



P.O. Box 2430
 Indian Trail, North Carolina 28079
 PLANNING AND NEIGHBORHOOD SERVICES

Planning Board Transmittal for the April 14, 2015 Town Council Public Hearing

Case: CZ 2014-003			
Reference Name	Shoppes at Hanfield Village Conditional Zoning		
Planning Board Meeting Date	October 21, 2014		
Members Present	Chair Cowan <input checked="" type="checkbox"/>	Jan Brown <input checked="" type="checkbox"/>	Vice Chair Larry Miller <input type="checkbox"/>
	Cathi Higgins <input checked="" type="checkbox"/>	Kelly D' Onofrio <input checked="" type="checkbox"/>	Steve Long <input checked="" type="checkbox"/>
	Alan Rosenberg <input checked="" type="checkbox"/>	Jorge Aponte <input checked="" type="checkbox"/> Alternate 1	Shamir Ally <input checked="" type="checkbox"/> Alternate 2 Present not voting
	Sidney Sandy <input type="checkbox"/> Alternate 3		
Case Found Complete	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Motion	Recommend approval as conditioned to Town Council		
Member Making the Motion	Boardmember Steve Long		
Second the Motion	Boardmember Allen Rosenberg		
Vote	6 to 1		

Purpose of the Amendment: This is a request to establish a Conditional General Business zoning district on a 22-acre site to support development of a 90,000-sq. ft. (approx.) commercial shopping center. The subject property fronts Old Charlotte Highway and Wesley Chapel-Stouts Road and is located across from the Sun Valley Commons Shopping Center and Sun Valley High School. The site is largely undeveloped, but does include approx. 10 existing homes located mostly along its respective road frontages. The subject property is currently zoned Single Family Residential-1 (SF-1) and is located with a Village Center Overlay (VC-O). A rezoning is needed to facilitate redevelopment of the site; however, the VC-O designation will remain unchanged. The proposed development is organized into a combination of 4-defined building clusters, a 3-acre future development area located along Wesley Chapel-Stouts Rd, and 3-outparcels located along Old Charlotte Highway. This item was originally heard at the March 24, 2015 Town Council meeting and was continued to this meeting.

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*
2. *Concur with the findings and approve as modified by Council; or*
3. *Do not make the findings and disapprove the amendment.*

Background

As stated in the summary above, this is a request to establish a Conditional General Business zoning district on a 22-acre site to support development of a 90,000-sq. ft. (approx.) commercial shopping center. The subject property is an assemblage of 10-parcels. Uses within the center will be typical of most shopping centers such as retail shops, offices, personal service establishments, restaurants, and other uses as permitted within the GBD Village Center Overlay (subject to additional proposed use restrictions). The larger Building 1 is envisioned as a prominent national grocery store. The layout of the center is consistent with the Town's overall Village Center design concepts with small shop buildings and outparcels fronting perimeter roads to help create an urban streetscape along the street frontage. The interior of the development will be served by a frontage road to manage driveway access and will utilize consistent site fixtures such as benches, trash receptacles, bollards, landscaping, and lights to ensure a clean and uniform appearance.

The 3-outparcels along Old Charlotte Highway will be designed once end users are identified, however, they will continue to comply with the UDO design guidelines. The project also contemplates a 3-acre (approx.) future development area along Wesley Chapel-Stouts Road (light green area on left side in site plan below) that will be constructed by a separate development team and under a separate site/land plan. Specific conditions have been proposed to ensure consistency in the development. It important to note that the plan previously reviewed by the Planning Board identified proposed buildings in this area, however, due to a change in the future ownership/development relationship of this area, they will be constructed separately.

The public road frontage will be improved with curb/gutter, a 10-ft wide sidewalk, and street trees to bring the road infrastructure up to a commercial standard, while further supporting the urban scale development. Plaza/pedestrian areas will be created between buildings and the public sidewalk to help increase the visual interest and create gathering spaces. Enhanced pedestrian crossings will be provided at each signalized access point to ensure safe, pedestrian access to and from Hanfield Village. The larger proposed stormpond on the eastern portion of site will likely be designed as a wetpond (similar to the adjacent Sun Valley Commons Pond) and designed as an amenity to the site. The smaller stormwater features are envisioned to be designed as an ornamental rain gardens and/or dry ponds or similar improvements.



Proposed Development

The Concept Plan below is a required element of the conditional rezoning application submittal, which articulates the developer’s design intent and use of a given subject property. A detailed overview of the site plan can be found in Page 4 of the attached Planning Board report (Attachment 1).

CONCEPTUAL SITE PLAN & BUILDING ELEVATION



The architectural plans below provide a conceptual snapshot of the building design of the center (see Attachment 3 for plans).

Anchor/Grocery Building:



Small Shop Buildings:



Traffic Impact Analysis (TIA)

A TIA was prepared by Ramey Kemp and Associates to analyze the traffic associated with the project and proposed mitigation to minimize any impacts to public roads. As of the date of this report, the Town and NCDOT have not concluded the review of the traffic analysis, however, no Site/Construction Plan applications will be accepted by the Town for this project until the TIA has been formally approved. The following summarizes the proposed road improvements based on the latest TIA on file with the Town.

Summary of Traffic Improvements

Study Intersection	Proposed Improvements
Old Charlotte Highway/Wesley Chapel-Stouts	Construct/Restripe a 325-ft northbound shared <u>thru/right turn lane</u> Wesley Chapel-Stouts Rd., Construct/Restripe a 450-ft eastbound <u>left turn lane</u> on Old Charlotte Hwy., Construct/Restripe a northbound 400-ft <u>left turn lane</u> on Wesley Chapel-Stouts Rd. Construct/Restripe a 425-ft westbound <u>left turn lane</u> on Old Charlotte Hwy. Rd, Construct/Restripe a 700-ft southbound shared <u>thru/right turn lane</u> and construct new 800-ft southbound <u>receiving lane</u> on Wesley Chapel-Stouts Rd, and Construct/Restripe a southbound 300-ft <u>left turn lane</u> on Wesley Chapel Stouts Road.
Wesley Chapel-Stouts and Sun Valley Commons Driveway and Site Driveway 1	Construct/Restripe <u>shared thru/right turn lane</u> on Sun Valley Commons Dr. if ROW can be obtained. Construct 150-ft <u>left turn</u>

	<u>lane</u> on Wesley Chapel-Stouts Rd. into site Driveway 1. Construct a <u>right turn/drop lane</u> on Wesley Chapel Stouts Road into Site Driveway 1 with taper extending to Site Driveway 2. Construct enhanced <u>pedestrian crossing with signals</u> .
Old Charlotte Highway and Sun Valley H.S. Driveway and Site Driveway 3	Restripe existing 2-way turn lane on Old Charlotte Hwy. to create a <u>left turn lane into</u> site Driveway 3. Construct 225-ft <u>right turn lane</u> on Old Charlotte Hwy into site Driveway 3. Construct site driveway with separate left turn lane, and construct enhanced <u>pedestrian crossing with signals</u> .
Wesley Chapel-Stouts Road and Site Drive 2	Construct <u>right turn lane (150-ft taper only)</u> on Wesley Chapel-Stouts Road into site. Add <u>concrete median</u> along Wesley Chapel-Stouts Road for restricted access.

