P.O. Box 2430
Indian Trail, North Carolina 28079
Telephone (704) 821-5401
Fax (704) 821-9045
PLANNING AND NEIGHBORHOOD SERVICES

Conditional Zoning Staff Report

Case: CZ 2016-005			
Reference Name	Hawfield/Heritage		
Request	Proposed Zoning	CZ Single-family Residential (SF-4)	
	Proposed Uses	Single-Family Detached Residential, a portion of which is age-restricted	
Existing Site Characteristics	Existing Zoning	Single-Family Residential (SF-4) and Rural Single-Family (RSF) – Town of Indian Trail; Single-Family Residential (R-40) Unincorporated Union County	
	Existing Use	Single Family Home and Vacant	
	Site Acreage	Approximately 162.9 acres in Indian Trail	
***Note:**	This project is part of a larger development which is split between the Village of Wesley Chapel and the Town of Indian Trail. The portion located within the Village of Wesley Chapel proposes approximately 119 lots. The portion located within the Town of Indian Trail proposes approximately 316 lots. The combined development between both municipalities is approximately 435 lots.		
Applicant	Queen City Land, LLC		
Submittal Date	April 15, 2016		
Location	Wesley Chapel Road and Hawfield Road		
Tax Map Number(s)	Rezoning: 07120003, 07120005A, 07123001J, 07120005 90 and 07120008		
Plan Consistency	Comprehensive Plan	Designation	Sun Valley Village
		Consistent with Request	Yes
Recommendations & Comments	Planning Staff	Recommends approval of a Conditional Zoning District	

Project Summary

This is a request to rezone five (5) parcels totaling approximately 162.9 acres to moderate density single-family conditional residential zoning district (CZ-SF-4). The intent of this request is to develop approximately 316 single family detached residential units within the Town of Indian Trail. A portion of those units are intended to be age-restricted. See Attachment 1, Application.

Please note, the proposed 316 lots within Indian Trail are part of a larger overall development which is split between the Village of Wesley Chapel and the Town of Indian Trail. The proposed lots within the Village of Wesley Chapel total approximately 119 units. The total overall development between both municipalities could potentially provide 435 lots. See Attachment 2: Location Map

Staff Recommendation
Staff is of the opinion the necessary findings can be made to support this Conditional Zoning request.

Background
A portion of the rezoning (i.e., parcel 07123001J) was originally part of the Sheridan subdivision approved under SUP1998-007. The site plans for Sheridan were approved in phases. The phase affecting the subject parcel was approved November 2016 and shows 25 single family residential lots. Those lots were never platted however and the parcel remains vacant. The subject parcel was not used as open space and therefore the open space calculations for Sheridan remain the same. The parcel also does not affect the overall density of the subdivision and the subdivision continues to meet the maximum 2.4 dwelling units per acre originally approved under SUP1998-007.

Staff Analysis
Current Use and Zoning
Four of the subject five parcels are currently wooded and vacant. One parcel has a single family home. The current zoning is Rural Single Family and Single Family SF-4 within the Town of Indian Trail and Single Family R-40 for the parcels previously within Unincorporated Union County and annexed concurrently with this rezoning application under Annexation #143**.** The potential development under the current zoning is approximately 273 single-family detached homes. See Attachment 3: Zoning Map and Table 1 below.

Table 1: Current Zoning for Subject Parcels

Parcel	Current Zoning	Acreage	Current Use	Current Allowed Development
07120003	SF-4	26.62	Vacant	Single Family Residential (115 Lots)
07120005A	RSF	115.03	Vacant	Single Family Residential (125 Lots)
07123001J	SF-4	13.06	Vacant	Single Family Residential (25 lots shown on 2006 Sheridan Site Plan)
07120005 90	R-40	3.26	Vacant	Single Family Residential (3 Lots)
07120008	R-40	5.00	Single Family Home	Single Family Residential (5 Lots)
TOTAL				**273 Lots potentially permitted under existing zoning**

Footnotes: 1. The above calculations are theoretical based on acreage and represent a maximum number of units potentially allowed. It does not account for any right-of-way dedication, open space or roads which could reduce the number of units effectively permitted. 2. Any development permitted under the current zoning is NOT subject to architectural standards pursuant to Senate Bill 25, signed into law June 2015, which invalidates any municipal requirements for architectural standards for residential development with existing development rights.

Surrounding Development
The subject property is located within an area that is characterized by residential uses with varying densities and within multiple municipalities. Attachment 2: Location Map illustrates the subject property is adjacent to the approved Brandon Oaks, Taylor Glenn, and Sheridan Subdivisions, as well as adjacent to the recently approved Moore Farms age-restricted project within Unincorporated Union County. Below is a table with the surrounding developments. The proposed development is consistent with development in the surrounding area.

Table 2: Surrounding Development

Subdivision	Municipality	Current Zoning	Number of Units	Density*
Brandon Oaks	Town of Indian Trial	SF-4	1317 Lots	2.4 du/ac
Moore Farms	Union County	MPD – Master Planned Development	253 Lots	2.3 du/ac
Sheridan	Town of Indian Trail	SF-4	245 Lots	2.4 du/ac
Taylor Glenn	Town of Indian Trail	SF-4	433 Lots	2.4 du/ac

Table 2: Proposed Development

Subdivision	Municipality	Proposed Zoning	Number of Units	Density*
Proposed Hawfield (IT)	**Town of Indian Trail**	**Single Family SF-4**	**316**	**1.9 du/ac**
Proposed Hawfield (WC)	**Village of Wesley Chapel**	**Single Family R-40**	**119**	**1.7 du/ac**

***Dwelling Units per Acre (du/ac)**

CONCEPT PLAN

The Conceptual Plan (see below) reflects development of an approximately 316 home neighborhood with corresponding recreational amenities, and proposed road improvements to mitigate traffic impacts. The following will provide a brief overview of key elements of the Concept Plan.

Concept Plan

1. *GENERAL*

Site Layout: The Concept Plan contemplates lots with minimum widths reflecting 51 foot, 61 foot and 63 foot wide, several detention ponds, sections of the public Carolina Thread Trail, walking paths, and an amenity area which includes a clubhouse, pool and associated parking area, as well as on-street parking in key locations. The entrance into the development at the existing Hawfield Road will be shifted from its original alignment, to help address an existing sight distance issue. Several access points have been provided as required by the Unified Development Ordinance (UDO). Roadway Improvements per the Traffic Impact Analysis (TIA) dated June 2016 must be provided as a result of this development.

Table 3: Lots and Dimensions:

Municipality	Lot Color	Lot Size	Lot Type
Town of Indian Trail	Purple	53 feet wide	Age Restricted
Town of Indian Trail	Orange	61 feet wide	Traditional/Conventional
Town of Indian Trail	Teal	63 feet wide	Age Restricted
Wesley Chapel	Gray Area	61 and 63 feet wide	Age Restricted

Age-Restricted Housing: The proposed development is a mixture of conventional lots (102 of 316 within the Town of Indian Trail) and age restricted lots (214 of the 316 within the Town of Indian Trail). The conventional lots and age-restricted lots will have two (2) separate HOAs with separate Covenants, Conditions and Restrictions (CC&Rs). Requirements for age-restricted housing are set forth by the Federal Government under the Housing for Older Persons Act (HOPA) (24 CFR Part 100). The Town of Indian Trail UDO does not distinguish between conventional and age-restricted housing.

HOPA: The Housing for Older Persons Act allows for an exemption to the Fair Housing Act, which prohibits housing discrimination. See the following link for more information: http://www.hud.gov/offices/fheo/library/hopa_final.pdf. In essence, HOPA defines exemptions as follows: (1) that the housing be intended and operated for persons 55 years of age or older; (2) that at least 80 percent of the occupied units be occupied by at least one person who is 55 years of age or older; and (3) the housing facility or community publish and adhere to policies and procedures that demonstrate its intent to qualify for the exemption. The housing facility or community must also comply with rules issued by HUD for the verification of occupancy.

The developer has stated the project will comply with the above-mentioned HOPA requirements. The age-restricted portion of the development will have separate CC&Rs and be managed by a separate HOA from the conventional lots portion. As stated previously, the Town of Indian Trail does not have use-specific requirements for age-restricted housing. In that regard, the Town of Indian Trail would not regulate the CC&Rs.

The developer has offered the following statement with regard to the operations of the overall development:

Community Operations

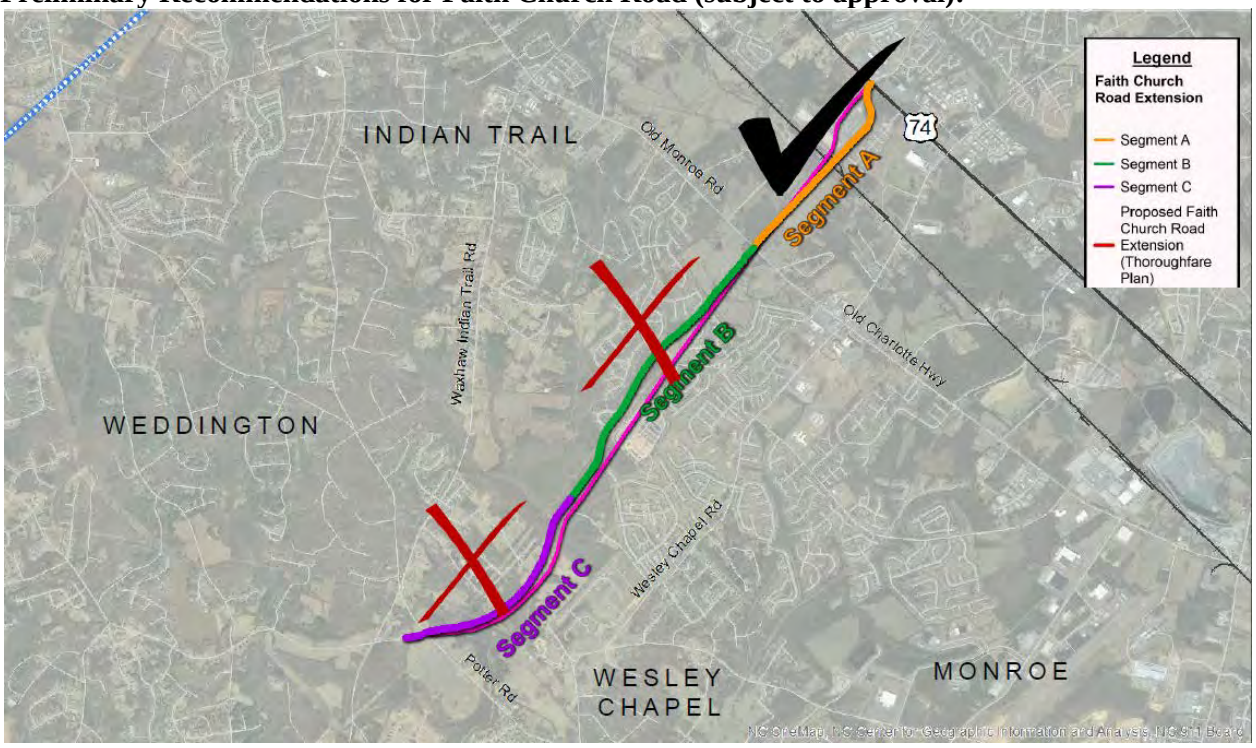
Kolter's visions of the community and of the house type offering is to meet the demands of the market. We see the opportunity for retirees to be close to the remainder of the family and vice versa. The traditional homes section of the community offers 102 two-story homes and the age-restricted section of the community offers 333 ranch-type homes. The 80/20 rule dictated by the HOPA Act will be applied within the age-restricted section and not take into account the traditional section. Each section of the community will be separate and distinct. There will be a set of covenants that guide each section. The Homeowner's Association (HOA) will be the sole management of the covenants. If by chance, the community is in violation of the 80/20 rule, the community will most importantly be in violation of the zoning. We have offered and will file annual reports to show community compliance with the aforementioned rule. The HOA will manage and file these reports with the Village of Wesley Chapel and

the Town of Indian Trail. Under the HOA documents, the developer will be the declarant and retain oversight and control of the community until the last home is sold.

2. INFRASTRUCTURE

Faith Church Road Extension Abandonment: The Town of Indian Trail in July 2016 completed a feasibility study for the abandonment of Faith Church Road Extension, which bisects the subject parcels. Currently, Faith Church Road Extension is on the adopted Charlotte Regional Transportation Planning Organization's (CRTPO) Thoroughfare Plan, and extends from Highway 74 south to Potter Road. Due to environmental constraints, the current Faith Church Road Extension is being studied for potential removal from the Thoroughfare Plan. A determination regarding same is anticipated to be reached in Fall 2016. The subject proposed development would be predicated on the abandonment of Faith Church Road Extension. A draft Condition of Approval #14 has been included with the draft Ordinance for this project.

Preliminary Recommendations for Faith Church Road (subject to approval):



Connectivity to Surrounding Development: UDO Chapter 1110.090(B) Coordination and Continuation of Streets, as it related to subdivisions, states that "the proposed street system shall be designed to provide a network of interconnected streets so as to facilitate the most advantageous development of the entire neighboring area. Access to adjacent properties may be gained by extending proposed streets to the property line, dedication to the boundary of such property and a temporary turn around must be provided. The proposed street system must extend existing streets on their proper projection."

