

Town of Indian Trail



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PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

PLANNING BOARD MINUTES

March 15, 2016

06:30 P.M.

CALL TO ORDER

ROLL CALL

The following members of the governing body were present:

Board Members: Larry Miller, Patricia Cowan, Jan Brown, Alan Rosenberg, and Jorge Aponte.

Members Present but None.

not Voting:

Absent: Cathi Higgins, and Sidney Sandy.

Staff Members: Rox Burhans-Planning Director, Gretchen Coperine- Senior Planner, and Pam Good-Board Secretary

APPROVAL OF MINUTES- February 16, 2016

Member Miller made a motion to approve the minutes as written, seconded by Member Brown. Vote to approve was unanimous.

PUBLIC ITEMS- ZT 2016-001 Hotel/Motel Mixed Use Buildings and CPA2016-001: UDO Text Amendment to permit hotel-motel uses and mixed-use buildings within the Village Center Overlay within the General Business District. Applicant: The Moser Group

Planning Director Rox Burhans began the presentation with the hotel request overview.

Hotel Amended Sections

Amend UDO Sections:

- 520.020 Table of uses
- 7220 Use Specific standards
- 810.050 Landscaping
- 1010.010 Parking standards

Intent: Applicant has potential sites in Sun Valley Village for a national hotel chain

Director Burhans researched various areas with the following results:

- ❖ Concord: Permitted outright
- ❖ Kannapolis: Permitted outright
- ❖ Huntersville Permitted outright
- ❖ Mathews: Permitted outright
- ❖ Mooresville: Conditional zoning only
- ❖ Rock Hill: Permitted outright and via SUP

Staff Burhans recommended the focus of such a development would be in the Sun Valley Village area only. He presented various proposed development standards for the board's consideration. He also mentioned the proposed text amendment would require some housekeeping changes (as seen in the Staff Report) in the present Unified Development Ordinance.

Sr. Planner Gretchen Coperine continued the presentation with the Mixed Use Buildings Request and gave a definition of a Mixed Use Building.

Mixed Use Buildings Request

Amend Sections

UDO 520.020(G) Permitted Uses Table

UDO 520.040 Floor Area

New UDO 7230 Standards

UDO 810.050 Land Use Groups

UDO 1610.100 Definitions

Intent

Allow mixed use buildings within specific Village Centers and provide development standards

UDO 1610.100 Definition

- Multi-story building with at least 1 floor of residential and 1 floor of non-residential uses
- Retail, office, apartments, condos

UDO 520.020(G) Permitted Uses

- Permitted under General Business District in specific Village Overlay

UDO 7230 Standards

- Must be approved through Conditional Zoning
- Allowed only in Austin Village, Sun Valley, Old Monroe, Rocky River
- Must have commercial/office on ground level
- Can have up to 75% of floor area as residential
- Individual floors are limited to either residential or non-residential
- Once residential level is established, no alternating allowed
- Intensity limits
- Design
- **New: Landscaping**

Staff Coperine read into the record additional language to proposed changes for section UDO 810.050 Land Use Groups with regard to landscape requirements for mixed use buildings. She then showed slides of an example of mixed use in Matthews called 'North End'.

The Staff Recommendation was read into the record that the findings were consistent with the Town's comprehensive plan regarding land use and housing and the economic development and would be in the best interest of the public.

1. The proposed UDO amendments are consistent with the following goals of the Comprehensive Plan:

- **Land Use and Housing Goals #1, 2, 4 and 5:** The proposed amendments are consistent with the Comprehensive Plan because they will enable diverse uses, densities and housing types, avoid potential land use incompatibilities, promote sustainable development through the use of smart growth principles, and encourage high quality design; and
- **Economic Development #1:** The proposed amendments will also enable investment in the commercial areas of Indian Trail that will help foster economic development initiatives that ensure a more balanced tax base within our community as well as locate residents and customers in close proximity to local businesses.