Conditions of Approval

A comprehensive set of recommended conditions of approval have been prepared to ensure implementation of the concept plan and related elements of the conditional rezoning. These conditions are also intended to help implement the applicable goals of the Comprehensive Plan and minimize impacts to the surrounding area. The latest recommended conditions of approval are reflected in the attached draft Ordinance (Attachment 3) and have been modified since the October 2014 Planning Board meeting to reflect changing conditions.

Planning Board Meeting

This request was heard by the Indian Trail Planning Board on October 21, 2014. Due to the scope of the project and its location in a prominent area of Indian Trail, the Board engaged in an active discussion regarding various aspects of the site. The approved meetings minutes are included in Attachment 2 and the audio recording of the meeting can be found online in the [Granicus](#) system. In brief, the Board discussed the general site layout and operations of the facility, likely future tenants, public safety aspects and onsite traffic calming, delivery/truck traffic, the traffic study, impacts to adjacent residential properties, and other aspects more completely described in the attached minutes. No members of the general public commented at the meeting.

The Planning Board Chairperson requested that the development team meet with representatives of Sun Valley High School to introduce the project and discuss pedestrian safety. On February 18, 2015, the development team met with Assistant Principal Zezech and representatives of the District Facilities Department. As reflected in the meeting minutes (Attachment 2), the school officials had no concerns with the project and were satisfied with the proposed pedestrian street crossing improvements. It is interesting to note that there has been recent public school board discussion and planning regarding a potential future relocation of the school further inward into the overall campus and redeveloping most of the existing campus for other, private uses.

Based on the discussion and deliberations, the Planning Board voted 6 to 1 to transmit a recommendation to approve as conditioned to the Town Council. The single dissenting vote was related to a concern regarding the project's impact to existing roads. The Board made the following required findings. The project as conditioned is consistent with the goals of the Comprehensive Plan are satisfied as follows:

- *Goal –Land Use and Housing #5-* The proposed conditional district proposes appropriate commercial land use(s) at a location identified within the Sun Valley Village Plan as mixed use that will help facilitate creation of an envisioned shopping and entertainment district within the area. The plan also provides for appropriate buffering from surrounding residential uses and will incorporate vehicular cross access to minimize any impacts to adjacent properties.

- *Goal- Infrastructure and Mobility/Transportation #2* – The proposed conditional district includes the construction of curb, gutter, sidewalk, street crossings, and related improvements enhancing multi-modal mobility in the area and construction of roadway improvements (turn-lanes and related improvements) in compliance with Town and NCDOT standards.
- *Goal- Economic Development #1*-The proposed conditional district will expand commercial land uses within the Town supporting a more balanced tax base, while providing more employment opportunities for citizens.

The Board also found the request for this conditional zoning district is a reasonable request and is in the public interest because it promotes the goals of the adopted Comprehensive Plan in the areas of land use, mobility and transportation, economic development, and infrastructure.

Town Council Action - Based on the transmittal, public testimony, and deliberations, the Council may take one of the following actions:

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 disapprove the amendment.*

Rox Burhans, AICP

Planning Director

rburhans@planning.indiantrail.org

Attachment -1- Planning Board Report and Draft Minutes

Attachment 2- SVHS Meeting Minutes

Attachment- 3 – Draft Ordinance

**TC ATTACHMENT – 1
PLANNING BOARD REPORT**



Indian Trail, North Carolina 28079
 PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Conditional Zoning Staff Report

Case: CZ 2014-003			
Reference Name	Shoppes at Hanfield Village		
Request	Proposed Zoning	Conditional Zoning-General Business District.- Conditioned	
	Proposed Uses	Commercial uses (grocery store, retail, restaurant, etc)	
Existing Site Characteristics	Existing Zoning	Single Family Residential-1 (SF-1) and Village Center Overlay (to remain)	
	Existing Use	Vacant and residential	
	Site Acreage	Approx. 22-acres	
Applicant	Arista Development, LLC		
Submittal Date	June 30, 2014		
Location	Southeast corner of Old Charlotte Hwy. and Wesley-Chapel Stouts Rd.		
Tax Map Number(s)	Parcels #: 07072005, 07072006, 07072007, 07072008, 07072009, 07072010, 07072011 (portion of), 07072011A, 07072017, 07072018		
Plan Consistency	Comprehensive Plan	Designation	Sun Valley Village-Suburban Mix
		Consistent with Request	Yes
Recommendations & Comments	Planning Staff	Recommend approval of a Conditional Zoning District	

Project Summary

This is a request to establish a Conditional General Business zoning district on a 22-acre site to support development of a 120,000-sq. ft. (approx.) commercial shopping center. The subject property fronts Old Charlotte Highway and Wesley Chapel-Stouts Road and is located across from the Sun Valley Commons Shopping Center and Sun Valley High School. Access to the site will be primarily facilitated with two existing traffic signals located on each road frontage and a secondary driveway on Wesley Chapel-Stouts Road behind the existing Sun Valley Corners Shopping Center. The site is largely undeveloped, but does include approx. 10 existing homes located mostly along its respective road frontages. The subject property is currently zoned Single Family Residential-1 (SF-1) and is located with a Village Center Overlay (VC-O). A rezoning is needed to facilitate redevelopment of the site; however, the VC-O designation will remain unchanged. The proposed development is organized into a combination of 5-defined building clusters and 3-outparcels located along Old Charlotte Highway.

