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PLANNING AND NEIGHBORHOOD SERVICES

Planning Board Transmittal for the October 25, 2016 Town Council Public Hearing

Case: CZ 2016-005			
Reference Name	Hawfield (Heritage) Conditional Zoning		
Planning Board Meeting Date	August 16, 2016 and September 20, 2016		
Members Present	Acting Chair Gay <input checked="" type="checkbox"/>	Jan Brown <input type="checkbox"/>	Jayson Derosier <input checked="" type="checkbox"/> Alternate 1
	Joseph Lytch <input type="checkbox"/> Alternate 2	Sidney Sandy <input type="checkbox"/>	John Killman <input checked="" type="checkbox"/>
	Mike Head <input checked="" type="checkbox"/>	Jorge Aponte <input checked="" type="checkbox"/>	Samantha Towns <input type="checkbox"/>
	Arthur Spurr <input checked="" type="checkbox"/> Alternate 3		
Case Found Complete	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Motion	Recommend approval with modifications to Town Council		
Member Making the Motion	Board Member Arthur Spurr		
Second the Motion	Board Member Jayson Derosier		
Vote	6 to 0		

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. This amendment is accompanied by voluntary Annexation #143, concurrently annexing 2 of the 5 parcels from Unincorporated Union County into the Town of Indian Trail.

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.

Town Council Action: *Receive the Planning Board transmittal report and public testimony and:*

1. *Concur with the findings and transmittal of the Planning Board to approve; or*
2. *Concur with the findings and approve as modified by Council; or*
3. *Do not make the findings and deny the amendment.*

Project Overview

The Conceptual Plan reflects development of an approximately 316 home neighborhood with corresponding recreational amenities, and proposed road improvements to mitigate traffic impacts, and additional improvements as reflected in the Conditions of Approval in order to address the community concerns.

The conceptual site plan is provided in Attachment 1 of the Town Council report. Attachments 2 and 3 of the Town Council report are the Planning Board reports of August 16, 2016 and September 20, 2016, respectively, and provide a full staff analysis of the project.

Community Concerns and Feedback

The subject project has generated community interest within the Taylor Glenn, Brandon Oaks and Sheridan subdivisions. Residents have been heavily involved in providing community feedback and expressing concerns. There have been numerous community meetings: formal community meetings as required by the Unified Development Ordinance, informal neighborhood meetings facilitated by the development team and an additional community meeting as recommended by Planning Board at their September 20, 2016 Planning Board public meeting. Staff has also received additional comments from the public. See Attachment 4 of the Town Council report.

The common concerns and resolutions to those concerns are summarized below:

Traffic

Concern: Residents expressed concerns regarding the overall size of development and amount of traffic it would generate. There were concerns regarding access to the development off Wesley Chapel Road and the lack of a traffic signal at that entrance.

Resolution: The Traffic Impact Analysis (TIA) from June 2016 studied the impact of this development and provided recommendations for improvements, to which this project is subject and the development team will be required to make those improvement. The recommendations of the TIA did not include a traffic signal at Wesley Chapel Road and the entrance of the subject development because it did not pass the traffic signal warrant study required by North Carolina Department of Transportation (NCDOT). This means that NCDOT will not accept a traffic signal at Wesley Chapel Road and the project entrance because the requisite warrant study did not indicate that one was needed.

Neighborhood Connectivity and Downing Court

Concern: Residents were concerned regarding the connections to the Taylor Glenn and Sheridan neighborhoods and the potential cut-through traffic this could create. Downing Court was of particular concern, and residents did not want to see the existing Downing Court connect to the subject project.

Resolution: The developer met with residents of Downing Court and agreed to provide a cul-de-sac at the Downing Court connection point. A condition of approval has been added to ensure the cul-de-sac is provided at site plan approval should this conditional rezoning be approved.

School Impacts

Concern: Residents expressed concerns with the overall state of Union County Public School capacity and the overburden the schools are experiencing with the growth of residential development in the area.

Resolution: The developer provided a student generation report showing the impacts to schools of the subject development. The report studies the conventional and age-restricted portions of the project. The report can be found in the Planning Board Report of August 16, 2016.

Buffering to the Adjacent Properties

Concern: Residents were concerned about adequate buffering to the properties that abut the subject development.

Resolution: The development team agreed to provide a 25 foot buffer as shown on the concept plan, with supplemental plantings to achieve a semi-opaque screening. A condition of approval has been included addressing same.

Environmental Impacts

Concern: Residents were concerned with the amount of existing open space and natural habitat that would be impacted with the proposed development.

Resolution: The proposed plan preserves more open space than required under the current code. Effectively, the proposed plan saves more open space and thereby more natural habitat than a by-right development plan. See Attachment 3 of the Town Council report for a by-right schematic plan for comparison purposes.

Community Meetings

As part of the approval process for conditional rezoning, the Unified Development Ordinance requires two (2) community meetings to allow for public input. The two (2) required meetings were held in June 2016. See Attachment 2 of the Town Council report for the meeting minutes. The developer has met with the neighborhood approximately 10 or so additional times in order to address all concerns.

In addition, the Planning Board at their September 20, 2016 meeting recommended the developer facilitate one final meeting with the neighborhoods and Town Council to address any remaining concerns. That meeting took place on October 17, 2016 at the Carriage House. At the request of Town Council, approximately 2500 notices were mailed (to all the residents of Taylor Glenn, Brandon Oaks and Sheridan). There were approximately 25-30 attendees. See details below and Attachment 6 Sign In Sheet:

In attendance:

1 Council Member
3 planning board members
2 staff
22 residents

Concerns raised:

1. The residential driveway across the street from our entrance
2. Roles of the Town, developer, and NCDOT
3. Sight line from the entrance
4. Request for additional tree save
5. Sentiment that this is "not a true age restricted community;" the differences of towns, taxes, ordinances between both municipalities
6. Homes are only 10 ft apart homes
7. Sheridan buffers
8. Hawfield Rd abandonment and what that does to the residents of Taylor Glenn
9. Indian trail has a heritage tree ordinance and will require a tree survey
10. Drainage overall concerns
11. KingsGrant development example of requiring X but new builder comes in with less; how can residents be sure they will get what is being said

Planning Board Meeting

This request was heard by the Indian Trail Planning Board on August 16, 2016 and September 20, 2016. The meetings can be heard on [Granicus](#) and be reviewed in the attached Planning Board Meeting Minutes (Town Council Attachment 5).

The Planning Board voted 6 to 0 to transmit a recommendation to approve with the following modifications to the Town Council:

- Downing Court should be a cul-de-sac;
(Status: A Condition of Approval has been added to address this)
- Study traffic in Brandon Oaks and Taylor Glenn for opportunities to provide traffic calming measures;
(Status: Underway; the developer is working with Engineering staff and a Condition of Approval has been added to address this)
- Include a minimum species indication within the condition of approval addressing the buffers to the adjacent properties;
(Status: A Condition of Approval has been added to address this)
- An additional community meeting before Town Council's public hearing to address any outstanding resident concerns.
(Status: Completed October 17, 2016)

Planning Board made the following required findings: The project as conditioned is consistent with 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.

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Attachment 1 – Draft Ordinance with Exhibits
Attachment 2- Planning Board Report and PB Attachments (August 16, 2016 meeting)
Attachment 3 - Planning Board Memo and Attachments (September 20, 2016 meeting)
Attachment 4 – Additional Public Comments Received October 11, 2016
Attachment 5 – Planning Board Meeting Minutes for August 16, 2016 and September 20, 2016
Attachment 6 – Sign in Sheet Community Meeting of October 17, 2016