The proposed development offers connection points to the adjacent Taylor Glenn and Sheridan subdivisions. The subject connections points where planned stub streets, approved at the time the final plats for the respective subdivisions were recorded. Town of Indian Trail Planning and Engineering staff are recommending the connections to the Taylor Glenn and Sheridan neighborhoods be provided with this development in accordance with UDO Chapter 1100. Connectivity between neighborhoods is necessary for the proper implementation of a regional transportation plan and is one of the key tenets of sound planning to alleviate traffic congestion.

Downing Court Connection: A number of residents have expressed concerns with the particular connection at Downing Court into the Taylor Glenn subdivision. In order to address the concerns regarding additional traffic and potential for speeding cars traveling from the subject development through Downing Court, the developer has worked with the neighborhoods and provided alternatives to the planned stub street. Please see the concept plan for the mentioned alternatives.

Zoomed-In Downing Court, see Concept Plan for Alternatives:

Traffic Impact Analysis

A Traffic Impact Analysis, dated June 2016, was provided with this Conditional Zoning application and can be found at:
http://www.indiantrail.org/cms_wfc/uploads/comment/HeritageDevelopmentTIS06-02-2016.reduced4492.pdf. The list of improvements to be constructed by the developer in order to mitigate any road impacts are summarized by the key recommendations in the report:

Wesley Chapel Road and Hawfield Road / Site Drive 1

- Construct an eastbound Site Drive 1 right turn lane with 100 feet of storage and appropriate taper.
- Construct a northbound Wesley Chapel Road left turn lane with 75 feet of storage.
- Construct a southbound Wesley Chapel Road right turn lane with 50 feet of storage.

The developer will submit a cost estimate for the following improvements:
Wesley Chapel Road and Weddington Road

- Construct one southbound Wesley Chapel Road right turn lane with 300 feet of storage and appropriate taper.

Wesley Chapel Road and Rogers Road

- Construct one northbound Wesley Chapel Road right turn lane with 175 feet of storage and appropriate taper.

Signal Warrant at Wesley Chapel Road Entrance: Several Taylor Glenn residents inquired about the possibility to have the subject development provide a traffic signal at the Wesley Chapel Road entrance

into the subject community. Based on information received from North Carolina Department of Transportation (NCDOT), a traffic signal is not warranted at that location. NCDOT has further stated that their office has undertaken signal warrant studies at the Taylor Glenn entrance on Wesley Chapel Road as recent as 2014. A traffic signal was not warranted at that time. NCDOT will not accept traffic signal improvements on NCDOT roads unless and until the threshold for a signal is reached.

Note: NCDOT has requested the Taylor Glenn HOA remove vegetation along Wesley Chapel Road at the entrance to Taylor Glenn, in order for NCDOT to undertake additional analyses of that intersection. The Taylor Glenn HOA has not complied with NCDOT's request. NCDOT has stated the Department will not conduct any further signal warrant analyses until the Taylor Glenn HOA complies.

Onsite Roadway Improvements: Access within the site will be provided by a series of interconnected roads with 50-ft to 60-ft wide Rights-of-Way (ROW) that will be designed with curb/gutter, sidewalks, street lights and street trees. The main or spine road within this development will provide a connection point between Wesley Chapel Road through the Moore Farms project approved within Union County, through to Waxhaw Indian Trail Road. It will serve as an east/west connector for the area which does not currently exist. Roads within the development will be maintained by the Town of Indian Trail on the Indian Trail side of the project. Roads within the Village of Wesley Chapel will be built to Town of Indian Trail standards but maintained by North Carolina Department of Transportation (NCDOT). Wesley Chapel Road will be improved with curb/gutter, sidewalk, and street trees as required by the UDO.

3. ARCHITECTURE

***Architectural Design*:** Supplementary architectural design guidelines have been provided in Attachment 4: Draft Ordinance with Exhibits to ensure development of an attractive, well-coordinated community. All development features must be consistent with the supplemental design guidelines attached. Key features will include: a mix of hardiplank with masonry, stone or shingle accents; articulated front facades, design elements such as bay or bow windows, dormers, decorative posts or pillars, carriage doors; as well as additional decorative elements found in the attached design guidelines.

Lot Types and Dimensions:

Lot Sizes and Setbacks proposed with this conceptual plan are as follows:

Lot Sizes (minimums)	Setback Requirements
53 foot (7,155 square feet)	Front façade: 25 feet Rear: 30 feet Sides: 6 feet
61 foot (8,200 square feet)	
63 foot (8,500 square feet)	
Height shall not exceed 35 feet	

4. OPEN SPACE

Green Space and Tree Retention: A proposed 25 foot perimeter buffer is being provided along the majority of the property lines abutting the adjacent subdivisions. This buffer is above and beyond any UDO requirement and will consist of undisturbed natural vegetated landscaping where feasible and additional landscaping where needed to achieve a semi-opaque screen to adjacent property owners. Green space and open areas between lots have been provided throughout the community which connect and provide access to walking trails.

Carolina Thread Trail and Walking Paths: The proposed development will provide an interconnected network of sidewalks, Carolina Thread Trail and walking paths.

The Carolina Thread Trail is a regional network of greenways, trails and blueways in 15 counties, 2 states affecting 2.3 million people. The Thread Trail preserves natural areas and provides a place for exploration of nature, culture, science and history. This is a public benefit for the entire community. The Thread Trail within this project will be built by the developer and run along the existing Price Mill Creek. It will be the second section built within the Town and provide approximately 0.66 miles of paved surface open to the general public indicated by the provide parking at specific areas. The walking trails will be approximately 0.81 miles long and provide connectivity between the pods of homes within the community.

Community Meetings
The applicant held two community meetings as required by UDO Section 330.020. The purpose of the meetings is to solicit comments and concerns from surrounding property owners. Notices for the community meetings consisted of advertising in the newspaper, sending first class mailed notices to the owners of surrounding properties and Homeowners Associations within 500 feet of the project site. The first community meeting was held at the Bakers VFD Fire Department Training Room on June 22, 2016 from 3pm-5pm and the second was held at the Town of Indian Trail's Civic Building on the same day from 6pm-8pm. The following will provide a brief summary of the Town required community meetings. Please see Attachment 5 for Community Meeting Minutes.

- *3pm-5pm Meeting*: There were approximately 17 members of the public, the applicant's team, and staff.

- *6pm-8pm Meeting:* There were approximately 10 members of the public in attendance in addition to the applicant's team and town staff. General questions were raised at both meetings regarding:
    - Concerns with overall size of the development
    - Desire to see the entire development be age-restricted
    - Additional traffic generated by the overall development
    - Lack of a traffic light at Taylor Glenn entrance or the entrance for this development
    - Connectivity to the adjacent neighborhoods as it relates to added traffic, potential for increased crime, and potential for increase in speeding cars cutting through adjacent neighborhoods
    - Buffering to the adjacent properties
    - Decrease property values
    - School Impacts
    - Impacts to any wildlife within the subject wooded parcels

In addition to the official community meetings scheduled above, the development team met on several occasions with residents from the neighboring communities in attempts to address their concerns.

Staff received correspondence from residents within the neighboring communities with regard to this project. Please see Attachment 6: Public Comments.

Comprehensive Plan
The Indian Trail Comprehensive Plan organizes the Town into a series of interconnected villages which not only helps create a well managed growth and community development pattern, but also provides meaningful identify for Indian Trail residents. The subject property is located within Sun Valley Village of the Comprehensive Plan, which is the largest of the Indian Trail Villages. See Attachment 7: Future Land Use Map. This Village consists of a developing sub-regional center to promote commercial development at the intersection of Wesley Chapel Road and Old Monroe Road and be supported by a neighborhood setting with single-family detached houses as its primary development type as well as other types of housing types supported within the village. The proposed future land use of subject properties is Medium Density Residential, which allows for a density of 2 to 4 dwelling units per acre. The proposed overall project density of 1.9 dwelling units per acre is consistent with the future land use map. Staff is of the opinion that the proposal is consistent with the goals of the Comprehensive Plan.

Draft Conditions
See the attached draft Ordinance with the recommended Conditions of Approval.

Comments from Outside Agencies
- *North Carolina Department of Transportation (NCDOT)*: NCDOT has reviewed and is in agreement with the attached Traffic Impact Analysis, dated June 2016. See link: http://www.indiantrail.org/cms_wfc/uploads/comment/HeritageDevelopmentTIS06-02-2016.reduced4492.pdf

- *Union County Public Works (UCPW)*: At present, adequate water and sewer capacity exist to serve the proposed project. Potential off-site improvements may be required (i.e., extension of existing water lines).

- *Union County Public Schools (UCPS):*

  The total proposed 435 sfu (320 sfu in Indian Trail) subdivision will be within the following school attendance areas for the 2016-2017 school year:

  Split between Wesley Chapel Elementary School and Sun Valley Elementary School
  Sun Valley Middle School
  Sun Valley High School

  Both of the elementary schools, as well as the middle school are expected to remain below their respective Watch Levels for the foreseeable future. However, Sun Valley HS is expected to exceed its Watch Level as soon as 2017. Additional residential construction may accelerate the approach to a Watch Level and conceivably to a Cap Level. Prior to reaching a cap, high enrollments contribute to problems such as additional mobile classrooms, inadequate capacity for food service and restroom facilities, rationing of access to the media center, insufficient parking and queuing space for parents to safely deliver or pick up their children, and inadequate planning/meeting space for additional

Please note, the applicant has submitted additional information regarding supplemental School Enrollment Impact Study prepared by Jerome McKibben, Senior Demographer for McKibben Demographic Research. (See Attachment 8: Student Generation). This study provides the total forecasted students generated by this development for the school years 2020-21 and 2025-26.

Based on the attached report, the number of student generated by the development within Indian Trail is as follows: 63 total for the years 2020-21 and 83 total for the years 2025-26 with the age restricted portion calculated into those figures.

For informational purposes, Staff has done an estimate of the student generation for the portion within Indian Trail, assuming that all the units are conventional lots (without any age restricted lots). If the student generation rates within the report are correct, staff's estimate of the number of students that would be generated if the development where all conventional lots are: 260 for the years 2025-26.

- *Union County Fire Marshall (UCFM):* No comments at this time. The site plan will be routed to UCFM Office during the site plan review stage of development.

  Note: The subject project will provide a reinforced grass area along the spine road to provide emergency vehicles a second access point to the pod of homes at the northwestern portion of the project.

- *Union County Sherriff:*
  1. The additional parking stalls will surely help. The remaining areas that do not have on street parking stalls will be where the challenge for residents and motorist will be, since the streets are 24 feet wide. Be mindful that the current town ordinance states there must be 16 feet of open roadway for on street parking, but does not limit drivers as to which side of the road to park on, thus creating a "slalom" effect while driving to avoid parked cars.

  2. Traffic calming devices are not shown on the plans.
     i. *Connectivity will effect neighboring streets – so traffic calming review can become an issue on those streets not in this project in the future.

3. To have effective sidewalks that are open for pedestrian traffic, we must keep the distance from the sidewalk to garage enough room to adequately park a vehicle and walk around it. I suggest using a full sized SUV or Truck for comparison. The length of a few of the larger family style vehicles are: 2017 Ford Expedition EL – 220" (18.3 feet) & 2017 Ford F-150 crew cab with long bed – 227.9" (18.9 feet).

4. The narrow divided entrance road will pose a problem for the homeowners along that route because when someone stops a vehicle along the street, it is going to be blocked. This happens with delivery drivers quite often in the Bonterra neighborhood. It will also make backing out of the driveway more difficult for those homeowners.

5. I've heard that the developer has told Wesley Chapel's Planning Board that there will be an 8 foot wide sidewalk available for golf carts, bicycles, and walkers. If it is a sidewalk, Golf Carts won't be allowed by state law because they are a motorized vehicle.

6. The main entrance location on Wesley Chapel Road is close to the problem area already identified at the Taylor Glen neighborhood entrance. The crest of that hill needs to be cut down during this entrance construction or additional problems and complaints will surface as the development gets occupied.

Conclusion

Staff is cognizant of key issues contemplated by the Boards when considering conditional zoning projects. The following is summary for the Board's consideration in making a recommendation.

Town of Indian Trail staff finds that the proposed 316 dwelling units would be generally compatible with the surrounding single family area.

With regard to the **roadway impacts** of this development, the developer has agreed to provide the recommended roadway improvements found in the June 2016 Traffic Impact Analysis provided by Ramey Kemp & Associates and agreed upon by the North Carolina Department of Transportation. In addition, all interior roads will be required to have traffic calming mechanism where needed.

With regard to **connectivity to adjacent neighborhoods,** the proposed development shows the planned connections to the Taylor Glenn and Sheridan subdivisions as required by UDO Chapter 1100. Alternatives to the connection at Downing Court have been provided.

With regard to **school impacts**, the proposed development is within the Wesley Chapel E and Sun Valley Elementary School and Sun Valley Middle School which are expected to remain below watch level. Sun Valley High School is expected to exceed watch level as soon as 2017. The development is forecasted to generate approximately 63 total student for the years 2020-21 and 83 total students for the years 2025-26 with the age restricted portion calculated into those figures. The numbers represent forecasted students for the development within the Town of Indian Trail. Considering a 214 of the 316 lots within Indian Trail will be age-restricted, the impact to the schools could potentially be mitigated to some extent, albeit not entirely, by the fact that not everyone within the community will have school-aged children.