Recommendation

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

Analysis

This is a map amendment request to establish a Conditional General Business Zoning District for the purpose of constructing a 120,000 sq. ft. commercial shopping center and 3-outparcels. The subject property is an assemblage of 10-parcels totaling approx. 22-acres. Uses within the center will be typical of most shopping centers such as retail shops, offices, personal service establishments, restaurants, and other uses as permitted within the GBD Village Center Overlay. The larger Building 13 is envisioned as a potential grocery store. The layout of the center is consistent with the Town's overall Village Center design concepts with small shop buildings and outparcels fronting perimeter roads to help create an urban streetscape along the street frontage. The interior of the development will be served by a frontage road to manage driveway access and will utilize consistent site fixtures such as benches, trash receptacles, bollards, landscaping, and lights to ensure a clean and uniform appearance. The 3-outparcels along Old Charlotte Highway will be designed once end users are identified, however, they will continue to comply with the UDO design guidelines.

The public road frontage will be improved with curb/gutter, a 10-ft wide sidewalk, and street trees to bring the road infrastructure up to a commercial standard, while further supporting the urban scale development. Plaza/pedestrian areas will be created between buildings and the public sidewalk to help increase the visual interest and create gathering spaces. Enhanced pedestrian crossings will be provided at each signalized access point to ensure safe, pedestrian access to and from Hanfield Village. The larger proposed stormpond on the eastern portion of site will likely be designed as a wetpond (similar to the adjacent Sun Valley Commons Pond) and designed as an amenity to the site. The smaller pond is envisioned to be designed as an ornamental rain garden or similar improvement.

Location Characteristics and Surrounding Zoning

Location Overview

As reflected in Map 1 below, the subject property is located at the intersection of a *Minor Arterial* (Old Charlotte Hwy) and a *Major Collector* (Wesley Chapel-Stouts Rd.) roadway. The 10-parcels that comprise the subject property are currently used for residential and agricultural uses. Adjacent land uses within the Sun Valley area are of a commercial nature with some remnant individual residential parcels located along the periphery of each side. Sun Valley High School, which was originally constructed in the early 1960s, is located directly across from Hanfield Village's outparcel area and will share the Old Charlotte Highway traffic signal with the site. Table 1 will provide a directional snapshot of adjacent, existing uses.

TABLE 1: ADJACENT LAND USE

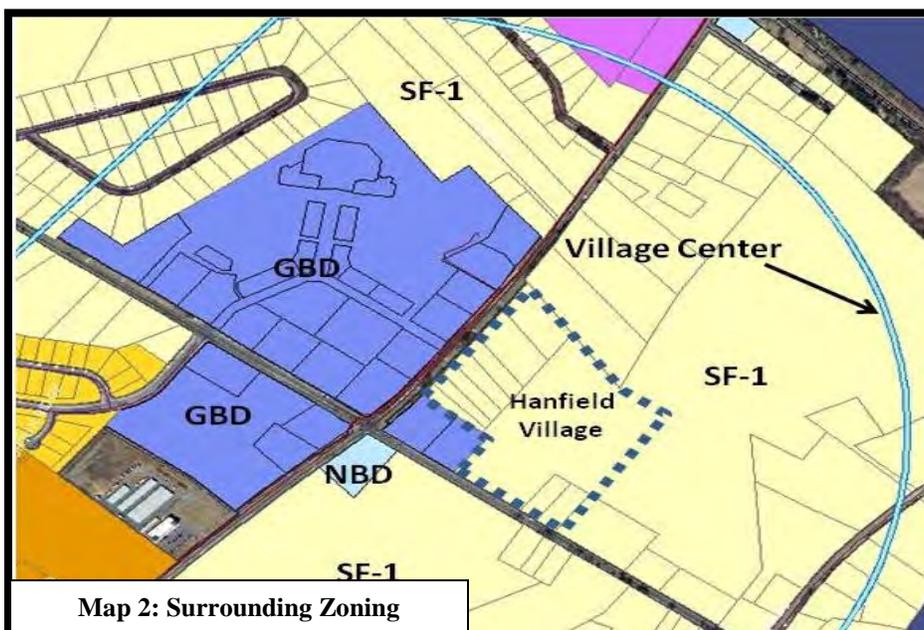
Direction	Adjacent Existing Use
North	Commercial
South	Large Lot Residential and Vacant/Agricultural
East	Vacant/Wooded
West	Institutional/School



Map 1: Location Overview

Area Zoning

As reflected in Map 2 below, the 22-acre subject property is currently zoned SF-1, which reflects the historic agricultural and rural residential nature of some of the older parcels in this area. SF-1 is the predominate zoning classification surrounding the subject property with the exception of the Sun Valley Corners Shopping Center, former Fish Camp restaurant, and the Sun Valley Commons Shopping Center which are zoned GBD (the proposed district for Hanfield Village).



Map 2: Surrounding Zoning

The following will provide a brief overview of key elements of the Concept Plan and Architectural Plans.

1. *Use and Site Layout:*

- a. *Use:* The site is proposed to be developed as a 120,000 sq. ft. (approx.) commercial shopping center with associated outparcels consisting of uses such as retail sales, restaurants, personal service establishments, grocery store, and other similar uses as permitted with the proposed General Business District (GBD) and Village Center Overlay. Some uses permitted with the GBD and VC-O that are not conducive to a commercial shopping center have been excluded for compatibility purposes (see proposed conditions of approval).
 - b. *Overall Site Design:* A 50,000 sq. ft. grocery store is envisioned to anchor Hanfield Village and be the center's largest attraction. Due to the size of the building and its associated parking, small shop and outparcel buildings will line the perimeter of the site to help minimize the parking area's visual impact on adjacent streets. The frontage buildings will be oriented close to adjacent roads to help create an "edge" to the center and support the more urbanized village center concept. Interior frontage roads will include walkways, pedestrian scale lights, and seating amenities to help create an attractive and inviting community space. The larger stormwater pond adjacent to the anchor tenant building will likely be designed as a "wet pond" and will include landscaping, seating areas, and other fixtures to ensure it is an amenity to the site. The smaller pond near Wesley Chapel-Stouts Road will likely be designed as a rain garden or similar improvement.
 - c. *Site Access:* Access to the site is provided by two signalized intersections located on Old Charlotte Highway (across from Sun Valley H.S.) and on Wesley Chapel-Stouts Road (across from Sun Valley Commons Drive.). Interior frontage roads will be used to service individual buildings in the center. Enhanced pedestrian walkways with countdown devices and visually enhanced markings will be provided at each signalized intersection to create safe pedestrian access to the site. A secondary right-in/right-out drive is proposed on Wesley Chapel-Stouts Road behind the existing Sun Valley Corners shopping center. All outparcels located along Old Charlotte Highway will access internally to the development with no direct access to public roads. Allowances for cross access between abutting sites will also be provided in response to public feedback.
2. *Frontage Improvements:* The site frontage with Old Charlotte Highway and Wesley Chapel-Stouts Road will be improved with curb/gutter, landscaping, a 10-ft wide sidewalk, and associated pavement widening to meet the 4-lane Village Center Boulevard Cross Section standard. Pedestrian zone amenities will also be provided between the frontage building and the public sidewalk, consistent with the Village Center requirements. ROW creating a minimum 57.5-ft width from the existing road centerline will be dedicated by the developer on each public road to support the proposed improvements.
3. *Off-site Road Improvements:* A Traffic Impact Analysis (TIA) was prepared to identify any impacts to adjacent roads and required mitigation to address the impacts. The TIA section below (Table 2) identifies the required road improvements that will be constructed by the developer.
4. *Architectural Design:* The architecture of the center will have a contemporary focus that incorporates classical elements to help balance the design (see Attachment 2). Buildings within the center will be consistently designed to help achieve a uniform appearance. Buildings will be surfaced with a combination of EIFS, stone, and architectural grade ground (lower level) and split face (upper level) block materials. A combination of pillars/modulation, material changes, contrasting colors, and other elements are utilized to help reduce each building's mass. Raised roof features, ornamental canopy structures, and other elements help further create visual interest in the structures. Street facing building walls will be designed with entryway and other elements to create the appearance of a streetscape. Outparcel buildings will be designed by each end-user, however, they will use consistent materials and design elements as the primary shopping center buildings