2. This UDO ordinance amendment is in the best interest of the public because it seeks to concentrate more intense development within the village centers, protect the low density single-family areas as envisioned in the comprehensive plan, while also expanding the opportunities for lodging uses in a way that will benefit of Indian Trail residents and business owners.

Board Questions:

Member Rosenberg asked why are we just looking at Sun Valley at this point for Hotel/Motel uses. Director Burhans answered that staff focused areas that had the most potential commercial growth. Staff will consider looking at expanding to other villages in the future. Member Rosenberg asked if the project is a full service hotel. Staff Burhans stated that he would let the applicant explain. Discussion ensued regarding the length of stay limit as well as the limit of 20% of the building would be allowed for accessory use. Staff Burhans gave a brief explanation of studying other communities and that the applicant could apply for conditional rezoning if needed. Staff Burhans explained what would and wouldn't necessarily constitute an accessory use.

Member Rosenberg expressed his concern that there are no provisions for signs for Mixed Use Buildings. Staff Burhans answered that it would be treated like commercial buildings. Member Rosenberg also asked if this project is commercial use only on the first floor. Staff Coperine answered that no residence would be allowed on the ground floor.

Discussion followed about the topic of what type of market the hotel would be attempting to draw. Also, Member Aponte asked about the traffic impact. Staff Burhans explained that these uses would only be allowed in commercially zoned areas. If a project is a certain size, it will need a Traffic Impact Study.

Chair Cowan mentioned that she has vacationed in many areas and hotels can be built near high schools, and it works well. She stated that signage has been well used in Matthews in a Village Center area. Chair Cowan requested that staff locate a map and present it on the smart board to show the 4 villages identified to allow mixed use buildings which Staff Coperine did. Chair Cowan asked about the language regarding hotel-motel and what defines each. Staff Burhans stated that the word motel is already in the ordinance and there is no clear definition of what defines each as well the fact that other local government includes both. Chair Cowan expressed the need for a hotel in the area and liked the idea of moving hotels into the villages.

Member Miller stated that he was concerned with traffic. He was also concerned with a hotel being built in Sun Valley Center having enough business in that immediate area to support it. Member Brown stated that he liked the concept, and asked what the total number of rooms would be. Staff Burhans answered that he didn't have provisions for a room count, but the applicant could provide some information.

Dennis Moser at 231 Post Office Dr. Indian Trail, NC stepped to the podium to speak. He stated that he had been trying to attract hotel brands since 2011. In the last 6 months, a major brand is now interested. This project would have 112 rooms and a conference center. He felt that the accessory uses shouldn't be limited. He mentioned that Extreme Ice and Carolina Courts have great demand for a hotel. Mr. Moser also stated that demand is coming for mid week use for hotels in the Indian Trail area. After much studying of where to best place a hotel, Mr. Moser said that Sun Valley was the best site. Mr. Moser stated that he is concerned with the present requirement to front load this site. It puts parking places a distance from the hotel's front door. Also, with a conference center, the building needs to be higher. The proposed building would be 5 stories. He asked to approve the same height that is already there with the existing theater. Mr. Moser asked the board to consider 63 ft maximum height and no restrictions on the amount of conference space.

Member Miller asked Mr. Moser if he could divulge the name of the hotel. Mr. Moser said that it would be an Inn and Suites. Member Rosenberg asked to be shown the site on Google Earth.

Member Brown stated that he thinks a hotel will help bring in shops and restaurants. Chair Cowan asked if the property management will be the same as the Sun Valley commercial area. She also asked if Mr. Moser was the current property manager and he answered that he was.

John Ross with Eagle Engineering at 2013 Van Buren Ave, Suite A, Indian Trail, NC stated that the project is a full service hotel and that there are 3500 professional jobs around that area. He stated that there is less traffic impact with hotels than other typical commercial uses. The proposed hotel would have 112 total rooms. The users of the hotel would be professionals during the week. On the weekends the majority of use would be by families visiting relatives. Member Rosenberg asked if the meeting space exceeds the 20% limit. Mr. Moser stated that he didn't believe so. It was later confirmed that it did not. Discussion followed regarding the difference between hotels with conference rooms and a conference center and what elements make a site profitable.