Staff is of the opinion that the proposal is consistent with the goals of the Comprehensive Plan.

Action Required

The Planning Board must adopt a statement of consistency and reasonableness prior to making a motion for recommendation. The finding must be made that the proposed amendment is both reasonable and consistent with the Comprehensive Plan. Staff is of the opinion the goals of the Comprehensive Plan are satisfied as follows:

- *Land Use and Housing Goals #1, 2 and 5:* The proposed project promotes compatibility of land uses between neighboring properties and surrounding municipalities, provides a range of housing options, and proposes high quality design to promote attractive land development; the proposed project also provides buffering between adjacent uses and preserves naturally sensitive areas within the floodplain; and

- *Mobility and Transportation Goal #3:* The proposed development incorporates pedestrian amenities by way of 0.66 miles of Carolina Thread Trail and 0.81 miles of walking trail, and provides vehicular and pedestrian connectivity both within the community and for area residents.

  The request for this conditional zoning district (CZ-SF-4) is a reasonable request and is in the public interest because supports the goals of the adopted Comprehensive Plan and includes elements that benefit the general public in the areas of transportation, land use and housing.

Recommendation
Staff is of the opinion that the findings can be made to support a conditional zoning district for the subject property. The proposed conditional rezone is consistent with the Town's Comprehensive Plan.

Attachment 1 – Application
Attachment 2 – Location Map
Attachment 3 – Zoning Map
Attachment 4 – Draft Ordinance with attached Design Guidelines
Attachment 5 – Community Meeting Minutes
Attachment 6 – Public Comments
Attachment 7 – Future Land Use Map
Attachment 8 – Student Generation

Staff Contact
Gretchen Coperine, AICP
704 821-5401
gcoperine@planning.indiantrail.org

QUEEN CITY
LAND

April 15, 2016

LETTER OF INTENT

Mr. Rox Burhans
Planning Director
Town of Indian Trail
130 Blythe Drive
Indian Trail, NC 28079

Dear Mr. Burhans:

On behalf of our Client, Queen City Land in cooperation with Turnstone Group, LLC, operating as asset manager for REO Funding Solutions III, LLC, Owner, it is our intent and our formal request to rezone parcels 071230003, 07123001J, and 07120005A as SF-4 (Conditional) and to annex parcels 07120008 and 07120005 90 from Union County into the Town of Indian Trail, under the Town's Unified Development Ordinance (UDO). In support for a Zoning Map Amendment, included herein are an executed Conditional Zoning Application and additional documentation.

The proposed development is located off of Wesley Chapel Road along Hawfield Road. The current Hawfield Road right-of-way is to be abandoned and the road realigned. Access to the existing lot and pump station is to remain.

An application to annex the parcels, totaling 8.263 acres, within Union County into the Town of Indian Trail is to be submitted concurrently with this rezoning. The annexation request is submitted for approval as a Voluntary Annexation Petition.

Designed around a central open space, connected by sidewalks, and offering a community amenity center, the site will be comprised of single-family residential lots. All architecture within the site shall comply with the requirements of the UDO. Amenities within the development shall consist of, but not be limited to an amenity structure/club house, pool, and walking paths along natural areas. These paths shall establish pedestrian connectivity within the community.

With appreciation for the history and heritage of the Town of Indian Trail, the site shall provide lasting infrastructure, safety for its residents, and amenity features to become a cherished community within the larger context. With the assistance, direction, and input of the Town of Indian Trail and its residents, the site shall ultimately become an integral, quality driven, and lasting component of Indian Trail's community fabric.

Sincerely,

Carl Fochler
President

11535 Carmel Commons Blvd, Suite 101. Charlotte, NC 28226
Phone: (704) 363-1809

200 South Tryon Street, Suite 1400 Charlotte, NC 28202
p+704 376 1555 f+704 376 7851 url+ www.colejeneststone.com

Charlotte
Raleigh

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

TRANSMITTAL

Date: April 15, 2016

Reference: 4276.01 – Hawfield Residential

Attention: Mr. Rox Burhans

Company: Planning Services
130 Blythe Drive
Indian Trail, North Carolina 28079

Tel: (704) 821-9045

We Are Transmitting: ☒ Herewith ☐ Under Separate Cover

Copies	Dated	Description
1	04/15/16	Conditional Zoning Application – Nancy Adams
1	04/15/16	Conditional Zoning Application – REO
1	04/15/16	Letter of Intent
1	04/15/16	Design Guidelines
5	04/15/16	Concept plan

Transmitted Via: ☐ Mail ☐ Overnight ☒ Courier ☐ Hand Delivery ☐ Pick-Up

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review

Remarks: Attached is the Rezoning Application Package. Please contact our office if you have any additional questions.

Thank you,

By:

Andrew R. Poindexter, EI

cc: Mr. Mark R. McAuley, PE, LEED AP BD+C – ColeJenest & Stone (CJS)
Mr. Lucas Shires - CJS
Mr. Jeremia Murphy, PE - CJS

04-15-16P4:05 RCVD

C2 B
2nd owner

CONDITIONAL ZONING APPLICATION

INDIAN TRAIL
north carolina

PLANNING AND NEIGHBORHOOD SERVICES
PO Box 2430
Indian Trail, NC 28079
Telephone (704) 821-5401
Fax (704) 821-9045

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee: <2 acres $400, 2-10 acres $800, >10 acres$1,500, Minor Modification $250
Engineering Fees: <2 acres $100, 2-10 acres $175, >10 acres $250
Notification Fee $2.50 per adjoining property owner
****A TECHNOLOGY FEE, 10% OF ALL ASSOCIATED FEES, WILL BE APPLIED TO THE TOTAL FEE.****

Date Received 9/15/16

CONDITIONAL ZONING APPLICATION

Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- 5 copies of Concept Plan (must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina)
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks)
- List, address labels, and digital copy of all adjoining property owners within 500 feet of subject parcel
- Traffic Impact Analysis, if necessary
- Statement of Appraisal, if necessary
- Fees associated with review
- ****A TECHNOLOGY FEE, 10% OF ALL ASSOCIATED FEES, WILL BE APPLIED TO THE TOTAL FEE.**

General Information

Project Address: Hawfield Road

City: Indian Trail State: NC Zip: 28079

Tax Parcel ID: 07120003, 07120005 90, 07120005A, 07120008, 07123001J

Zoning Designation: 071230003 (SF-4), 07120005 90 (R-40), 07120005A (RSF), 07120008 (R-40), 07123001J (SF-4)

Total Acres: 162.982 Ac +/- Impervious Area: 90.00 Ac +/- (to be verified upon final construction documents)

Project Description: Single Family Residential

Contact Information – Applicant

Name: Queen City Land, LLC - Carl D. Fochler

Address: 11535 Carmel Commons Boulevard, Suite 101

City: Charlotte State: NC Zip: 28226

Phone: 704-363-1809 Fax: 704-843-0446

Email: cfochler66@gmail.com

Contact Information – Property Owner

Name: REO Funding Solutions III, LLC

Address: 1170 Peachtree Street NE, Suite 1150

City: Atlanta State: GA Zip: 30309

Phone: 407-477-6800 Fax: NA

Email: dewards@turnstonegroup.com

Turnstone Group, LLC is operating as asset manager for REO Funding Solutions, LLC

CONDITIONAL ZONING APPLICATION

Applicant's Certification

Signature _____ Date 4/13/16

Printed Name/Title Carl D. Fochler - President

Signature of Notary Public _____ Date 4-13-16

Kimberly Roshida McCullough

Notary Seal

Property Owner's Certification

REO Funding Solutions III, LLC

Signature X _____ Date 07 APR 2016

Printed Name/Title Judd Gilats
Vice President

Signature of Notary Public _____ Date 4/7/2016

Notary Seal

HANNAH MARIE PATZER
Notary Public - Notarial Seal
My Commission Expires
January 31, 2020

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: CZ 2016.005

DATE RECEIVED: 4-15-16

AMOUNT OF FEE: $2937

RECEIVED BY: _____

RECEIPT #: _____

CONDITIONAL ZONING APPLICATION

SCHEDULE

1. Technical Review Committee
   - Project is reviewed by staff.
   - Comments, questions, and concerns are sent to applicant to ensure project complies with ordinance.
   - Once all comments are addressed and the plans are resubmitted, the community meeting may be scheduled.

2. Community Meeting
   - To provide a framework for a shared vision with community involvement.
   - Applicant, with assistance from planning staff, shall conduct two public meetings of at least two hours each. Two hours shall be scheduled during normal business hours and two hours shall be devoted to an evening period.

3. Planning Director
   - The Planning Director shall provide suggestions following the community meeting.
   - The comments will follow 30 days after a revised application is submitted or 60 days following the community meeting if there are no revisions.

4. Planning Board
   - Reviews application to ensure it is consistent with UDO and all adopted town plans.
   - Meets the 3rd Tuesday of every month.

5. Town Council
   - Legislative action to approve, approve with modifications, deny approval, or submit to the Planning Board for further study.
   - Meets 2nd and 4th Tuesday of every month.

Check #
1058
$ 2937

CONDITIONAL ZONING APPLICATION

INDIAN TRAIL
north carolina

PLANNING AND NEIGHBORHOOD SERVICES
PO Box 2430
Indian Trail, NC 28079
Telephone (704) 821-5401
Fax (704) 821-9045

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee: <2 acres $400, 2-10 acres $800, >10 acres$1,500, Minor Modification $250
Engineering Fees: <2 acres $100, 2-10 acres $175, >10 acres $250
Notification Fee $2.50 per adjoining property owner
****A TECHNOLOGY FEE, 10% OF ALL ASSOCIATED FEES, WILL BE APPLIED TO THE TOTAL FEE.****

Date Received 4.15.16

04-14-16P12:04 NC/1

04-15 27A23-159CEJL

CONDITIONAL ZONING APPLICATION

Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- 5 copies of Concept Plan (must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina)
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks)
- List, address labels, and digital copy of all adjoining property owners within 500 feet of subject parcel
- Traffic Impact Analysis, if necessary
- Statement of Appraisal, if necessary
- Fees associated with review
- ****A TECHNOLOGY FEE, 10% OF ALL ASSOCIATED FEES, WILL BE APPLIED TO THE TOTAL FEE.**

General Information

Project Address: Hawfield Road

City: Indian Trail State: NC Zip: 28079

Tax Parcel ID: 07120003, 07120005 90, 07120005A, 07120008, 07123001J

Zoning Designation: 071230003 (SF-4), 07120005 90 (R-40), 07120005A (RSF), 07120008 (R-40), 07123001J (SF-4)

Total Acres: 162.982 Ac +/- Impervious Area: 90.00 Ac +/- (to be verified upon final construction documents)

Project Description: Single Family Residential

Contact Information – Applicant

Name: Queen City Land, LLC - Carl D. Fochler

Address: 11535 Carmel Commons Boulevard, Suite 101

City: Charlotte State: NC Zip: 28226

Phone: 704-363-1809 Fax: 704-843-0446

Email: cfochler66@gmail.com

Contact Information – Property Owner

Name: REO Funding Solutions III, LLC

Address: 1170 Peachtree Street NE, Suite 1150

City: Atlanta State: GA Zip: 30309

Phone: 407-477-6800 Fax: NA

Email: dewards@turnstonegroup.com

Turnstone Group, LLC is operating as asset manager for REO Funding Solutions, LLC

01-14-16P12:04 RCVD

CONDITIONAL ZONING APPLICATION

Applicant's Certification

Signature _____ Date 4/13/16

Printed Name/Title Carl D. Fochler - President

Signature of Notary Public _____ Date 4-13-16

Kimberly Rashida McCullough

Notary Seal

Property Owner's Certification

REO Funding Solutions III, LLC

Signature X _____ Date 07 APR 2016

Printed Name/Title Judd Gilats
Vice President

Signature of Notary Public _____ Date 4/7/2016

Notary Seal

HANNAH MARIE PATZER
Notary Public - Notarial Seal
My Commission Expires
January 31, 2020

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: CZ 2016 - 005

DATE RECEIVED: 4-15-16

AMOUNT OF FEE: $2937

RECEIVED BY: _____

RECEIPT #: _____

CONDITIONAL ZONING APPLICATION

SCHEDULE

1. Technical Review Committee
   - Project is reviewed by staff.
   - Comments, questions, and concerns are sent to applicant to ensure project complies with ordinance.
   - Once all comments are addressed and the plans are resubmitted, the community meeting may be scheduled.

2. Community Meeting
   - To provide a framework for a shared vision with community involvement.
   - Applicant, with assistance from planning staff, shall conduct two public meetings of at least two hours each. Two hours shall be scheduled during normal business hours and two hours shall be devoted to an evening period.

3. Planning Director
   - The Planning Director shall provide suggestions following the community meeting.
   - The comments will follow 30 days after a revised application is submitted or 60 days following the community meeting if there are no revisions.

4. Planning Board
   - Reviews application to ensure it is consistent with UDO and all adopted town plans.
   - Meets the 3rd Tuesday of every month.

5. Town Council
   - Legislative action to approve, approve with modifications, deny approval, or submit to the Planning Board for further study.
   - Meets 2nd and 4th Tuesday of every month.