TIA

A Traffic Impact Analysis (TIA) was prepared on August 22, 2014 by Ramey Kemp and Associates to analyze the anticipated traffic generated by the development and its potential impact on existing roads. The TIA analyzed traffic during peak morning and evening travel periods as well during school operation periods to account for the adjacent school traffic. A supplementary traffic count was taken during the week of September 20th at the intersection of Old Charlotte Highway and the Sun Valley H.S. driveway to ensure no substantive change to traffic patterns resulted from recent school redistricting. This analysis indicated no substantive changes resulted from the redistricting. The TIA also provided a list of improvements to be constructed by the developer in order to mitigate any road impacts. The following will summarize the key recommendations in the report (see Attachment 3 for TIA Summary).

It is important to note that in light of the significant roadway infrastructure investment that is anticipated to occur along Old Monroe Road in the future, NCDOT and the project traffic engineer are continuing to coordinate (as of date of this report) regarding how specific improvements in the study area will be accommodated at the Wesley Chapel-Stouts Road intersection with Old Monroe Road. This coordination will result in creating two improvement lists based on whether or not the Old Monroe Road widening project (Section C) between Indian Trail Road and Wesley Chapel-Stouts Road is constructed within the project study period. The project traffic engineer is also incorporating the US-74 Super Street improvements into the traffic study due to its impact on whether project related mitigation improvements are needed at the intersection of US-74 and Wesley Chapel-Stouts Road. The project traffic engineer will present updates on these intersections at the Planning Board meeting.

The complete TIA with all attachments may be viewed on the project website at www.indiantrail.org/planlog1.php?id=377&type=15. The rezoning applicant has agreed to construct all improvements identified in the TIA.

Table 2: Offsite Road Improvements Summary

Study Intersection	2017 No Build LOS	Recommended Improvement	2017 Build LOS w/ Improvements
Old Charlotte Highway/Wesley Chapel-Stouts	AM: D PM: D	NCDOT and project traffic engineer are coordinating on improvements (if needed).	AM: E PM: E <i>Does not reflect improvements at this time</i>
Wesley Chapel-Stouts and Sun Valley Commons Driveway	AM: A PM: C	Construct <u>left turn lane</u> on Sun Valley Commons Dr. if ROW can be obtained. Construct <u>left turn lane</u> on Wesley Chapel-Stouts Rd. into site Driveway 1. Construct <u>pedestrian crossing with signals</u> .	AM: B PM: C
Old Charlotte Highway and Sun Valley H.S. Driveway	AM: B PM: A	Restripe existing 2-way turn lane on Old Charlotte Hwy. to create a <u>left turn lane</u> . Construct site driveway with separate left turn lane, and construct <u>pedestrian crossing with signals</u> .	AM: B PM: C
Old Charlotte Highway and West Hayes Road	AM: A/C PM: A/C	None recommended	AM: A/C PM: A/C
US-74 and Wesley Chapel-Stouts Road	AM: E PM: F	NCDOT and project traffic engineer are coordinating on	AM: F PM: F

		improvements (if needed).	<i>Does not reflect improvements at this time</i>
Wesley Chapel-Stouts Road and Site Drive 2	N/A	Construct <u>right turn lane</u> on Wesley Chapel-Stouts Road into site. Add <u>concrete median</u> along Wesley Chapel-Stouts Road.	AM: B/C PM: C/C

Comments from Outside Agencies

- *North Carolina Department of Transportation (NCDOT):* See TIA section above.
- *Union County Public Works (UCPW):* UCPW has issued a Sketch Plan approval dated 9/18/14 for the proposed site.
- *Union County Fire Marshall (UCFM):* UCFM does not have any comments/concerns on the conceptual level plans.
- *Union County Sherriff Office (UCSO):* UCSO does not have any comments/concerns on the conceptual level plans.
- *Union County Public Schools (UCPS):* No comments received on the proposed project.

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 and service providers. Notices for the community meetings consisted of advertising in the newspaper, sending first class mailed notices to the owners of surrounding properties within 500 feet (approx. 65 addresses), and posting two signs on the site. The first community meeting was held at South Piedmont Community College on September 29, 2014 from 2:00 p.m. to 4:00 p.m. The second community meeting was also held on September 29, 2014 at the Indian Trail Civic Building from 6:00 p.m. to 8:00 p.m. The following will provide a brief summary of the Town required community meetings.

- *Daytime Meeting:* This meeting was attended by approximately 5-members of the general public along with service providers from the UC Sheriff Office, UC Fire Marshall Office, and the Bakers Volunteer Fire District. Discussion at the meeting included topics related to the overall design of the site, status of the traffic analysis and Level of Service at intersections, onsite traffic calming and pedestrian improvements, and the operations of the facility and future tenants. The owner of the existing Sun Valley Commons shopping center requested that allowances for cross access between abutting properties be made to ensure safe and coordinated travel between the sites (see end of Attachment 4 for written follow up). The more detailed meeting notes with the responses to questions asked can be found in Attachment 4 of this report.
- *Evening Meeting:* This meeting was attended by approximately 3-members of the public in addition to the current owners of the subject property that are selling the land to facilitate the development (approx. 4 additional attendees). Discussion at the meeting was of a more technical nature and included the following topics: Time periods examined in TIA, whether or not community TIA examined events at adjacent schools (TIA did not), internal traffic calming and pedestrian facilities, site lighting, project phasing, potential start date of construction if approved (Spring 2015), location of construction entrance to minimize school conflicts, desire for fencing adjacent to Outparcel 3, and security at the site once constructed. The more detailed meeting notes with the responses to questions asked can be found in Attachment 4 of this report.

