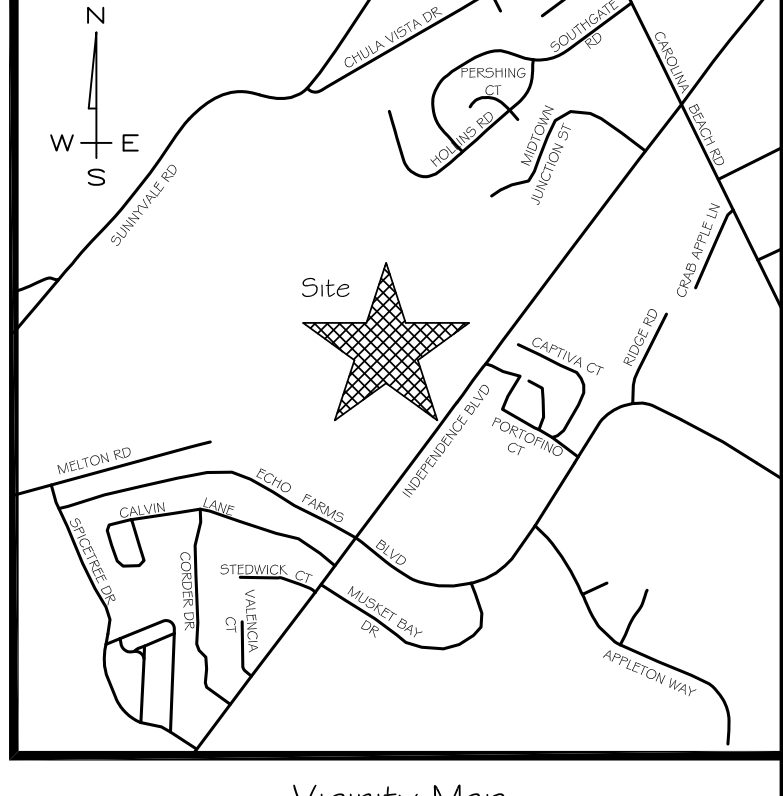
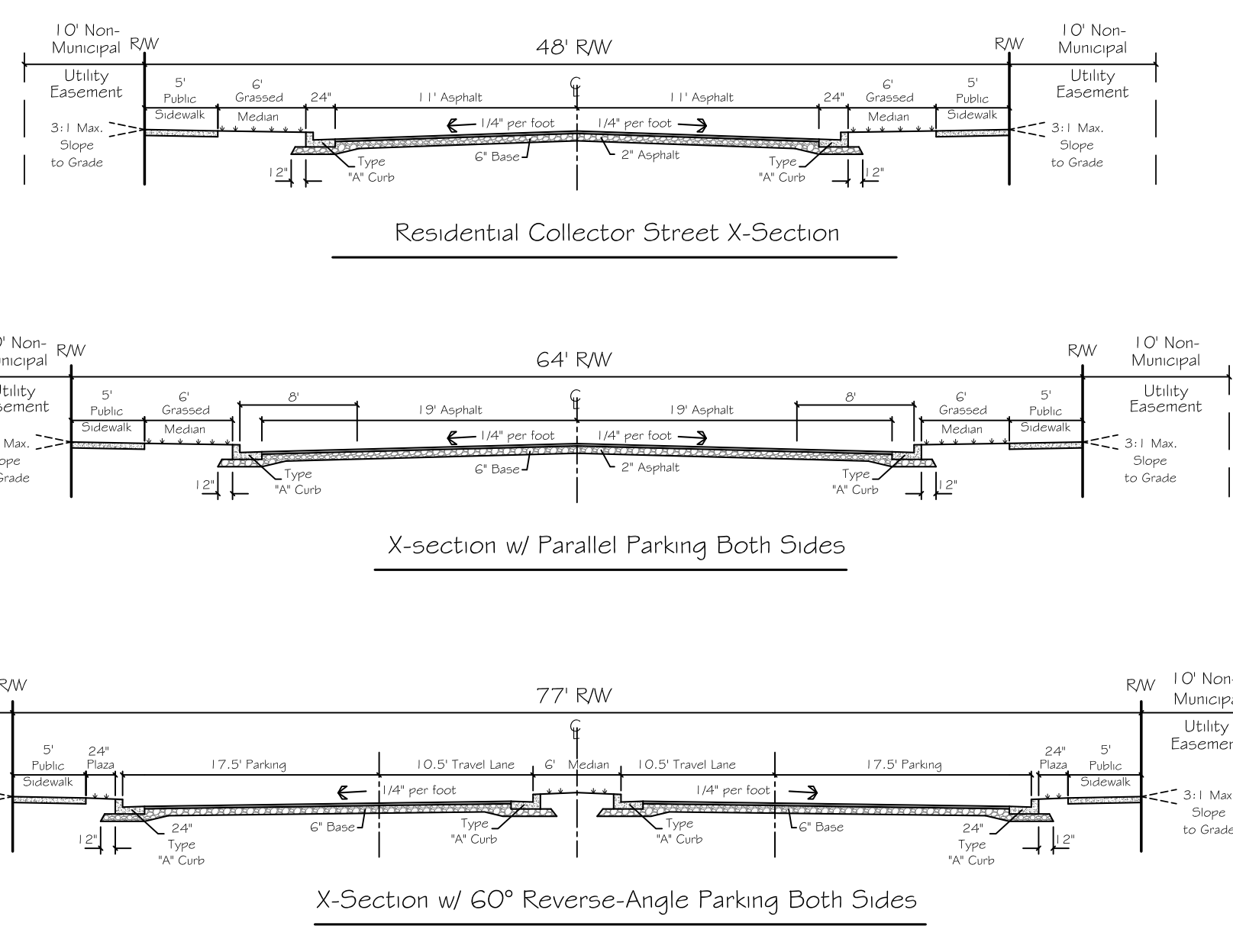
SURVEY LABELS