CONDITIONAL ZONING APPLICATION

INDIAN TRAIL
north carolina

PLANNING AND NEIGHBORHOOD SERVICES
PO Box 2430
Indian Trail, NC 28079
Telephone (704) 821-5401
Fax (704) 821-9045

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee: <2 acres $400, 2-10 acres $800, >10 acres$1,500, Minor Modification $250
Engineering Fees: <2 acres $100, 2-10 acres $175, >10 acres $250
Notification Fee $2.50 per adjoining property owner
****A TECHNOLOGY FEE, 10% OF ALL ASSOCIATED FEES, WILL BE APPLIED TO THE TOTAL FEE.****

Date Received 4.15.16

CONDITIONAL ZONING APPLICATION

Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- 5 copies of Concept Plan (must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina)
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks)
- List, address labels, and digital copy of all adjoining property owners within 500 feet of subject parcel
- Traffic Impact Analysis, if necessary
- Statement of Appraisal, if necessary
- Fees associated with review
- ****A TECHNOLOGY FEE, 10% OF ALL ASSOCIATED FEES, WILL BE APPLIED TO THE TOTAL FEE.**

General Information

Project Address: Hawfield Road

City: Indian Trail State: NC Zip: 28079

Tax Parcel ID: 07120003, 07120005 90, 07120005A, 07120008, 07123001J

Zoning Designation: 071230003 (SF-4), 07120005 90 (R-40), 07120005A (RSF), 07120008 (R-40), 07123001J (SF-4)

Total Acres: 162.982 Ac +/- Impervious Area: 90.00 Ac +/- (to be verified upon final construction docum

Project Description: Single Family Residential

Contact Information – Applicant

Name: Queen City Land, LLC - Carl D. Fochler

Address: 11535 Carmel Commons Boulevard, Suite 101

City: Charlotte State: NC Zip: 28226

Phone: 704-363-1809 Fax: 704-843-0446

Email: cfochler66@gmail.com

Contact Information – Property Owner

Name: Nancy Adams

Address: 6250 Hawfield Road

City: Indian Trail State: NC Zip: 28079

Phone: NA Fax: NA

Email:

CONDITIONAL ZONING APPLICATION

Applicant's Certification

Signature _____ Date 4/13/16

Printed Name/Title Carl D. Fochler - President

Signature of Notary Public _____ Date 4-13-16

Kimberly Rashida McCullough

Notary Seal

Property Owner's Certification

Signature Nancy Adams Date 4/12/16

Printed Name/Title Nancy Adams - Owner

Signature of Notary Public Kasey M. Eudy Date 4-12-16

Notary Seal

KASEY M. EUDY
NOTARY
PUBLIC
UNION COUNTY, NC

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: CZ 2016-005

DATE RECEIVED: 4.15.16 AMOUNT OF FEE: $937

RECEIVED BY: _____ RECEIPT #: —

CONDITIONAL ZONING APPLICATION

SCHEDULE

1. Technical Review Committee
   - Project is reviewed by staff.
   - Comments, questions, and concerns are sent to applicant to ensure project complies with ordinance.
   - Once all comments are addressed and the plans are resubmitted, the community meeting may be scheduled.

2. Community Meeting
   - To provide a framework for a shared vision with community involvement.
   - Applicant, with assistance from planning staff, shall conduct two public meetings of at least two hours each. Two hours shall be scheduled during normal business hours and two hours shall be devoted to an evening period.

3. Planning Director
   - The Planning Director shall provide suggestions following the community meeting.
   - The comments will follow 30 days after a revised application is submitted or 60 days following the community meeting if there are no revisions.

4. Planning Board
   - Reviews application to ensure it is consistent with UDO and all adopted town plans.
   - Meets the 3rd Tuesday of every month.

5. Town Council
   - Legislative action to approve, approve with modifications, deny approval, or submit to the Planning Board for further study.
   - Meets 2nd and 4th Tuesday of every month.

Elaine F. Marshall
Secretary

North Carolina
DEPARTMENT OF THE SECRETARY OF STATE
PO Box 29622 Raleigh, NC 27626-0622 (919)807-2000

Account
Login
Register

Click Here To:

View Document Filings File an Annual Report Amend a Previous Annual Report
Print a Pre-Populated Annual Report form

Corporate Names

Legal: Queen City Land, LLC

Limited Liability Company Information

SosId:	1351733
Status:	Current-Active
Annual Report Status:	Current
Citizenship:	Domestic
Date Formed:	12/11/2013
Fiscal Month:	December
State of Incorporation:	
Registered Agent:	Fochler, Carl

Corporate Addresses

Mailing:	11535 Carmel Commons Blvd. Suite 101 Charlotte, NC 28226-5314
Principal Office:	11535 Carmel Commons Blvd. Suite 101 Charlotte, NC 28226-5314
Reg Office:	11535 Carmel Commons Blvd. Suite 101 Charlotte, NC 28226-5314
Reg Mailing:	11535 Carmel Commons Blvd. Suite 101 Charlotte, NC 28226-5314

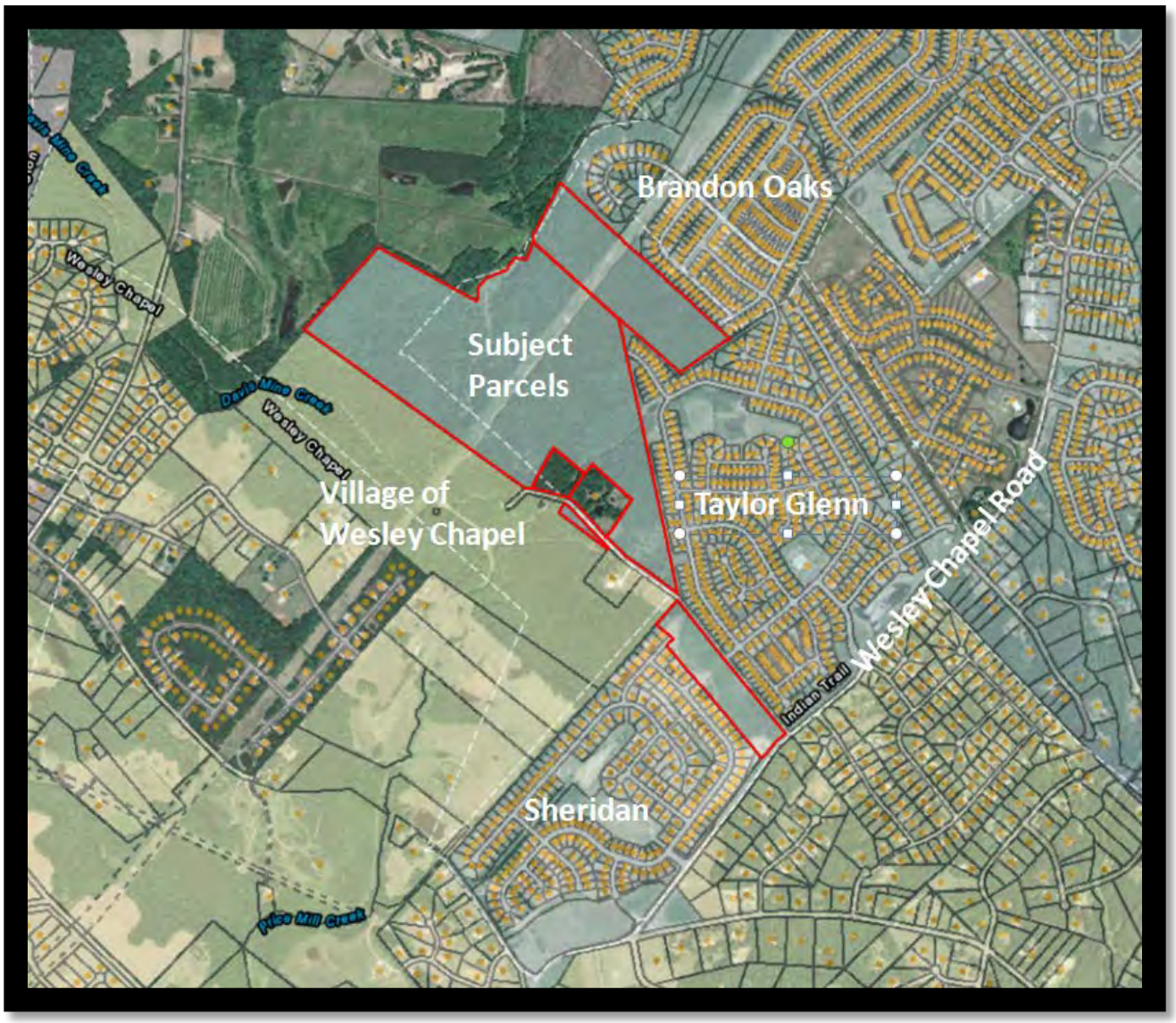
Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Member: Carl Fochler
1515 Venetian Way Dr
Waxhaw NC 28173

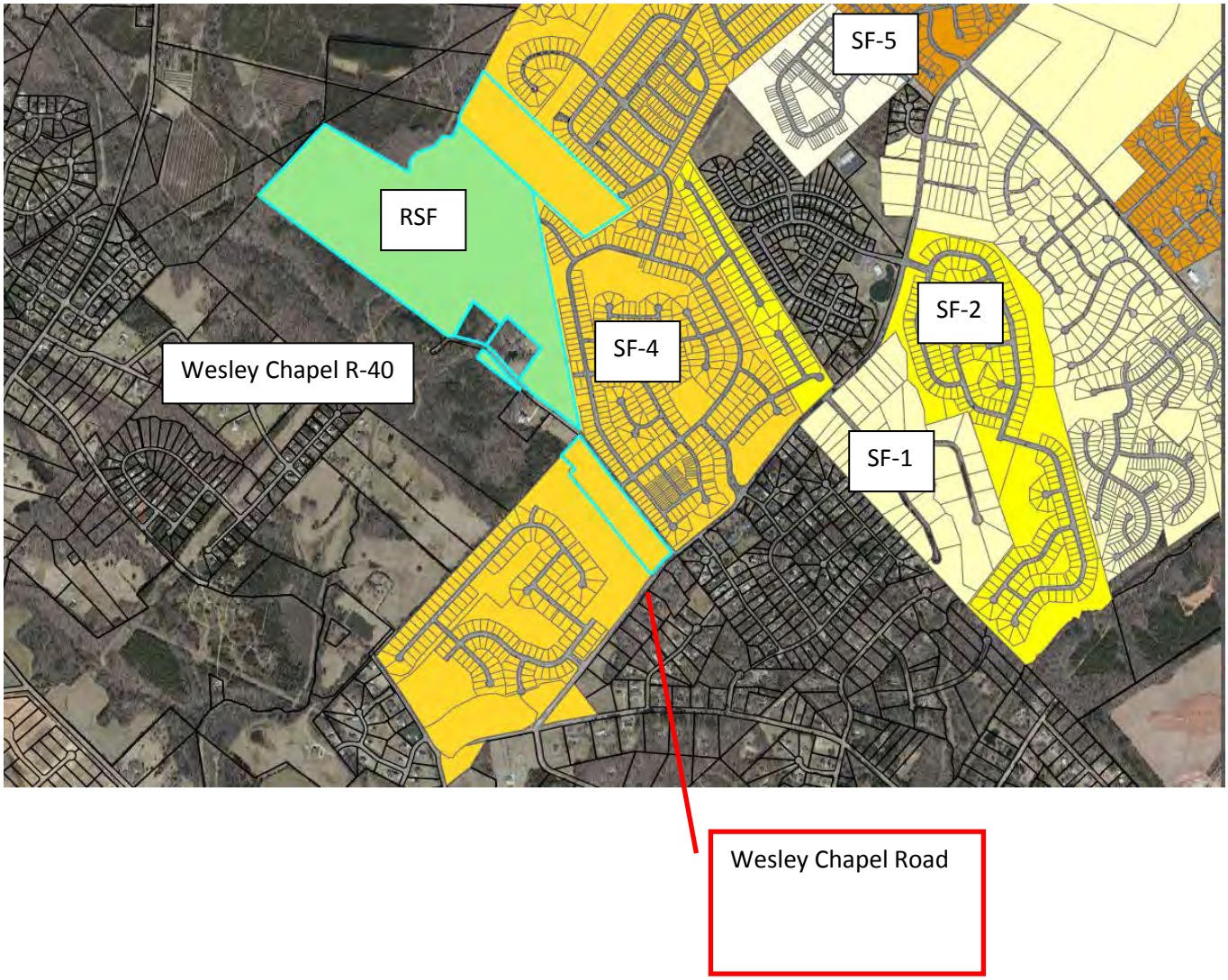
PB Attachment 2 – Location Map

LOCATION MAP



PB Attachment 3 – Zoning Map

ZONING MAP



PB Attachment 4 – Draft Ordinance

STATE OF NORTH CAROLINA)
) ORDINANCE # DRAFT
TOWN OF INDIAN TRAIL)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF INDIAN TRAIL REZONING PARCELS 007120003, 07120005A, 07123001J, 07120005 90 and 07120008 FROM SF-4 AND RSF SINGLE FAMILY TO CZSF-4 SINGLE FAMILY, IN THE TOWN OF INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA

WHEREAS, the applicant Queen City Land LLC, on behalf of the property owners petitioned to rezone tax parcels 007120003, 07120005A, 07123001J, 07120005 90 and 07120008 from SF-4 and RSF Single Family classification to a Conditional Zoning District SF-4 Single Family for the purpose developing 316 single family detached units; and

WHEREAS, this Conditional Zoning Amendment (CZ2016-005) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, two community meetings were held on June 22, 2016; and

WHEREAS, a public meeting was held by the Planning Board on August 16, 2016 to consider this conditional zoning request; and

WHEREAS, the Planning Board after hearing the case and public comments found the proposed map amendment is consistent with the following goals of the Comprehensive Plan:

- *Land Use and Housing Goals #1, 2 and 5:* The proposed project promotes compatibility of land uses between neighboring properties and surrounding municipalities, provides a range of housing options, and proposes high quality design to promote attractive land development; the proposed project also provides buffering between adjacent uses and preserves naturally sensitive areas within the floodplain; and

- *Mobility and Transportation Goal #3:* The proposed development incorporates pedestrian amenities by way of 0.66 miles of Carolina Thread Trail and 0.81 miles of walking trail, and provides vehicular and pedestrian connectivity both within the community and for area residents.