Draft Conditions

Conditions of approval have been developed in order to ensure the proposed rezoning is consistent with the Comprehensive Plan and the underlying intent of the General Business District and Village Center Overlay.

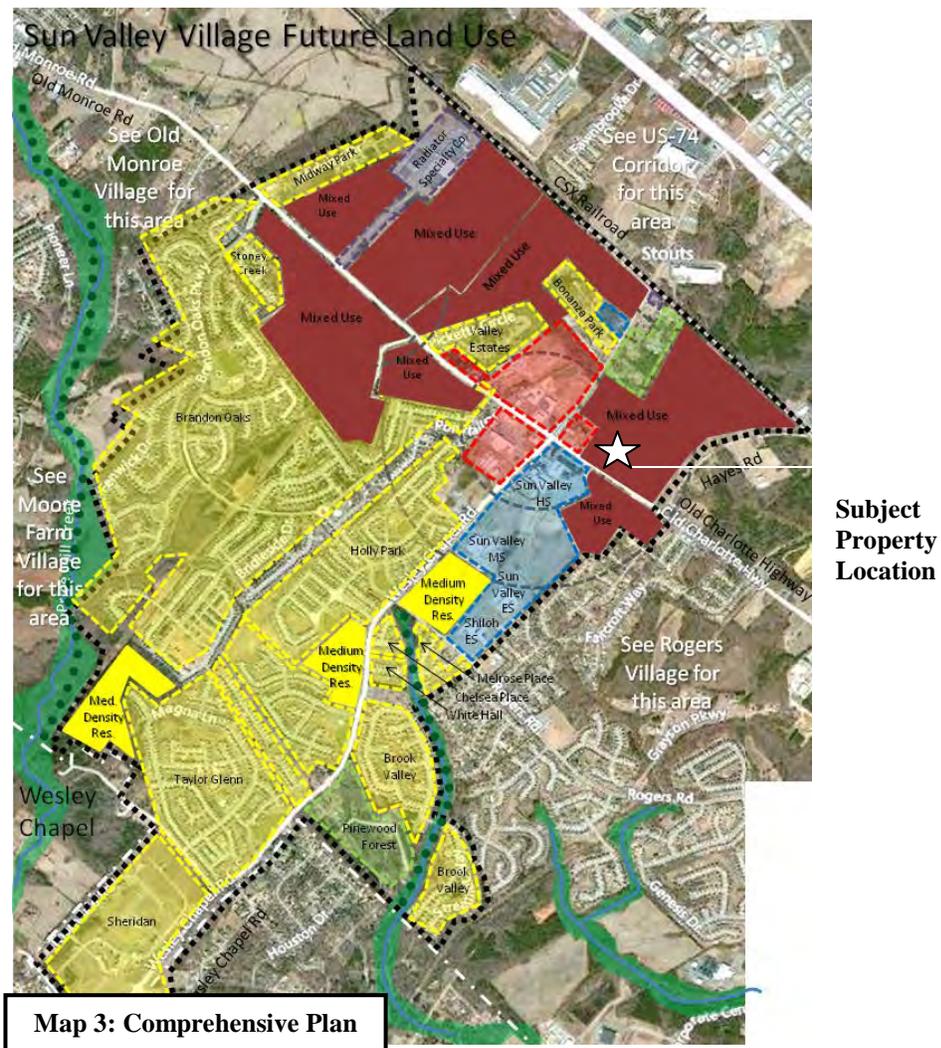
1. *Concept Plan and Architectural Guidelines:* The development shall be designed and constructed consistent with the approved concept/site plan and in general compliance with the UDO unless otherwise reflected on the approved plan. Buildings shall be designed consistent with the approved building elevations and UDO Chapter 1320-Non Residential Design Standards of the UDO unless otherwise reflected on the approved plans. Outparcel buildings will be designed with materials and design elements of primary shopping center buildings.
2. *Building Setbacks:* Primary building setbacks shall comply with GBD, VCO setbacks as represented on the concept plan, however, an allowance for additional setback is permitted for the anchor and interior buildings as reflected on concept plan. Additional setback may be permitted for outparcel buildings that feature drive thru facilities and similar features and for buildings needing to accommodate pedestrian zone improvements.
3. *Permitted Uses:* Permitted uses on the site will include a grocery store, retail, office, restaurant, personal service, and other uses consistent with UDO Section 520 GBD, VC-O permitted use list, however vehicular repair (light and heavy), building material sales, funeral and internment services, extermination services, trade schools, and recording studio uses will not be permitted.
4. *Site Fixtures:* The shopping center and outparcel sites will be designed with uniform amenity fixtures such as pedestrian scale lights, decorative bollards, pedestrian refuse receptacles, landscaping, and similar elements.
5. *Signage:* A master sign program will be developed consistent with UDO Division 900. The sign height permitted for individual outparcel freestanding signs may be combined with permitted shopping centers sign height (on an individual basis) in-lieu of constructing the outparcel sign to achieve more visible signage for the overall center.
6. *Onsite Traffic Calming and Pedestrian Crossings:* Traffic calming improvements and enhanced pedestrian crossings will be provided in select areas to reduce vehicle speeds through the site and to ensure safe pedestrian access between buildings and parking areas. Final locations of these improvements and their specific designs will be determined at the site plan stage.
7. *Offsite Road improvements:* Road improvements will be constructed by the developer or his/her assigns in compliance with the approved Traffic Impact Analysis prepared by Ramey Kemp Associates and in accordance with Town Engineering and NCDOT requirements. Improvements will be constructed concurrent with the development of the shopping center unless a later period is noted in the TIA or required by the Town Engineer and NCDOT. These improvements generally consist of the following:
 - a. Old Charlotte Highway/Wesley Chapel-Stouts Intersection: TBD prior to TC review.
 - b. Wesley Chapel-Stouts, Sun Valley Commons Driveway, and Site Drive 1: Construct southbound left turn lane into Site Drive 1. Site Drive 1 will be constructed with one left turn lane, and one shared through/right turn lane. The existing Sun Valley Commons Dr. will also be improved with an exclusive left turn lane by the Sun Valley Commons owner. In the event this drive is not constructed prior to Site Drive 1 being constructed on Wesley Chapel-Stouts Road, the Sun Valley Commons Dr. improvements will be constructed as part of the Hanfield Village development. If ROW cannot be obtained, the developer will need to coordinate with the Town and NCDOT on proposed revisions to Site Drive 1. Modify the existing traffic signal as needed.
 - c. Old Charlotte Highway and Sun Valley H.S. Driveway: Restripe existing 2-way turn lane on Old Charlotte Highway to create a left turn lane with required storage, construct Site Drive 3 with separate left turn lane, restripe northbound approach (on school site) to create a shared through/right lane, and modify traffic signal, as needed.