ACTUAL SIZE / SPECIES

DRAWING DATA

ARBORIST DATA

Point	Dwg Desc	DBH (in)	Scientific Name	Common Name	Category	Comments
1	26" Oak	22	<i>Nyssa sylvatica</i>	black gum	Significant	
2	18" Oak	18	<i>Nyssa sylvatica</i>	black gum	Significant	
3	32" Oak	34	<i>Carya illinoensis</i>	pecan	Significant	
4	24" Oak	24	<i>Quercus stellata</i>	post oak	Significant	
5	24" Oak	24	<i>Quercus hemisphaerica</i>	Darlington oak	Significant	
6	28" Oak	28	<i>Quercus nigra</i>	water oak	Significant	
7	34" Oak	34	<i>Quercus nigra</i>	water oak	Significant	
8	24" Oak	24	<i>Acer rubrum</i>	red maple	Significant	
9	36" Oak	36	<i>Acer rubrum</i>	red maple	Significant	
10	24" Oak	24	<i>Liriodendron tulipifera</i>	tulip poplar	Significant	
11	28" Oak	28	<i>Liriodendron tulipifera</i>	tulip poplar	Significant	
12	26" Oak	26	<i>Liriodendron tulipifera</i>	tulip poplar	Significant	
13	44" Oak	44	<i>Liquidambar styraciflua</i>	American sweet gum	Significant	
14	20" Oak	20	<i>Quercus nigra</i>	water oak	Significant	
15	22" Oak	22	<i>Quercus nigra</i>	water oak	Significant	
16	26" Oak	26	<i>Liriodendron tulipifera</i>	tulip poplar	Significant	
17	38" Magnolia	32	<i>Magnolia grandiflora</i>	southern magnolia	Significant	
18	24" Oak	24	<i>Nyssa sylvatica</i>	black gum	Significant	
19	20" Oak	20	<i>Nyssa sylvatica</i>	black gum	Significant	
20	38" Oak	38	<i>Nyssa sylvatica</i>	black gum	Significant	
21	22" Oak	22	<i>Quercus nigra</i>	water oak	Significant	
22	33" Pine	33	<i>Pinus taeda</i>	loblolly pine	Significant	
23	24" Oak	24	<i>Liriodendron tulipifera</i>	tulip poplar	Significant	
24	22" Pine	22	<i>Pinus taeda</i>	loblolly pine	Regulated	
25	22" Oak	22	<i>Quercus virginiana</i>	southern live oak	Significant	
26	26" Oak	26	<i>Quercus falcata</i>	southern red oak	Significant	
27	37" Oak	16	<i>Magnolia grandiflora</i>	southern magnolia	Significant	multistem: 16"/16"/11"
28	28" Oak	28	<i>Carya illinoensis</i>	pecan	Significant	
29	28" Oak	23	<i>Quercus virginiana</i>	southern live oak	Significant	two trunks: 23"/19"
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 - Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per acre, in both English & Spanish "Tree Protection Area: Do Not Enter."