WHEREAS, the request for this conditional zoning district (CZ-SF-4) is a reasonable request and is in the public interest because supports the goals of the adopted Comprehensive Plan and includes elements that benefit the general public in the areas of transportation, land use and housing.

WHEREAS, after making the draft findings the Planning Board approved ___ the motion to transmit a recommendation to approve as conditioned to the Town Council; and

WHEREAS, the Town Council held a public hearing on __ to consider said request and recommendation of approval from the Planning Board; and

WHEREAS, the Town Council concurred with the Planning Board's consistency findings and hereby endorses said findings; and

NOW, THEREFORE, IT SHALL BE ORDAINED by the Town Council of the Town of Indian Trail, North Carolina hereby takes the following action:

Section 1 – Approves CZ 2016-005 Conditional Zoning Petition thereby granting the Zoning Map amendment to establish Conditional Zoning District SF-4 Single Family for the purpose of developing single family detached residential units subject to the following conditions:

1. *Subject Parcels:* Rezoning – 07120003, 07120005A, 07123001J, 07120005 90 and 07120008
2. *Parcel* 07123001J, Originally within SUP1998-007: The afore-mentioned parcel, originally part of Sheridan is hereby removed from the Sheridan Subdivision. The parcel was not calculated as open space and therefore does not have an impact on open space requirement. The removal does not impact density calculations of same.
3. *Permitted Uses:* The permitted use on the subject property is single-family detached residential and accessory uses as permitted in the UDO.
4. *Maximum Units:* The maximum number of units on the subject parcels shall not exceed 316 single-family detached dwelling units.
5. *Age-Restricted:* A minimum of 214 single family detached units shall be age restricted.
6. *Conventional Lots (Not Age-Restricted):* A maximum of 102 single family detached units may be conventional subdivision lots, not subject to age restrictions.
7. *Declaration of Covenants:* Declaration of Covenants or similar document shall be executed and recorded for the age restricted single family lots in accordance with the Federal Regulations governing housing for older persons (24 CFR Part 100) as well as any related Federal, State and local regulations governing the same matter.

   The developer, its successors or assigns and/or the Home Owner's Association (HOA) or similar entity shall be responsible for managing and ensuring compliance with the Declaration of Covenants governing age-restricted regulations.
8. *Conceptual Plan and Design Guidelines:* The site shall be developed as generally depicted on the approved Concept Plan, referenced as Exhibit 1. The proposed single-family homes and amenity improvements shall comply the supplementary Community Design Guidelines developed for the subject conditional rezoning and referenced as Exhibit 2.
   a. *On-street parking*: on-street parking shall be provided at key locations as generally depicted on the Conceptual Plan.
   b. *Perimeter Buffer*: A 25 foot buffer shall be provided as generally depicted on the Conceptual Plan in Exhibit 1. Existing vegetation shall be preserved to the maximum extent possible with supplemental plantings and fence or berm, provided to the

satisfaction of the Town of Indian Trail, to achieve semi-opaque screening to adjacent properties.

c. *Amenities*: The community amenity area (pool with associated parking and other facilities) shall be under construction prior to the issuance of Zoning Compliance for the 99th home. Any amenities must be consistent with the Architectural Design of the proposed development as generally described in the Community Design Guidelines. The community amenities may be substituted with other major common area amenities of equal or greater financial investment.

9. *Architecture, Dimensional Standards and Monumentation:* Architectural design, dimensional standards and monumentation shall be in accordance with the Community Design Guidelines in Exhibit 2.
10. *Tree Retention and Tree Save Ares:* The development is conditioned to comply with Chapter 830- Tree Preservation Ordinance of the UDO. A Heritage tree survey and tree canopy plan is required within the site plan review process. All reasonable efforts will be made to retain the existing Heritage Trees on the site, however, it is recognized that several may need to be removed and mitigation will be undertaken in accordance with UDO Chapter 830(E) requirement.
11. *TIA Roadway Improvements:* Prior to the issuance of Town Zoning Compliance for any home, the developer shall be responsible for constructing roadway improvements identified in the Traffic Impact Memorandum dated June 2016. All required roadway improvements shall be constructed and any associated public ROW dedicated prior to the issuance of Town Zoning Compliance for any home unless a phasing plan is approved by the Town of Indian Trail Engineer and the North Carolina Department of Transportation (NCDOT). Required improvements are summarized below:

    Wesley Chapel Road and Hawfield Road / Site Drive 1

    - Construct an eastbound Site Drive 1 right turn lane with 100 feet of storage and appropriate taper.
    - Construct a northbound Wesley Chapel Road left turn lane with 75 feet of storage.
    - Construct a southbound Wesley Chapel Road right turn lane with 50 feet of storage.

    In addition, the developer, successors or assigns shall contribute $_____ towards future improvements at Weddington Road/Wesley Chapel Road and Rogers Road/Wesley Chapel Road as listed below. The acceptance of the $_____ contribution shall satisfy improvements to same as approved by the Town of Indian Trail and NCDOT.

    NCDOT supports the in-lieu payment for the improvements to the intersections listed below. Prior to the issuance of the first Town Zoning Compliance, payment by the developer is due. A public entity (i.e., Town of Indian Trail, Village of Wesley Chapel, or NCDOT as deemed appropriate) shall hold a cash surety or similar in the amount of the cost of the improvements.
    The subject improvements are:

    Wesley Chapel Road and Weddington Road

- Construct one southbound Wesley Chapel Road right turn lane with 300 feet of storage and appropriate taper.

Wesley Chapel Road and Rogers Road

- Construct one northbound Wesley Chapel Road right turn lane with 175 feet of storage and appropriate taper.

12. *Frontage Improvements:* Prior to the issuance of Town Zoning Compliance for any home, Roadway improvements along Wesley Chapel Road shall be provided and include curb/gutter, sidewalks, and street trees. A minimum ROW measured 56 feet from the center line of the existing road shall be provided and dedicated to NCDOT or its assigns. All required frontage improvements shall be constructed and any associated public ROW dedicated prior to the issuance of Town Zoning Compliance for any home unless a phasing plan is approved by the Town of Indian Trail Engineer and NCDOT.
13. *Onsite Roadway Improvements:* Prior to the issuance of Town Zoning Compliance for any home unless a phasing plan is approved by the Town if Indian Trail Engineering Department, internal roads within the subject site shall be constructed with a minimum of 50' and 60' right-of-way. Improvements shall consist of two travel lanes in opposite direction, curb/gutter, sidewalks and street trees. Traffic calming features are required throughout the development and shall include a combination of raised intersections, pedestrian crossings, speed tables and/or other traffic calming mechanisms, as approved by the Town Engineering Department. All roadways shall be constructed in accordance with Town Engineering Standards.
14. *Faith Church Road Extension Abandonment:* Prior to the issuance by the Town of Indian Trail of site plan approval, the sections of Faith Church Road Extension within the subject properties shall be removed from the Charlotte Regional Transportation Planning Organization (CRTPO) Thoroughfare Plan.
15. *Existing Hawfield Road Abandonment:* Prior to the issuance of Town Zoning Compliance for any home, the existing Hawfield Road shall be abandoned. The developer, its successors or assigns shall be financially responsible for the costs of abandoning Hawfield Road and re-platting for the affected properties. Any section of the abandoned Hawfield Road which reverts back to adjacent Taylor Glen property owners shall be restored to a vegetated state. The Developer, its successors or assigns shall submit a restoration plan addressing same at the time of site plan submittal.
16. *Access to Parcel 07120007:* Access to parcel 07120007 shall be provided as a typical 50 foot privately maintained right-of-way, with 24 feet of asphalt, and 2 feet curb and gutter. Said access shall be constructed in accordance with Town Engineering Standards.
17. *Curb/Gutter and Sidewalks along Spine Road (aka Hawfield Road):* Sidewalks shall be installed along the east-west spine road within the subject development at a minimum of 6 feet in width. Vertical curb and gutter shall be installed along the spine road.
18. *Connectivity to Adjacent Neighborhoods:* The subject project shall connect the adjacent Taylor Glenn and Sheridan neighborhoods at the planned stubbed streets as generally depicted on the Concept Plan in Exhibit 1, and provide traffic calming measures as deemed appropriate by Town Engineer.

19. *Stormwater Detention Ponds:* The size of the proposed stormwater management facilities identified on the Conceptual Plan is for illustrative purposes only. The exact size shall be determined during Site Plan submittal. At a minimum, vegetation screening and fence shall be provided around the stormwater management improvements to minimize any visual obtrusiveness. Where possible and appropriate in the design of the facility, detention ponds shall provide amenities including but not limited to water fountains, gathering areas and/or similar passive recreation areas for residents. Any stormwater management facilities within the overall subject development, regardless of the jurisdiction in which it lies, that handles stormwater runoff for the lots within the Town of Indian Trail shall be built to the Town of Indian Trail standards.
20. *Flood Study:* Prior to site plan approval, a flood study shall be provided, and if required, CLOMAR and LOMR shall be provided for review and approval by the Town of Indian Trial and the State of North Carolina.
21. *Public Trail, Walking Paths and Easements:* A public trail and walking paths shall be built with this development as generally depicted in Exhibit 1. The trails and walking paths shall be a minimum of 10 feet wide. The trails shall be constructed of a paved surface. The surface of the walking paths located outside of public right-of-ways shall be determined at site plan phase and may be a surface other than paved. A 20 foot trail easement shall be provided for access to the public trail and walking paths. Access to the Carolina Thread Trail shall be open to the public.
22. *Sketch Plan Approval from UCPW:* Prior to submittal for Site Plan review, the developer shall obtain sketch plan approval from Union County Public Works.
23. *Revocation:* The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

Section 2 – This ordinance shall be effective immediately upon adoption.

AND IT IS SO ORDAINED this day of September, 2016.

TOWN OF INDIAN TRAIL COUNCIL

Attest:

_____

Michael Alvarez, Mayor

_____

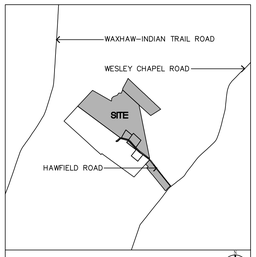
Kelley Southward, Town Clerk

APPROVED AS TO FORM:

TOWN ATTORNEY

INDIAN TRAIL REZONING SUMMARY

OWNER:	REO FUNDING SOLUTIONS III, LLC C/O TURNSTONE GROUP LLC & QUEEN CITY LAND LLC 3424 PEACHTREE ROAD NE SUITE 1775 ATLANTA, GA 30326
TOTAL SITE AREA:	162.982 ACRES ± (INCLUDES AREAS WITHIN FLOODPLAIN & DUKE R/W)
FLOODPLAIN AREA:	12.50 ACRES ±
DUKE R/W AREA:	8.00 ACRES ±
DEVELOPABLE AREA:	142.482 ACRES ±
TAX PARCEL #S:	07120003 07120005A 07123001J 07120005 90 07120008
EXISTING ZONING:	SF-4, RSF, & R-40
PROPOSED ZONING:	SF-4 CZ
EXISTING USES:	SINGLE FAMILY, VACANT
PROPOSED USES:	316 SINGLE FAMILY LOTS ± (53', 61' & 63' LOTS)
PROPOSED DENSITY:	1.94 DUA
REQUIRED OPEN SPACE:	9.50 ACRES ±
OPEN SPACE PROVIDED:	61.00 ACRES ± (DOES NOT INCLUDE WATER QUALITY BMP AREAS)
WATER QUALITY:	2.50 ACRES ±
TREE SAVE:	PER UDO REQUIREMENTS



VICINITY MAP N.T.S.