- d. US-74 and Wesley Chapel-Stouts Road: TBD prior to TC review.
 - e. Wesley Chapel-Stouts Road and Site Drive 2: Construct right turn lane on Wesley Chapel-Stouts Road with required storage. Install center island concrete median (approx. 100-ft) on Wesley Chapel-Stouts Road.
 - f. Pedestrian Street Crossings: Pedestrian street crossings shall be provided at the proposed signalized intersections on Old Charlotte Highway and Wesley Chapel Stouts Road and shall generally consist of enhanced pavement materials/markings and countdown fixtures consistent with Town and NCDOT standards.
8. *Road Frontage Improvements*: The site frontage with Old Charlotte Highway and Wesley Chapel Road frontage shall be constructed with curb/gutter, street trees, 10-ft wide sidewalks, pedestrian zone improvements, and associated pavement widening to meet the 4-lane Village Center Boulevard cross section standard and NCDOT requirements. ROW creating a minimum 57.5-ft width from the existing road centerline will be dedicated by the developer on each public road to support the proposed improvements. Outparcels 1 thru 3 and shopping center buildings shall access the site internally without direct vehicular access to Old Charlotte Highway or Wesley Chapel-Stouts Road.
 9. *Stormwater Management*: The size of the proposed stormwater management facilities identified on the Concept Plan is for illustrative purposes only. The exact size will be determined with the Site Plan submittal. The storm water infrastructure is required to comply with Town and NCDENR standards. Both facilities will be designed and constructed as ornamental amenities to the site. The larger “wet pond” facility will be designed with walkways, pedestrian fixtures, a fountain(s), landscaping, ornamental fencing, and other open space related amenities. The smaller pond is to be designed as an ornamental rain garden facility unless deemed infeasible in final site plan design.
 10. *Cross Access*: Vehicular and pedestrian cross access will be provided to adjacent sites as generally reflected in the approved concept/site plan.
 11. *Landscaping and Tree Retention*: Landscaping and tree preservation shall be in compliance with Division 8- Landscaping of the UDO. A detailed landscape and tree retention plan is required at time of site plan review and shall include:
 - a. A Heritage Tree inventory of all trees with a min. diameter of 12” shall be submitted with the site plan. Tree retention shall generally be provided near the proposed eastern stormwater management facility and other perimeter areas (where possible) based on the final site plan design and in compliance with Tree Preservation and Protection Chapter of the UDO (830).
 - b. Foundation landscaping adjacent to buildings shall be provided. Landscape planters and tree wells may be provided in-lieu of a uniform foundation planting area, subject to review and approval with the site plan.
 - c. Canopy coverage in the parking lot areas shall be provided in compliance with UDO Chapter 840.
 - d. Enhanced landscaping consisting of trees, shrubs, and other elements will be used adjacent to each of Building 13’s side building walls to enhance the appearance of the side walls.
 12. *Fencing*: A 6-ft vinyl coated chain link fence will be provided separating Outparcel 3 and adjacent Parcel # 09363001 at the time of Outparcel 3 construction. Required fencing around stormwater improvements that are visible from public areas of the shopping center will be of an ornamental nature.
 13. *Outparcel 3 Lighting*: Light pole fixtures shall be limited to a maximum height of 22-ft on Outparcel 3.
 14. The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

Comprehensive Plan Consistency

The subject property is located within the Sun Valley Village Plan. This village is identified as a Suburban Mix Village within the adopted Comprehensive Plan. The subject property is also located within an area

designated as a “Sub-Regional Village Center,” which is intended to create a shopping and entertainment district for the overall Indian Trail community. The updated Comprehensive Plan created this enlarged village center designation as recognition of the regional development pattern that has emerged with development of the Brandon Oaks neighborhood, the Sun Valley Village and Sun Valley Commons shopping centers, the future Sagecroft development, and other related developments. As reflected in the Comprehensive Plan, future development is intended to be of a mixed use nature with commercial and residential development to be in relatively close proximity to one another and be of an urban scale that encourages pedestrian connectivity. Commercial development should be located closer to the intersection of Old Charlotte Highway and Wesley Chapel-Stouts Road with higher density residential or other less intense uses located at the periphery of the village center. Comparable regional centers within the Charlotte Metro area include the Blakeney and Arboretum areas of South Charlotte. The map below represents the Sun Valley Village Plan as adopted in the 2013 Comprehensive Plan update.



Proposed conditional rezoning CZ2014-003 is in compliance with the adopted 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:

- *Goal –Land Use and Housing #5-* The proposed conditional district proposes appropriate commercial land use(s) at a location identified within the Sun Valley Village Plan as mixed use that will help facilitate creation of an envisioned shopping and entertainment district within the area. The plan also provides for appropriate buffering from surrounding residential uses and will incorporate vehicular cross access to minimize any impacts to adjacent properties.
- *Goal- Infrastructure and Mobility/Transportation #2 –* The proposed conditional district includes the construction of curb, gutter, sidewalk, street crossings, and related improvements enhancing multi-modal mobility in the area and construction of roadway improvements (turn-lanes and related improvements) in compliance with Town and NCDOT standards.
- *Goal- Economic Development #1-*The proposed conditional district will expand commercial land uses within the Town supporting a more balanced tax base, while providing more employment opportunities for citizens.

The request for this conditional zoning district is a reasonable request and is in the public interest because it promotes the goals of the adopted Comprehensive Plan in the areas of land use, mobility and transportation, economic development, and infrastructure.

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 – Concept Plans

Attachment 3:- TIA Summary

Attachment 4 – Community Meetings Minutes

Attachment 5 –Draft Ordinance

Staff Contact

Rox Burhans

704 821-5401

rburhans@planning.indiantrail.org

PB ATTACHMENT 1: APPLICATION



(704) 882-4222

June 30, 2014

Ms. Shelley DeHart
Director of Planning
Town of Indian Trail
130 Blythe Drive
Indian Trail, NC 28079

Re: Letter of Intent
Rezoning Petition
The Shoppes at Hanfield Village
Indian Trail, North Carolina

Dear Ms. DeHart:

On behalf of our client, Arista Development LLC, it is our intent and our formal request to rezone 21.84 acres of property from the SF-1 district to a General Business District within a Village Center Overlay under the Town's Unified Development Ordinance. In support of our request for a Zoning Map Amendment, included herein are an executed Conditional Zoning Application and supporting documentation.