- Site Inventory Notes:**
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22" American Sweet Gum	

Development Data:

Development Area - 60.91 ac.
 Permitted Density (@ 1.0 units/ac) = 60.9 units
 Proposed Density 360 units = 9.5 units/ac.

Unit Mix -
 512 Apartments
 43 Townhomes
 25 Single-family

Building Coverage - 320,000 s.f.± (12.1%)
 Residential Structures - 280,000 s.f.±
 Private Garages - 22,000 s.f.±
 Clubhouses - 18,000 s.f.±

Building Heights -
 Apartments / 4-story (55' max.)
 Townhomes / 2-story (30' max.)
 Single-Family / 2-story (30' max.)

Parking -
 320 - Studio & 1BR units @ min. 1.5 splint = 480
 174 - 2BR units @ min. 2.00 splint = 348
 86 - 3BR units @ min. 2.25 splint = 194
 Total Spaces Req'd. = 1,022

** 1053 + 1 Garage Space in all 51' & 4" TH Units = Total 1095 ± Prov'd. **

Existing Surface Coverage: 0 s.f.

New Surfaces:
 Street Pmnt. & Walks - 120,000 s.f.±
 Rooftops - 320,000 s.f.±
 Internal Pavement - 473,500 s.f.±
 Walks - 56,500 s.f.±
 Total - 972,000 s.f.± (37.1%)

Open Space - @ min. 20% req'd. = 12.2 ac.
 ** 16 ac. + prov'd **

Approximate Area of Disturbance: 46 ac.±

- General Notes:**
- New Hanover County Parcel No.: 312510.25.7464 [PID R06500-005-002-000]
 - Total Project Tract Area: 60.91 ac.±
 - Existing Zoning District: MD-17 & MD-17 (CD) Proposed Zoning District: MD-10 (CD) Setbacks - 10' Front, 10' Side Street, 5' Interior Side, 15' Rear
 - Create Wilmington Area of Opportunity: High-Density Transition
- Development Notes:**
- All development shall be in accordance with the City of Wilmington Land Development Code.
 - Project shall comply with all Federal, State & New Hanover County regulations.
- Graphic Scale**
 0 50 100 150 200 feet

P.O. Box 7221
 Wilmington, NC 28406
 Tel. 910-620-2374

Design Solutions

Trip Generation used for TIA:

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Total	580 DU	3917	53	181

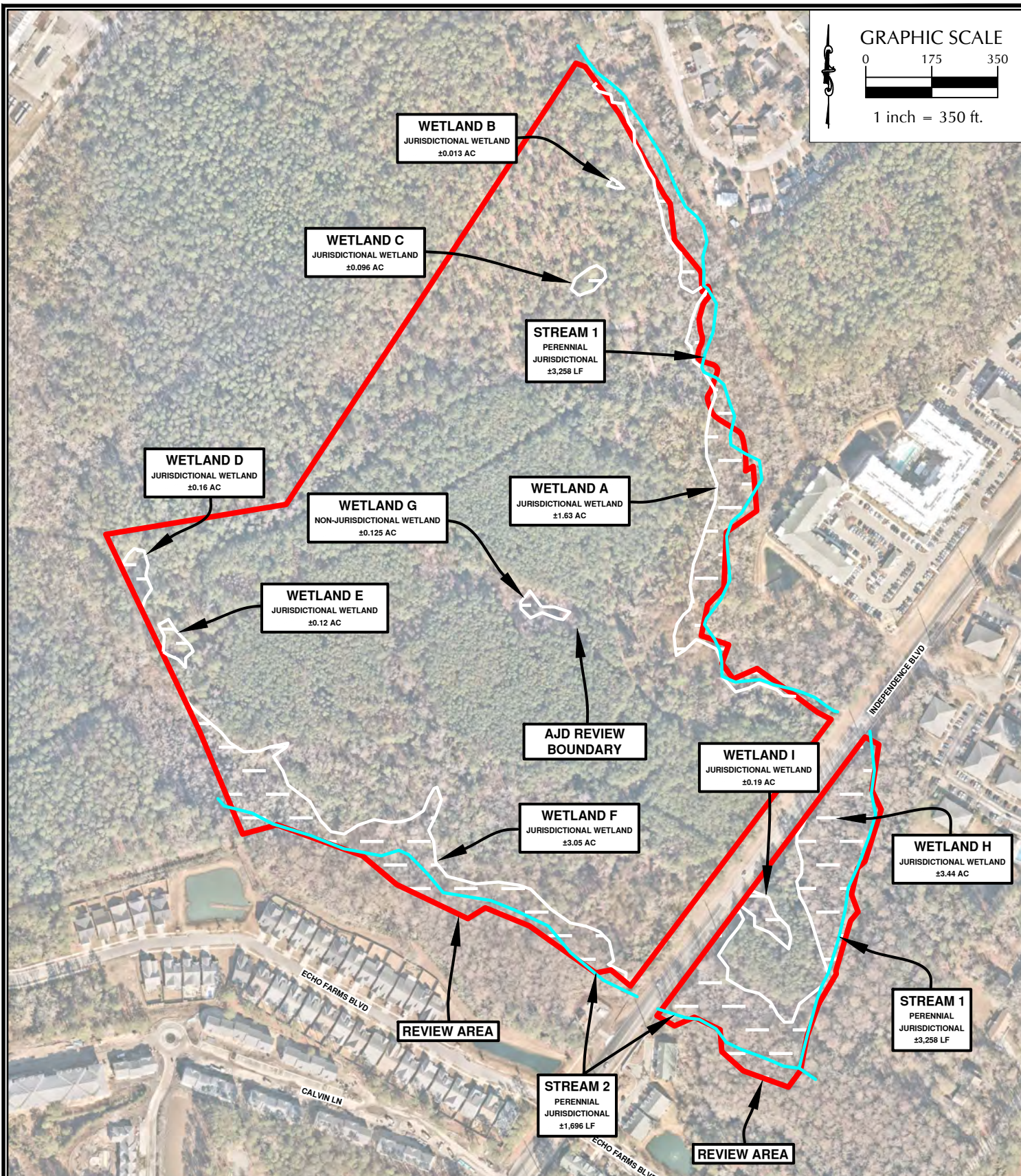
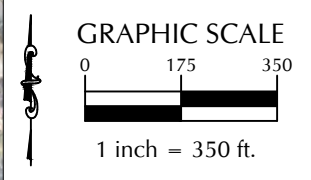
Project No.: 24-27
 Scale: 1" = 100'
 Date: 08/30/24

Owner:
 New Hanover County
 230 Gov. Center Dr., Ste. 190
 Wilmington, NC 28403

Developer:
 Northwood Ravin Development
 301 S. Carrington Mill Blvd., Ste. 460
 Morrisville, NC 27560

Preliminary Site Plan

Residential Rental Community
 3990 Independence Blvd.
 Wilmington Township / New Hanover County / North Carolina



NOTES:

- 1) WETLAND DELINEATION WAS PERFORMED BY WR ON 8/8/2023.
- 2) DELINEATION AND JURISDICTIONAL STATUS OF ONSITE WETLANDS VERIFIED THE USACE JURISDICTIONAL DETERMINATION ISSUED ON 8/26/2024 (AID #: SAW-2024-01360).
- 3) WETLAND/STREAM LOCATIONS ARE APPROXIMATE, BASED ON GPS LOCATION, NEW HANOVER COUNTY GIS DATA, AND TOPOGRAPHIC INTERPRETATION.

W:\22-1540\221540-Norwood Ravin-Wilmington-Independence Wetlands-Streams\CAD\Jurisdictional Determination Base.dwg - Thursday, August 28, 2024 12:28:56 PM - BEASLEY, TROY