LEGEND

- 53' PATIO LOTS (AGE-RESTRICTED)
- 61' TRADITIONAL LOTS
- 63' PATIO LOTS (AGE-RESTRICTED)
- EXISTING FLOOD ZONE AE
- EXISTING FLOOD ZONE A3
- EXISTING FLOOD ZONE X
- PROPOSED 10' CAROLINA THREAD TRAIL (MATERIAL TO BE ASPHALT. LOCATION TO BE FIELD LOCATED. 20' EASEMENT)
- PROPOSED 10' WALKING TRAIL (MATERIAL TO BE DETERMINED. LOCATION TO BE FIELD LOCATED. 20' EASEMENT)
- PROPOSED BERM LOCATION SEE SHEET RZ1.2 FOR DETAILS
- PROPOSED BUFFER LOCATION FOR PARCEL 07120007 SEE SHEET RZ1.2 FOR DETAILS

SEE SHEET RZ1.1 FOR ADJACENT PROPERTY OWNERS

SEE SHEET RZ1.2 FOR SUPPORTING EXHIBITS

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

KOLTER LAND PARTNERS

8875 HIDDEN RIVER PARKWAY
TAMPA, FL 33637

HAWFIELD RESIDENTIAL

HAWFIELD ROAD
INDIAN TRAIL, NORTH CAROLINA

REZONING - CONCEPT PLAN

CZ2016-005

Project No.
4276.01

Issued
04.15.16

DISCLAIMER
THIS PLAN IS SCHEMATIC IN NATURE. LOCATIONS OF ROADS, INFRASTRUCTURE IMPROVEMENTS, EASEMENTS, LOTS, AND OTHER AREAS OF IMPROVEMENT ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

Revised
07/08/16 – Per Planning Staff Comments
07/22/16 – Per Planning Staff Comments

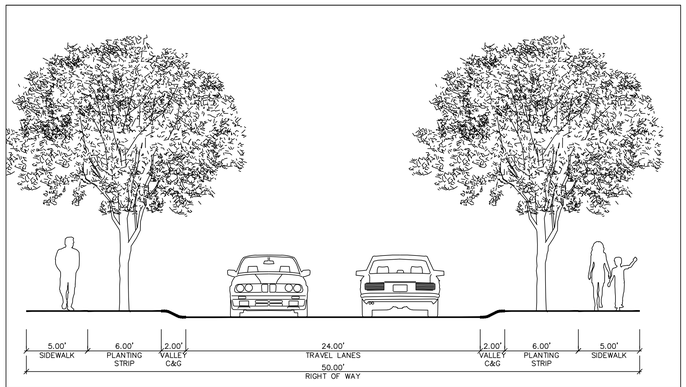
COLEJENEST & STONE, P.A. CORPORATE SEAL C-1051 NORTH CAROLINA

SCALE: 1" = 200'
0 100' 200' 400'

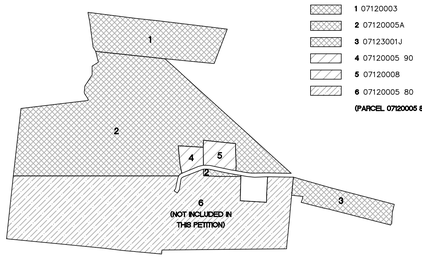
RZ1.0

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2016 ©



TYPICAL RESIDENTIAL STREET SECTION 1" = 5'



	PARCEL #	JURISDICTION	ACREAGE	EXISTING ZONING	PROPOSED ZONING
1	07120003	INDIAN TRAIL	26.623 AC	SF-4	SF-4 CZ
2	07120005A	INDIAN TRAIL	115.036 AC	RSF	SF-4 CZ
3	07123001J	INDIAN TRAIL	13.06 AC	SF-4	SF-4 CZ
4	07120005 90	UNION COUNTY	3.263 AC	R-40	SF-4 CZ
5	07120008	UNION COUNTY	5.00 AC	R-40	SF-4 CZ
6	07120005 80	WESLEY CHAPEL	109.89 AC	R-40	CZ R-40

(PARCEL 07120005 80 IS NOT INCLUDED IN THIS PETITION)

PROPOSED SF-4(CZ) ZONING REQUIREMENTS:

MINIMUM LOT AREA:	7,155 SQ. FT.
MINIMUM LOT FRONTAGE:	53 FEET
MINIMUM FRONT SETBACK:	20.00 FEET / 25.00 FEET (GARAGES)
MINIMUM REAR SETBACK:	30.00 FEET
MINIMUM SIDE SETBACK: (53' LOTS)	5.00 FEET / 10.00 FEET (CORNER LOTS)
MINIMUM SIDE SETBACK: (61' AND 63' LOTS)	6.00 FEET / 10.00 FEET (CORNER LOTS)

ZONING EXHIBIT NOT TO SCALE

INDIAN TRAIL DEVELOPMENT STANDARDS

1. STREET TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS BETWEEN THE CURB AND THE SIDE WALK. TREES SHALL BE INSTALLED AT THE RATE OF 1 TREE EVERY 30 LINEAL FEET. THERE SHALL A MIX OF 3 SPECIES MINIMUM, PLANTED AT 2.5" CALIPER MINIMUM WITH A MINIMUM HEIGHT OF 8 FEET.
2. ALL HOMES SHALL HAVE AN ARTICULATED FRONT ELEVATION CONSISTING OF, BUT NOT LIMITED TO OPENINGS INCLUDING DOORS AND/OR WINDOWS, WALL SETBACKS OR PROJECTIONS.
3. VINYL SIDING SHALL BE PROHIBITED WITHIN HERITAGE. ALL FRONT FACADES TO BE MADE OF HARDIEPLANK WITH STONE, MASONRY, OR SHINGLE ACCENTS.
4. VARIATION IN FRONT FAÇADE ARTICULATION SHALL BE INCORPORATED INTO THE COMMUNITY. ANY GIVEN HOUSE SHALL BE DIFFERENT FROM THOSE ADJACENT ON EITHER SIDE OF THE HOME AND THE HOME DIRECTLY ACROSS THE STREET.
5. ALL RESIDENTIAL BUILDINGS ON INDIVIDUAL LOTS MUST INCLUDE AT LEAST 5 OF THE FOLLOWING DESIGN FEATURES:
   - A. BAY OR BOW WINDOWS ON THE FRONT FACADE (NOTE: THE PROVISION OF ONE SUCH WINDOW IS SUFFICIENT);
   - B. DORMERS (NOTE: THE PROVISION OF A ROOF FEATURE IS SUFFICIENT);
   - C. A ROOF PITCH GREATER THAN OR EQUAL TO A 6 TO 12 (6:12) FOR PRIMARY ROOF;
   - D. EAVES WITH A MINIMUM 10-INCH PROJECTION ON ALL SIDES OF THE BUILDING;
   - E. FRONT PORCH AND ENTRY FACING THE FRONT LOT LINE (NOTE: ENTRYWAY CAN BE LOCATED ON THE LONG OR SHORT AXIS OF THE DWELLING);
   - F. OFF-SETS ON BUILDING FACE WITH A MINIMUM DEPTH OF 12 INCHES;
   - G. DECORATIVE PILLARS OR POSTS. SQUARE POST OR COLUMNS SHALL NOT BE LESS THAN SIX (6) NOMINAL INCHES ON ANY SIDE AND ROUND COLUMNS SHALL NOT BE SMALLER THAN EIGHT (8) NOMINAL INCHES IN DIAMETER FROM THE BOTTOM OF THE COLUMN UNLESS CONSISTENT WITH A DISTINCT ARCHITECTURAL STYLE;
   - H. DISTINCT ARCHITECTURAL STYLE (TWO POINT VALUE). THE USE OF A DISTINCT ARCHITECTURAL STYLE SHALL BE DETERMINED BY A QUALIFIED PROFESSIONAL;
   - I. CARRIAGE GARAGE DOORS WITH COACH LIGHTS;
   - J. USE OF (3) THREE ARCHITECTURAL FACADE MATERIALS ON FRONT ELEVATION;
   - K. GLASS IN FRONT DOORS;
   - L. ARCHITECTURAL AND/OR DIMENSIONAL SHINGLES.
6. LIGHTING FIXTURES ARE TO BE USED TO ACCENTUATE ARCHITECTURAL FEATURES, MATERIALS, COLORS, OR LANDSCAPING. THESE FIXTURES SHALL BE PROVIDED ALONG ENTRY MONUMENTATION AND COMMON AREAS SUCH AS THE AMENITY STRUCTURE AND MAIL STRUCTURE.
7. ACCENT LIGHTING SHALL NOT GENERATE EXCESSIVE LIGHT LEVELS, CAUSE GLARE, OR DIRECT LIGHT BEYOND THE FACADE ONTO NEIGHBORING PROPERTIES, STREETS OR NIGHT SKY.
8. STREET LIGHTING FIXTURES SHALL BE INSTALLED ON BLACK METAL OR FIBERGLASS POLES. NO WOOD POLES SHALL BE ALLOWED. ALL LIGHTING WILL BE IN ACCORDANCE WITH THE TOWN OF INDIAN TRAIL'S LIGHTING STANDARDS.
9. PARCEL 07120005 80 WITHIN THE JURISDICTION OF WESLEY CHAPEL IS TO BE REZONED CONCURRENTLY WITH THE INDIAN TRAIL REZONING PROCESS.
10. PARCELS 071200050 90 AND 07120008 WITHIN THE JURISDICTION OF UNION COUNTY ARE TO BE ANNEXED INTO INDIAN TRAIL CONCURRENTLY WITH THE INDIAN TRAIL REZONING PROCESS.
11. THE FAITH CHURCH ROAD MPO CORRIDOR, AS SHOWN ON THE CURRENT MPO TRANSPORTATION PLANNING MAP, SHALL BE ABANDONED OR REALIGNED.
12. TRAFFIC IMPROVEMENTS TO BE MADE PER APPROVED TRAFFIC IMPACT ANALYSIS.
13. STORMWATER QUALITY TO BE HANDLED WITH BMP'S PER APPROVAL BY THE TOWN OF INDIAN TRAIL AND THE NC DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES.
14. ALL COMMON OPEN SPACES AND STORMWATER QUALITY AREAS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
15. PARKING SPACES WILL BE PROVIDED AT EACH CLUSTER MAILBOX UNIT.
16. AN 8 FOOT SIDEWALK WILL BE PLACED ALONG THE SOUTH SIDE OF THE PROPOSED EAST-WEST CONNECTOR ROAD. THE SIDEWALK WILL BE CONCRETE AND WILL BE MAINTAINED BY THE TOWN OF INDIAN TRAIL.
17. A BUFFER WILL BE INSTALLED AROUND PARCEL 07120007 WITHIN COMMON OPEN SPACE PER EXHIBITS AND NOTES ON SHEET RZ1.2. A BERM WILL BE INSTALLED ALONG THE SOUTH SIDE OF THE EAST-WEST CONNECTOR ROAD WITHIN COMMON OPEN SPACE PER EXHIBITS AND NOTES ON SHEET RZ1.2. THE BUFFER AND BERM WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
18. TRAFFIC CALMING DEVICES WILL BE PLACED ALONG THE EAST-WEST CONNECTOR ROAD AS APPROVED BY THE TOWN OF INDIAN TRAIL AS PART OF THE SITE PLAN REVIEW. THESE DEVICES WILL BE MAINTAINED BY THE TOWN OF INDIAN TRAIL.
19. A CENSUS SHOWING THE AGE OF RESIDENTS ABOVE 62 YEARS OF AGE AND BELOW 62 YEARS OF AGE RESIDING IN THE DEVELOPMENT, WITH BREAKDOWNS FOR LOTS BOTH WITHIN THE VILLAGE OF WESLEY CHAPEL AND THE TOWN OF INDIAN TRAIL WILL BE PROVIDED TO THE TOWN EACH YEAR.
20. A PUBLIC ROAD WILL PROVIDE ACCESS TO LOT 07120007. THIS ROAD, LOCATED ENTIRELY WITHIN THE TOWN OF INDIAN TRAIL WILL NOT CONTAIN SIDEWALKS, AND WILL BE MAINTAINED BY THE TOWN OF INDIAN TRAIL. A FIFTY FEET RIGHT-OF-WAY WILL BE DEDICATED FOR FUTURE CONNECTIVITY AND IMPROVEMENTS.
21. THE CAROLINA THREAD TRAIL GREENWAY AND ADDITIONAL WALKING PATHS HAVE BEEN CONCEPTUALLY SHOWN ON THE PLAN. THE CAROLINA THREAD TRAIL IS TO BE ASPHALT AND MAINTAINED BY THE TOWN OF INDIAN TRAIL. ALL ASSOCIATED EASEMENTS ARE TO BE DEDICATED BY THE APPLICANT. THE FINAL LOCATION AND MATERIAL OF THE WALKING PATHS ARE TO BE DETERMINED IN COORDINATION WITH ALL APPLICABLE ENTITIES.
22. THE PROPOSED AMENITY CENTER LOCATED WITHIN THE TOWN OF INDIAN TRAIL WILL BE AVAILABLE FOR USE ONLY BY RESIDENTS OF THE AGE-RESTRICTED PORTIONS OF THE DEVELOPMENT.