Existing uses of the property include single family residences, agricultural uses, undeveloped woodland, and open spaces.

The proposed development is located within the northeast quadrant of the Old Charlotte Highway and Wesley Chapel Stouts Road intersection. The assembled parcels wrap around approximately three acres of existing commercial use (Sun Valley Corner) at the Old Charlotte Highway/Wesley Chapel Stouts intersection. The assembled parcels are bounded to the north and east by residential and agricultural uses. The property is bounded on the west (on the opposite side of Wesley Chapel Stouts Road) by the commercial uses of Sun Valley Commons, and is bounded on the south (on the opposite side of Old Charlotte Highway) by the Sun Valley High School.

The proposed development program for the General Business District will include a supermarket and a variety of retail shops and restaurants. The assembled parcels also fall within a Town Village Center Overlay District as defined by the Official Zoning Map. It is evident that long range plans for the Town have identified the proposed development area as an important component of future Town growth with the Village Center designation.

Consistent with the General Business District standards, and as defined by the Village Center guidelines, The Shoppes at Hanfield Village will be developed in a pedestrian friendly manner to

Atlanta

www.eagleonline.net

Charlotte

P.O. Box 551
Alpharetta, GA 30009
Ph 704 893 1255
Fax 678 339 0534

2013-A Van Buren Avenue
Indian Trail, NC 28079
Ph 704 882 4222
Fax 866 775 0329

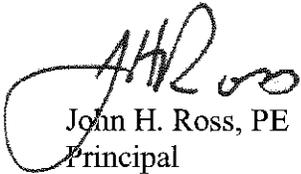
Ms. Shelley DeHart
June 30, 2014
Page 2

the surrounding community. The project will incorporate retail shops and restaurants in a pedestrian friendly atmosphere that one would expect in a Neighborhood Retail Center. These uses, along with the supermarket, will provide job opportunities for the local residences.

We believe this request is consistent with the intent of the proposed Village Center Overlay District and the long term vision of the Town of Indian Trail and we thank you for your consideration of this application. Should you have any questions or require additional information, please feel free to call at your convenience.

Sincerely,

EAGLE ENGINEERING, INC.



John H. Ross, PE
Principal

File: 5086

CONDITIONAL ZONING APPLICATION

R-000538



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

1997-2013

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee \$800.00

Notification Fee \$2.50 per adjoining property owner

Date Received 6-30-2014

CONDITIONAL ZONING APPLICATION



Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- 8 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

General Information

Project Address See attached list

City Indian Trail State NC Zip 28079

Tax Parcel ID See attached list Zoning Designation SF-1

Total Acres 21.84 Ac. Impervious Area 15.06 Ac.

Project Description Commercial Shopping Center

Contact Information – Applicant

Name Doug Benoit Arista Development LLC

Address 520 Providence Highway, Suite 9

City Norwood State Ma Zip 02062

Phone 781 769-5900 Fax 781 769-5959

Email Doug@Aristadevllc.com

Contact Information – Property Owner

Name See Attached List

Address See Attached List

City _____ State _____ Zip _____

Phone _____ Fax _____

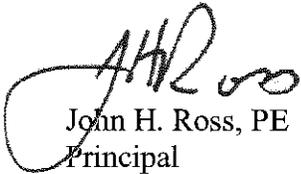
Ms. Shelley DeHart
June 30, 2014
Page 2

the surrounding community. The project will incorporate retail shops and restaurants in a pedestrian friendly atmosphere that one would expect in a Neighborhood Retail Center. These uses, along with the supermarket, will provide job opportunities for the local residences.

We believe this request is consistent with the intent of the proposed Village Center Overlay District and the long term vision of the Town of Indian Trail and we thank you for your consideration of this application. Should you have any questions or require additional information, please feel free to call at your convenience.

Sincerely,

EAGLE ENGINEERING, INC.



John H. Ross, PE
Principal

File: 5086

CONDITIONAL ZONING APPLICATION



Email _____

Applicant's Certification

Signature

[Handwritten Signature]

Date

6/27/14

Printed Name/Title

Douglas Benoit

Signature of Notary Public

[Handwritten Signature]
My Comm. Exp. 12/15/17

Date

6/27/14

Notary Seal

Property Owner's Certification

Signature

[Handwritten Signature]

Date

6/26/14

Printed Name/Title

Thomas J. Haney Sr.

Signature of Notary Public

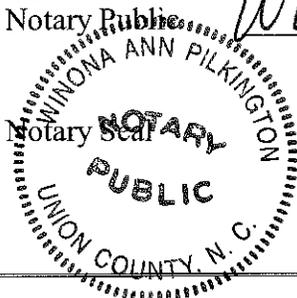
[Handwritten Signature]

Date

6/26/14

My commission expires: 7-22-18.

Notary Seal



TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER:

02 2014-003

DATE RECEIVED:

6-30-2014

AMOUNT OF FEE:

\$800⁰⁰

RECEIVED BY:

KS - assigned

RECEIPT #:

[Handwritten Signature]

CONDITIONAL ZONING APPLICATION



Email _____

Applicant's Certification

Signature [Signature] Date 6/26/14

Printed Name/Title Douglas Benoit Project Manager

Signature of Notary Public [Signature] Date 6/26/14
My Commission Expires 12/15/17

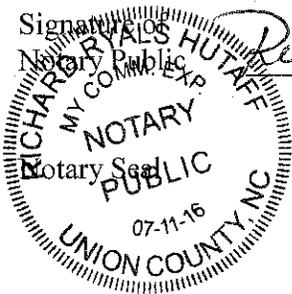
Notary Seal

Property Owner's Certification

Signature [Signature] Date 6-25-14

Printed Name/Title Donald Wayne Goodman

Signature of Notary Public [Signature] Date 6/25/2014



TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

DATE RECEIVED: _____

AMOUNT OF FEE: _____

RECEIVED BY: _____

RECEIPT #: _____

CONDITIONAL ZONING APPLICATION



Email _____

Applicant's Certification

Signature *Douglas Benoit* Date 6/26/14

Printed Name/Title Douglas Benoit Project Manager

Signature of Notary Public *Jill Stewart* Date 6/26/14
my Commission Expires 12/15/17

