



MEMORANDUM

TO: Mayor and City Councilors

FROM: Rich Olson, City Manager
June C. Brooks, Planning & Community Development

DATE: January 26, 2015

REF: Presentation/Discussion - Morgan Pointe Apartment Complex

City staff met with the developer of Morgan Pointe Apartments in late December 2014. Morgan Pointe is a proposed 120-unit apartment complex, which will be located on an 18-acre parcel adjacent to the Farm Fresh shopping center. Although the site contains a total of 18 acres, less than 10 acres will be utilized for the development because of the Knobbs Creek drainage area. The proposed development will have 18 one bedroom, 66 two bedroom and 36 three bedroom apartments. To accommodate necessary parking, 240 parking spaces will be needed. The complex will consist of six buildings. This development is straightforward when it comes to utilities and traffic-related issues. The key factor will be drainage related.

The developer was informed that the existing storm water retention pond behind Applebee's will need to be enlarged to accommodate a 25-year storm event. We have also notified the developer that we will be utilizing Greg Johnson, the engineer who has been working on the Knobbs Creek drainage study for Pasquotank County, so he can determine if there will be any negative drainage impacts from this development. Greenway Development has received a \$710,675 allocation from the North Carolina Housing Finance Agency for this development.

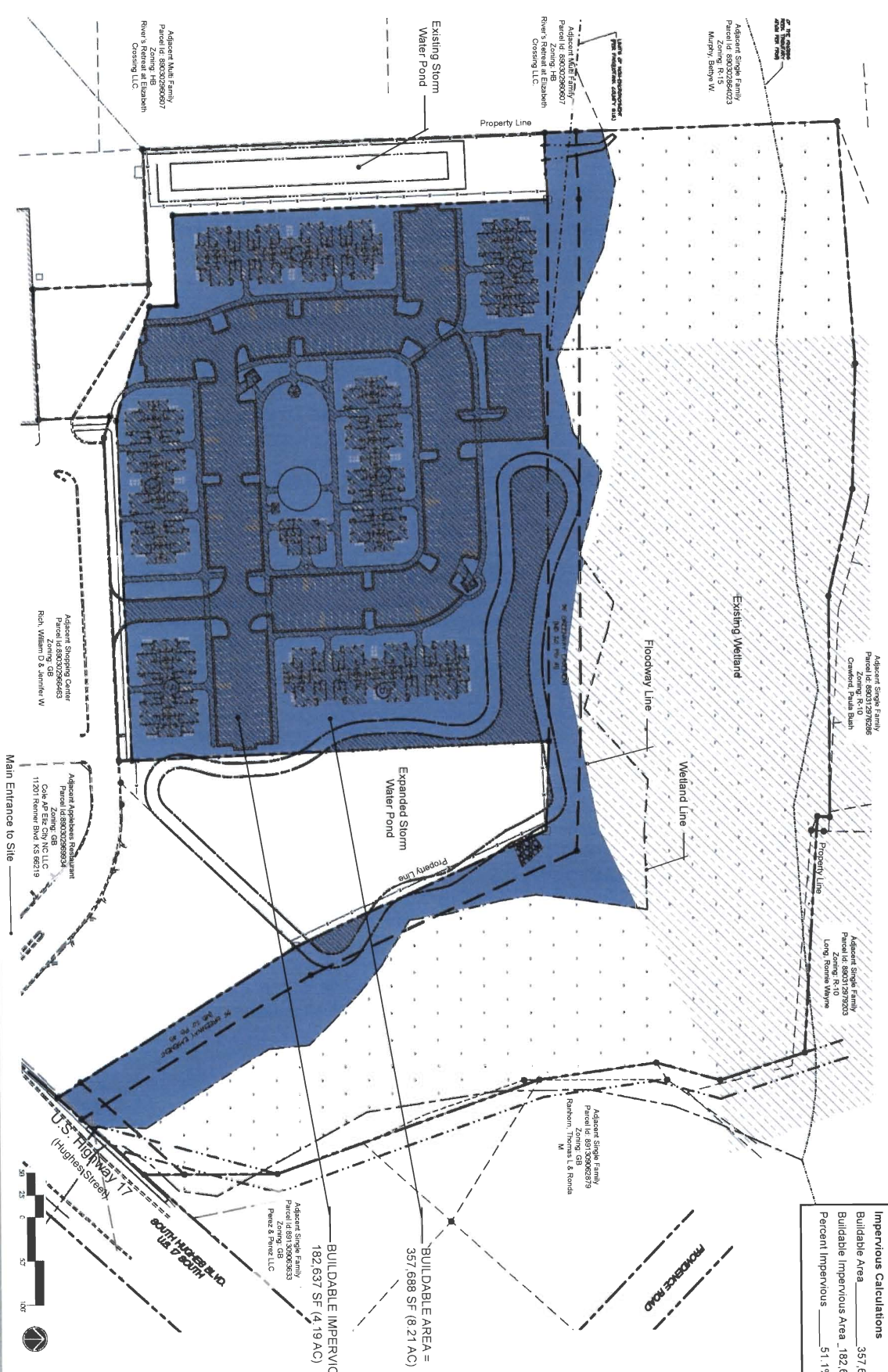
Due to potential concerns from the neighbors in Oxford Heights, City staff has scheduled the developer, Greenway Residential Development LLC, to provide the City Council with an overview of their project during the Council's work session on January 26, 2015. City staff also notified Ronnie and Frances Long of the Oxford Heights community association and invited members of the neighborhood to attend the presentation.

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Site Data	
Zoning	GB
Site Area	±18.01 Acres
Units	18 - 1 Bedroom 66 - 2 Bedroom 36 - 3 Bedroom 120 Total Units
Density	± 6.7 Units per Acre
Parking	240 Spaces Required per NCHFA (2.0 Spaces per Unit) 240 Spaces Proposed 16 Accessible Spaces Required

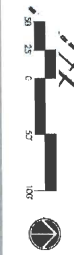
Impervious Calculations	
Buildable Area	357,688 SF (8.21 AC)
Buildable Impervious Area	182,637 SF (4.19 AC)
Percent Impervious	51.1%



BUILDABLE IMPERVIOUS AREA =
 182,637 SF (4.19 AC)

BUILDABLE AREA =
 357,688 SF (8.21 AC)

Main Entrance to Site



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