PARCEL LEGEND

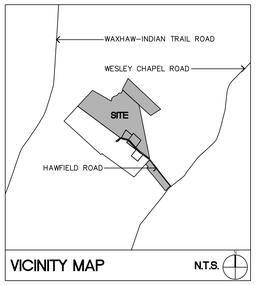
#	PARCEL ID	PARCEL OWNER	MAILING ADDRESS	ZONING
1	07090944	BRANDON OAKS COMMUNITY	PO BOX 1196 MATHEWS, NC 28106	SF-4
2	07091009	HENRY, CAROL	2020 CANOPY DRIVE INDIAN TRAIL, NC 28106	SF-4
3	07091010	MOWER, MICHAEL ARTHUR & PATRICIA LYNN	2022 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
4	07091011	ENGEL, RYAN & EMILY C	2024 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
5	07091012	BANNISTER, ASHLEY	2026 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
6	07091013	D R HORTON INC	8001 ARROWRIDGE BOULEVARD CHARLOTTE, NC 28273	SF-4
7	07091014	WILLARD, ROBERT	2030 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
8	07091015	GEORGE, MYRON G	3000 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
9	07091016	KEENAN, ROBERT	3002 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
10	07091017	MAVYLYUDOV, MUKHILIS	3004 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
11	07091018	GOODSON, DAVID W	3006 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
12	07091019	PICCIRILLO, MICHAEL A	3008 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
13	07091020	CARTER, SAMUEL & MONICA E	3010 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
14	07091021	HORKAN, MICHAEL & MICHELLE	3012 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
15	07091022	LOGAN, MICHAEL	3016 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
16	07091023	DAVIS, EDWIN T & MAXINE H	3020 CANOPY DRIVE INDIAN TRAIL, NC 28079	SF-4
17	07091024	MATOS, LUIS C	7003 SIPES PLACE INDIAN TRAIL, NC 28079	SF-4
18	07096621	TAYLOR GLENN OF INDIAN TRAIL HOMEOWNERS ASSOCIATION	PO BOX 41027 GREENSBORO, NC 27404	SF-4
19	07096593	RENTAS, NELSON & CARMEN E	1008 MARCELL LANE INDIAN TRAIL, NC 28079	SF-4
20	07096592	MITCHELL, KENNETH	1009 MARCELL LANE INDIAN TRAIL, NC 28079	SF-4
21	07096581	HACKLER, RAYMOND & DEANNA L	5011 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
22	07096580	PYRROCK, ROBERT & JENNIFER	5009 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
23	07096579	THOMPSON, ANDREW & HARRIET CHLOE	5007 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
24	07096578	BRUN, PEGGY	5006 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
25	07096531	KIRKLAND, CHARLES & VERENA S	5003 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
26	07096529	HERMAN, RICHARD	1002 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
27	07096528	RUCKER, GARY B & ALICIA V	1004 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
28	07096527	BUTTAFUOCO, JOAN	1006 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
29	07096526	CEPEDA, GONZALO H & BEATRICE E	1008 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
30	07096525	DUNLAP, ANNA MARIA	1012 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
31	07096524	CARVER, WENDY L	1010 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
32	07096523	RUSSEL, JOHN & TENNILLE	1014 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
33	07096522	MEGARD, DANIEL R & GABRIELA Y	1016 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
34	07096532	TAYLOR GLENN OF INDIAN TRAIL HOMEOWNERS ASSOCIATION	PO BOX 41027 GREENSBORO, NC 27404	SF-4
35	07096521	PROFFITT, JASON R & MINDY A	1011 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
36	07096520	HOEHN, WALTER & JENNIFER	1009 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
37	07096519	COTTINGHAM, NANCY	1007 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
38	07096518	REILEEN, CHARLES & JEAN	1005 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
39	07096517	LOCKLEAR, KATHIE	1003 DOWNING COURT INDIAN TRAIL, NC 28079	SF-4
40	07096516	TAYLOR GLENN OF INDIAN TRAIL HOMEOWNERS ASSOCIATION	PO BOX 41027 GREENSBORO, NC 27404	SF-4
41	07096515	GOODMAN, DEVIN & KIMBERLY	4015 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
42	07096514	WATTS, AUSTIN L & JENNIFER	4013 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
43	07096513	BIBER, SHIRLEY	103 WOODLAKE DRIVE MONROE, NC 28110	SF-4
44	07096512	JACKSON, JUSTIN & THERESA	4009 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
45	07096511	DRAYTON, MAHLON K & CAVONYA	4007 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
46	07096510	BENAVIDEA, ELIZABETH N	4005 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4

PARCEL LEGEND CONTINUED

#	PARCEL ID	PARCEL OWNER	MAILING ADDRESS	ZONING
47	07096509	MAUNEY, CHRISTOPHER M & DIOMARA	4003 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
48	07096508	DENTICO, SAHALJA & CHRISTOPHER F	4001 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
49	070965070	WALL, JOSEPH S & ANGELA M	3007 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
50	07096506	THEOCHARIDES, JONATHAN	3005 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
51	07096505	CASTELLETTI, JAMES	3003 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
52	07096404	AMERICAN HOMES FOR RENT PROPERTIES, FIVE LLC	30601 AGOURA ROAD STE 200 AGOURA HILLS, CA 91301	SF-4
53	07096403	GRICE, DAVID & HEATHER	4003 SEMMES LANE INDIAN TRAIL, NC 28079	SF-4
54	07096401	FEENEY, MICHAEL OWEN & ROSEANN	2035 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
55	07096385	TAYLOR GLENN OF INDIAN TRAIL HOMEOWNERS ASSOCIATION	PO BOX 2171 MATTHEWS, NC 28106	SF-4
56	07096400	HAWKES, DOMINIC F & ZEPEDA HAWKES, COURTNEY	2029 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
57	07096399	JOHNSON, JEREMY H	2027 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
58	07096398	HEWITT, TARA N	2025 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
59	07096397	NUNEZ, JOSHUA & DIANA	11387 FOXHAVEN DRIVE CHARLOTTE, NC 28277	SF-4
60	07096396	SAINTSING, TYLER & MATTHEW	2021 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
61	07096395	MALINE, CYNTHIA A	2019 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
62	07096394	LASATER, SHAWN D & STEPHANIE D WALKER	2017 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
63	07096393	TOMALIS, ROBER JAMES & STEPHANIE	2015 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
64	07096392	ROBINSON, JOHNNY R & JESSICA W	2013 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
65	07096391	BENTON, BRIAN R & LEAH E	2011 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
66	07096390	ANDERSEN, GEORGE J & GAIL	2009 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
67	07096389	GALLOWITCH, LISA & WF MARK	2007 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
68	07096388	VILARDI, JOHN & HEAD, CHRISTINE V	2005 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
69	07096387	HOLLEMAN, WILLIAM ADAM	2003 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
70	07096386	CAFFERY, JOSEPH & PAIGE	2001 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
71	07096497	LISZEWSKI, JEREMY A & ABUCK, MARIA JALINE	1023 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
72	07096496	AMERICAN HOMES FOR RENT PROPERTIES, ONE LLC	30601 AGOURA ROAD STE 200 AGOURA HILLS, CA	SF-4
73	07096495	DARDON, SARA	1019 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
74	07096494	GRAVELY, ANDREW J & AMY C	1017 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
75	07096493	CROWLEY, DANIEL JOSEPH	1015 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
76	07096492	GOODE, SUSAN H	1013 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
77	07096491	TYSON, THEMERACE	1011 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
78	07096490	AMIHUD, DAN D & MARCIE L	1244 BROOKVIEW AVENUE WESTLAKE VILLAGE, CA 91361	SF-4
79	07096489	OUTEN, LEONIDA	1007 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
80	07096488	RUSHING, KIMBERLY V & MATTEW W	1005 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
81	07096487	GLENN, SABRINA W	1003 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
82	07096486	ACOVENO, COLBY JASON & REGINA NEAL	1001 MAGNA LANE INDIAN TRAIL, NC 28079	SF-4
83	07096504	TAYLOR GLENN OF INDIAN TRAIL HOMEOWNERS ASSOCIATION	PO BOX 41027 GREENSBORO, NC 27404	SF-4
84	07096161	ALMASHY, RICHARD T & HYANG M	701 WOODHILL CIRCLE MONROE, NC 28110	SF-4
85	07123079	MILLER, MAURICE ROBERT JR	3221 WESLEY CHAPEL ROAD INDIAN TRAIL, NC 28079	SF-4
86	07123078	BAKER, MERLE B	3229 WESLEY CHAPEL ROAD INDIAN TRAIL, NC 28079	SF-4
87	07123442	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
88	07123433	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
89	07123432	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
90	07123431	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
91	07123430	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
92	07123429	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4

PARCEL LEGEND CONTINUED

#	PARCEL ID	PARCEL OWNER	MAILING ADDRESS	ZONING
93	07123428	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
94	07123427	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
95	07123426	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
96	07123410	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
97	07123409	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
98	07123408	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
99	07123407	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
100	07123406	NVR INC	101710 SOKES PLACE STE 225 CHARLOTTE, NC 28277	SF-4
101	07123404	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
102	07123001G	H C GRIMMER DEVELOPMENT CO LCC	1312 MATTHEWS MINT HILL RD STE 6 – MATTHEWS NC 28105	SF-4
103	N7120013	MOORE, AMY ELIZABETH & MOORE HATCH, AMANDA CAROL	PO BOX 1740 INDIAN TRAIL, NC 28079	R-40
104	M7120013	MOORE, AMY ELIZABETH & MOORE, HATCH, AMANDA CAROL	PO BOX 1740 INDIAN TRAIL, NC 28079	R-40
105	M7120014	PITT, ABBIE EILEEN MOORE	3401 WAXHAW INDIAN TRAIL INDIAN TRAIL, NC 28079	R-40
106	N7120012	MOORE, AMY ELIZABETH & MOORE, HATCH, AMANDA CAROL	PO BOX 1740 INDIAN TRAIL, NC 28079	R-40
107	07090972	BRANDON OAKS COMMUNITY ASSOCIATION INC	PO BOX 1196 MATTHEWS, NC 28106	R-40
108	07090955	KIMBELL, PETER B & SHERRI H	4026 GARDEN OAK DRIVE INDIAN TRAIL, NC 28079	R-40
109	07090956	ASHLEY, BARBARA J	4028 GARDEN OAK DRIVE INDIAN TRAIL, NC 28079	R-40
110	07090957	MALIHUTCHER, JAY & LAWRENCE	4030 GARDEN OAK DRIVE INDIAN TRAIL, NC 28079	R-40
111	07090958	MOSS, OLGA & ROBERT & TERESA	4032 GARDEN OAK DRIVE INDIAN TRAIL, NC 28079	R-40
112	07090959	FOLDS, RONEY L & SHARON L	4034 GARDEN OAK DRIVE INDIAN TRAIL, NC 28079	R-40
113	07090960	DEBRAND, BRIAN E & OLIVIA M	4038 GARDEN OAK DRIVE INDIAN TRAIL, NC 28079	R-40



VICINITY MAP

SEE SHEET RZ1.0 FOR DEVELOPMENT STANDARDS

SEE SHEET RZ1.2 FOR SUPPORTING EXHIBITS

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenesstone.com

KOLTER LAND PARTNERS

8875 HIDDEN RIVER PARKWAY
TAMPA, FL 33637

HAWFIELD RESIDENTIAL

HAWFIELD ROAD
INDIAN TRAIL, NORTH CAROLINA

REZONING - ADJACENT LAND OWNERS CZ2016-005

Project No.
4276.01

Issued
04.15.16

DISCLAIMER
THIS PLAN IS SCHEMATIC IN NATURE. LOCATIONS OF ROADS, INFRASTRUCTURE, IMPROVEMENTS, EASEMENTS, LOTS, AND OTHER AREAS OF IMPROVEMENT ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

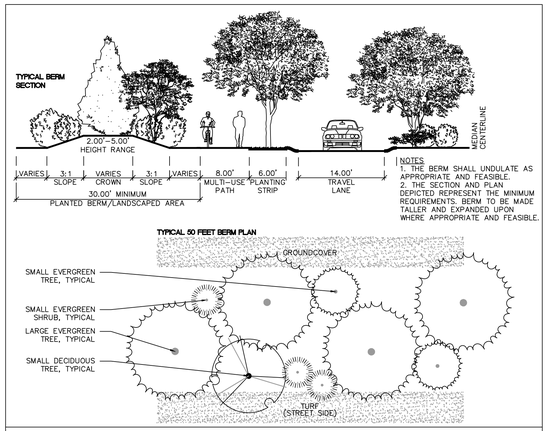
Revised
07/08/16 – Per Planning Staff Comments
07/22/16 – Per Planning Staff Comments

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1341 C-193 NORTH CAROLINA

RZ1.1

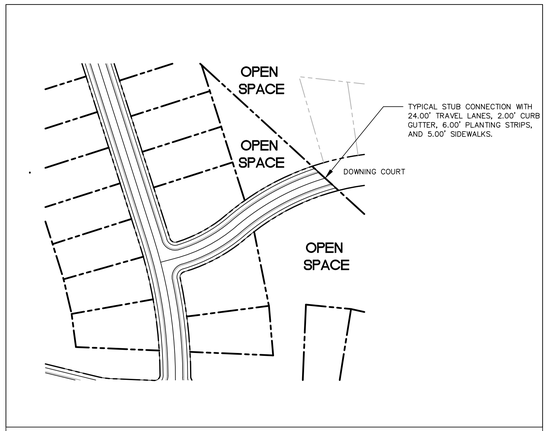
The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2016 ©

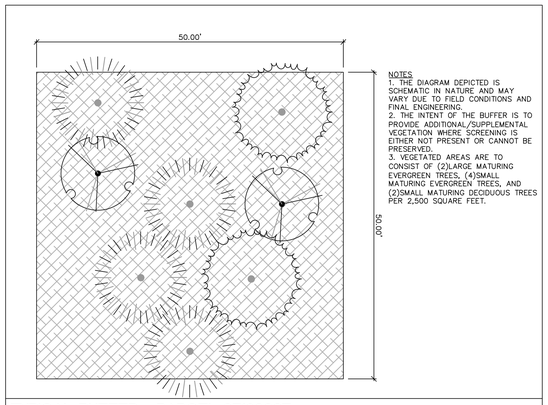


NOTES
1. THE BERM SHALL UNDULATE AS APPROPRIATE AND FEASIBLE.
2. THE SECTION AND PLAN DEPICTED REPRESENT THE MINIMUM REQUIREMENTS. BERM TO BE MADE TALLER AND EXPANDED UPON WHERE APPROPRIATE AND FEASIBLE.