The applicant mentioned that with an Inn and Suites, the 30 day limit could be an obstacle. Member Miller also mentioned that the 30 day limit could possibly be an issue. More discussion followed regarding the long term intent of this limit and to be able to have the ability to manage it in the future.

Opened and closed the public portion as there were no further comments.

Board discussion:

Member Rosenberg stated that the traffic issue doesn't concern him and much effort has gone into examining the location to know if it will be profitable. Other members stated that it would be a positive addition to the Sun Valley area.

Member Brown made a motion to approve ZT2016-001 with modifications of maximum height no higher than the existing theater as well as having staff research and add signage requirements related to mixed use buildings, seconded by Member Rosenberg. Vote to approve was unanimous.

The meeting was paused for several minutes.

ZT2016-003 Grand Opening Banners- a request to amend Chapters 940 and 970 of the Unified Development Ordinance to remove the need to obtain a permit to install grand opening banners.

Staff Burhans presented the case which was initiated by Town Council. This was a change intended to support local businesses. This amendment would allow new business to have the immediate right to display banners for up to 45 days from the time the applicant receives their approved permit. There would be no change in size standards. In the case of a delayed opening, within the first 90 days of the opening, the applicant could apply and receive a first time permit at no charge.

Required Consistency Findings

The Planning Board is required to make two consistency findings, one for consistency with Town adopted plans and another regarding the benefit of the public. Staff is of the opinion the following findings can be made:

1. The proposed UDO amendment is consistent with the following goals of the Comprehensive Plan:

- **Economic Development Goal #2:** The proposed Town initiated text amendment will expand marketing opportunities for new businesses and is reflective of the Town's commitment to support the Indian Trail business community; and
 - **Land Use and Housing #6:** The proposed text amendment's elimination of the need for grand opening banner permits increases the predictability for new business owners in obtaining temporary signage.
2. This UDO ordinance amendment is in the best interest of the public because it helps create additional marketing opportunities for new businesses and makes the regulatory process more predictable, which will help promote job growth and ensure a more balanced tax base within the community.

Staff recommended that the Planning Board make the required consistency findings and recommend adoption of this UDO Text Amendment ZT2016-003 as presented.

Member Rosenberg asked when there are possible delays, the time may need to be longer. Staff Burhans replied that it would be staff's administrative discretion to give them an extension. The intent is giving business more rights, not take them away.

Opened public comment and closed public comment. No one had signed up to speak.

Motion by Member Rosenberg to approve ZT2016-003 with the findings as read into the record, seconded by Member Aponte, the vote to approve was unanimous.

OTHER BUSINESS- none.

PLANNING REPORT

Director Burhans gave an overview of the Town Council workshop that was held on March 5th. This included an HR report about salaries and compensations for Town Staff. Kelly Barnhardt resigned as Economic and Community Director. Other staffing changes include hiring of an Assistant Director of Finance, Branden Chopelas. Also hired are a new HR Director and Finance Director both starting in the next several weeks. There will be a closure of the Indian Trail road from June through November. Large residential rezoning projects coming in. Zaxby's and Christian Brothers are closer to completion. Framing went up at Glenn Oaks Apartments. Staff has been working on various text amendments and will likely contract out the update of the Unified Development Ordinance. Staff Burhans explained that the naming of village centers have some identification by wayfinding signs but have other ideas in the future.

Mr. Miller exited the meeting at 8:35pm.

ADJOURN

Member Rosenberg made a motion to adjourn the meeting, seconded by Member Brown. The vote to adjourn was unanimous.

Chairman:

Patricia S. Cowan

Date:

04-19-2016

Secretary:

Pamela L. Scott