TYPICAL BERM 1" = 10'

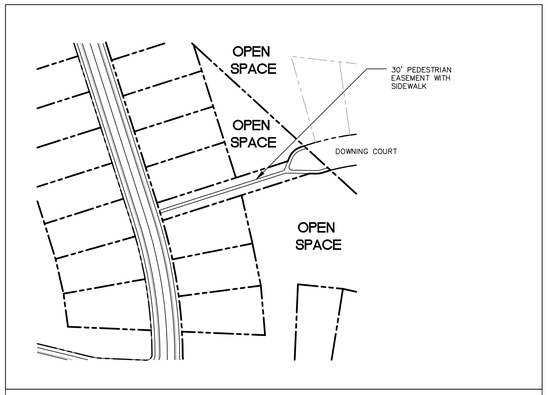


DOWNING CT. - TYPICAL STUB CONNECTION 1" = 100'

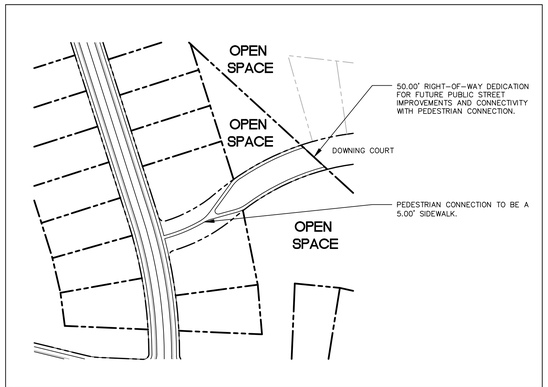


NOTES
1. THE DIAGRAM DEPICTED IS SCHEMATIC IN NATURE AND MAY VARY DUE TO FIELD CONDITIONS AND FINAL ENGINEERING.
2. THE INTENT OF THE BUFFER IS TO PROVIDE ADDITIONAL/SUPPLEMENTAL VEGETATION WHERE SCREENING IS EITHER NOT PRESENT OR CANNOT BE PRESERVED.
3. VEGETATED AREAS ARE TO CONSIST OF (2)LARGE MATURING EVERGREEN TREES, (4)SMALL MATURING EVERGREEN TREES, AND (2)SMALL MATURING DECIDUOUS TREES PER 2,500 SQUARE FEET.

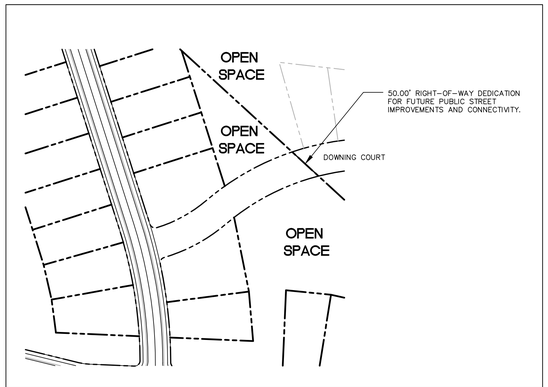
TYPICAL BUFFER - PARCEL 07120007 1" = 10'



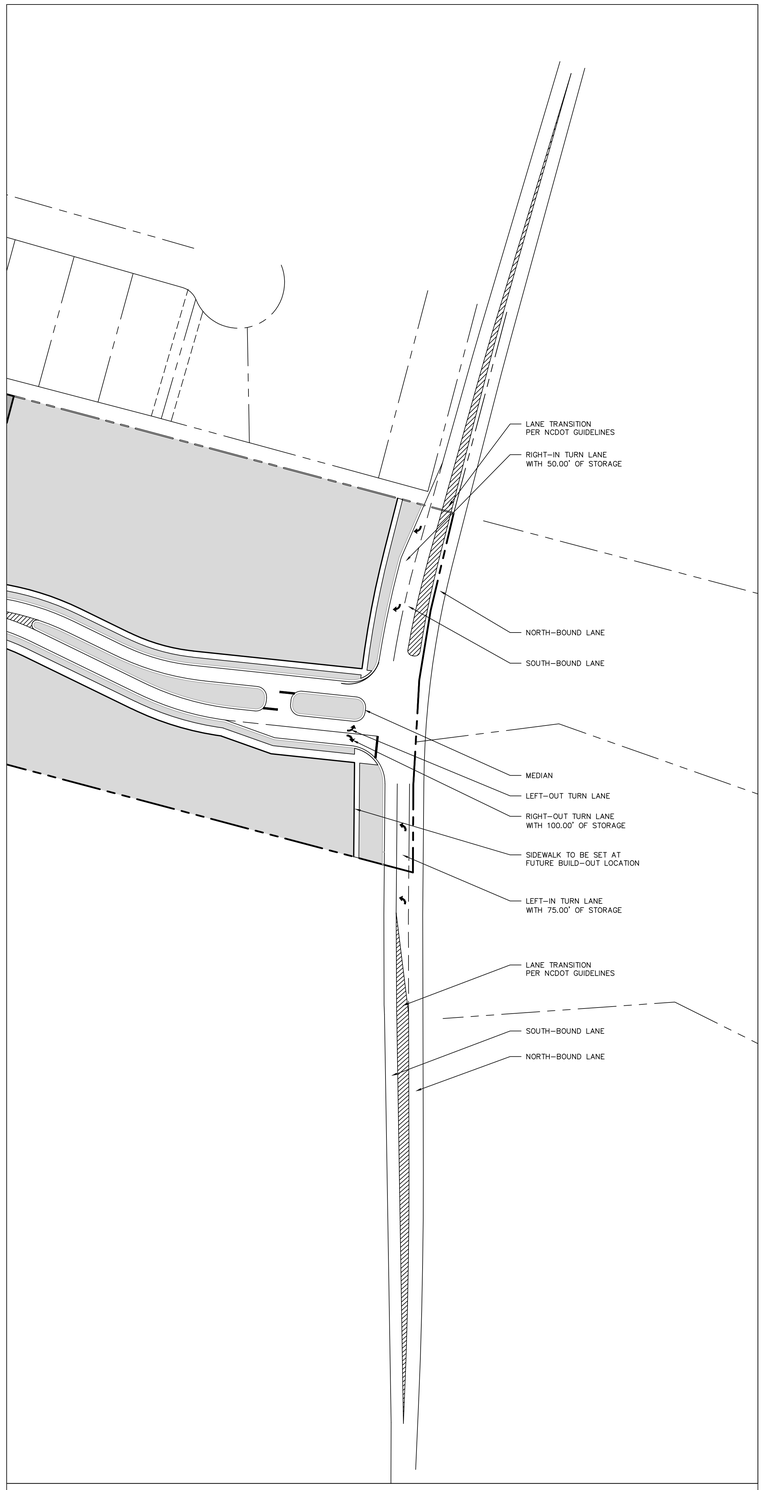
DOWNING CT. - 30' PEDESTRIAN EASEMENT WITH SIDEWALK 1" = 100'



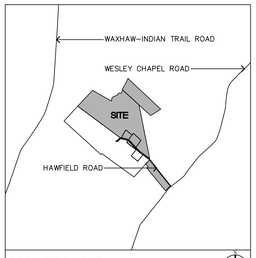
DOWNING CT. - 50' RIGHT-OF-WAY DEDICATION WITH SIDEWALK 1" = 100'



DOWNING CT. - 50' RIGHT-OF-WAY DEDICATION ONLY 1" = 100'



SCHEMATIC WESLEY CHAPEL ROAD IMPROVEMENTS 1" = 60'



VICINITY MAP N.T.S.

SEE SHEET RZ1.0 FOR DEVELOPMENT STANDARDS

SEE SHEET RZ1.1 FOR ADJACENT PROPERTY OWNERS

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestst one.com

KOLTER LAND PARTNERS

8875 HIDDEN RIVER PARKWAY
TAMPA, FL 33637

HAWFIELD RESIDENTIAL

HAWFIELD ROAD
INDIAN TRAIL, NORTH CAROLINA

REZONING - SUPPORTING EXHIBITS CZ2016-005

Project No.
4276.01

Issued
04.15.16

DISCLAIMER
THIS PLAN IS SCHEMATIC IN NATURE. LOCATIONS OF ROADS, INFRASTRUCTURE IMPROVEMENTS, EASEMENTS, LOTS, AND OTHER AREAS OF IMPROVEMENT ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

Revised
07/08/16 – Per Planning Staff Comments
07/22/16 – Per Planning Staff Comments

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1061 C-103 NORTH CAROLINA

N

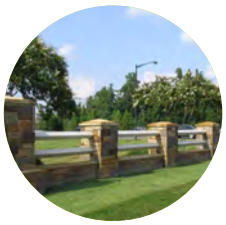
RZ1.2

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2016 ©

HERITAGE

Community Design Guidelines



Town of Indian Trail, North Carolina

July, 2016

PREPARED BY:

ColeJenest & Stone, P.A.

for
Kolter Land Partners
&
Queen City Land, LLC

TABLE OF CONTENTS

Design Objectives

Single Family Guidelines

Amenity Guidelines

The following guide shall be used as a representative example of the Heritage Development. Within the document, photos, narratives, and graphic illustrations will be used to illustrate the design intent of the development. The Indian Trail Unified Development Ordinance has been utilized to form a basis of design and guide the overall aesthetic of the development. All included designs are schematic in nature and subject to variation.

DESIGN OBJECTIVES

Community Design Guidelines

HERITAGE

Vision Statement

With particular reverence for heritage, quality of design, and collaboration with the Town of Indian Trail, the Heritage development will create a neighborhood offering a high quality of life. In addition to traditional lots within the development, age-restricted lots will accommodate residents in all stages of life and thus reduce impacts on the surrounding road infrastructure and school system.

Heritage

The Town of Indian Trail is committed to providing the best possible service, support and protection for its citizens and businesses. Although the Town's extraordinary growth in the last decade has presented countless issues, difficulties and opportunities, Indian Trail can be proud of its efforts and initiatives in striving to become a cherished community. (Town Initiatives, Indian Trail Website)

With appreciation for the history and heritage of the Town of Indian Trail, the site shall provide lasting infrastructure, safety for its residents, and amenity features to become a cherished community within the larger context.

Quality of Design

The site shall uphold a high quality of design, not only meeting standards of the Unified Development Ordinance, but often surpassing them. Designed around common open spaces, connected by sidewalks and trails, and offering a community amenity center, the site will utilize existing and proposed site features to create a lasting experience for all of it residents and visitors. This quality of design shall be shared by all associated parties including the land planners, engineers, developers, builders, and future residents.

Collaboration

With the assistance, direction, and input of the Town of Indian Trail, the site shall ultimately become an integral, quality driven, and lasting component of Indian Trail's community fabric.

All homes located within the site shall comply with the following architectural design requirements in addition to requirements specified in the Unified Development Ordinance (UDO). Additionally, standards exceeding these requirements may be implemented by the developer and/or Homeowners Association as determined necessary in achieving the desired aesthetic and quality of design.

SINGLE FAMILY

HERITAGE

Development Architecture

All homes located within the site shall comply with the following architectural design requirements in addition to requirements specified in the Unified Development Ordinance (UDO). Additionally, standards exceeding these requirements may be implemented by the developer and/or Homeowners Association as determined necessary in achieving the desired aesthetic and quality of design.

Design Elements

1. Minimum total conditioned square footage shall be between 1,600 and 1,800 square feet.
2. All homes shall have an articulated front elevation consisting of, but not limited to openings including doors and/or windows, wall setbacks or projections to articulate the transition between the building base, middle, and top, and consist of materials consistent with the UDO.
3. Vinyl siding shall be prohibited within Heritage. All facades to be made of hardieplank with stone, masonry, or shingle accents on all front elevations.
4. Front loading garages shall not extend further than 4 feet past the predominant front façade of the house unless a front porch is used and then the garage shall not extend further than 4 feet past the porch excluding side loading garages. The use of "snout houses" shall not be permitted.
5. Variation in front façade articulation shall be incorporated into the community. Any given house shall be distinctly different from those adjacent on either side of the home and the home directly across the street. To achieve this, roof types, garage orientations, materiality, and overall design will be altered.
6. All residential buildings on individual lots must include at least (5) five of the following design features:
   A. Bay or bow windows on the front facade (Note: the provision of one such window is sufficient);
   B. Dormers (Note: the provision of one such roof feature is sufficient);
   C. A roof pitch greater than or equal to a 6 to 12 (6:12) for primary roof;
   D. Eaves with a minimum (10) ten inch projection on all sides of the building;
   E. Front porch and entry facing the front lot line (Note: entryway can be located on the long or short axis of the dwelling);
   F. Off-sets on building face with a minimum depth of (12) twelve inches.
   G. Decorative pillars or posts. Square post or columns shall not be less than (6) six nominal inches on any side and round columns shall not be smaller than (8) eight nominal inches in diameter from the bottom of the column unless consistent with a distinct architectural style.
   H. Distinct Architectural Style (2 point value). The use of a distinct architectural style shall be determined by a qualified professional.
   I. Carriage garage doors with coach lights.
   J. Use of (3) three architectural facade materials on front elevation.
   K. Glass in front doors.
   L. Architectural and/or dimensional shingles.