Notary Seal

Property Owner's Certification

Signature *BLACK DIAMOND HOMES, LLC*
by *P.A. Blumer* Date 6/25/14

Printed Name/Title BLACK DIAMOND HOMES, LLC by PAUL A. BLUMER
MEM/MGR

Signature of Notary Public *Arden Wilcox* Date June 25, 2014
my commission expires: November 08, 2015

Notary Seal

TOWN OF INDIAN TRAIL OFFICE USE ONLY	
CASE NUMBER: _____	
DATE RECEIVED: _____	AMOUNT OF FEE: _____
RECEIVED BY: _____	RECEIPT #: _____

CONDITIONAL ZONING APPLICATION



Email _____

Applicant's Certification

Signature

[Handwritten Signature]

Date

6/26/14

Printed Name/Title

Douglas Benoit Project Manager

Signature of Notary Public

[Handwritten Signature]
My Comm. Expires 12/15/17

Date

6/26/14

Notary Seal

Property Owner's Certification

Signature

[Handwritten Signature]

Date

6-25-14

Printed Name/Title

Dennis W. Moser / member manager

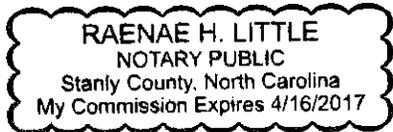
Signature of Notary Public

[Handwritten Signature]

Date

6-25-14

Notary Seal



TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

DATE RECEIVED: _____

AMOUNT OF FEE: _____

RECEIVED BY: _____

RECEIPT #: _____

CONDITIONAL ZONING APPLICATION



Email _____

Applicant's Certification

Signature [Signature] Date 6/26/14

Printed Name/Title Douglas Benoit Project Manager

Signature of Notary Public [Signature] Date 6/26/14
My Commission Exp 12/15/17

Notary Seal

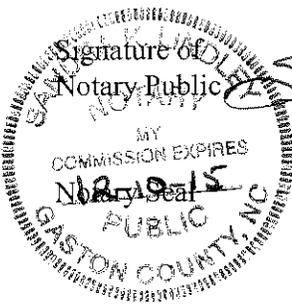
Property Owner's Certification

B-F UNION PROPERTIES, LLP

Signature By David M Furr Date 6-25-14

Printed Name/Title David M. Furr, General Partner

Signature of Notary Public [Signature] Date 6-25-14



TOWN OF INDIAN TRAIL OFFICE USE ONLY	
CASE NUMBER:	_____
DATE RECEIVED:	_____ AMOUNT OF FEE: _____
RECEIVED BY:	_____ RECEIPT #: _____

CONDITIONAL ZONING APPLICATION



Email _____

Applicant's Certification

Signature

[Handwritten Signature]

Date

6/27/14

Printed Name/Title

Douglas R Benoit

Signature of Notary Public

[Handwritten Signature]
My Comm Exp. 12/15/17

Date

6/27/14

Notary Seal

Property Owner's Certification

Signature

[Handwritten Signature]

Date

6-26-14

Printed Name/Title

Kay Francis H Albd

Signature of Notary Public

[Handwritten Signature]

Date

6.26.14

Notary Seal



TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

DATE RECEIVED: _____

AMOUNT OF FEE: _____

RECEIVED BY: _____

RECEIPT #: _____

CONDITIONAL ZONING APPLICATION



Email _____

Applicant's Certification

Signature

[Handwritten Signature]

Date

6/26/14

Printed Name/Title

Douglas Benoit Project Manager

Signature of Notary Public

[Handwritten Signature]
My Commission Exp 12/15/17

Date

6/26/14

Notary Seal

Property Owner's Certification

Signature

Thomas A. Suggs
Rebecca L. Suggs

Date

25 JUNE 2014
6-25-14

Printed Name/Title

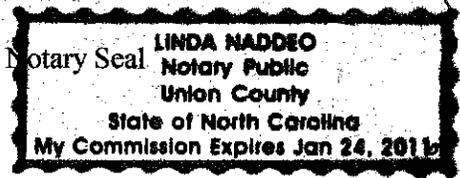
Thomas A. Suggs / OWNER Rebecca L. Suggs / owner

Signature of Notary Public

[Handwritten Signature]

Date

6-25-2014



TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

DATE RECEIVED: _____

AMOUNT OF FEE: _____

RECEIVED BY: _____

RECEIPT #: _____

The Shoppes at Hanfield Village - Property Owner List

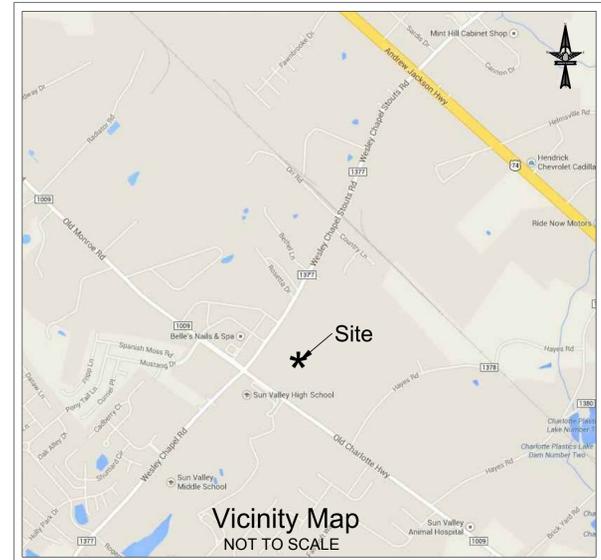
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Book Page

Tax PIN	Owner	Address	City	State	Zip	Telephone	Email Address	Book	Deed Page
07072005	Marvin G. & Betty Helms	608 CARAWAY CT	NAPERVILLE	IL	60540	(630) 416-6967	steveandkay2@gmail.com	204	231
07072006	Marvin G. & Betty Helms	608 CARAWAY CT	NAPERVILLE	IL	60540	(630) 416-6968	steveandkay2@gmail.com	168	500
07072007	Liquid Management, LLC	231 POST OFFICE DR UNIT B8	INDIAN TRAIL	NC	28079	(704) 882-1700	dmoser@themosergroupinc.com	3676	808
07072008	Liquid Management, LLC	231 POST OFFICE DR UNIT B8	INDIAN TRAIL	NC	28079	(704) 882-1700	dmoser@themosergroupinc.com	3676	808
07072009	B-F Union Properties, LLP	516 S NEW HOPE RD	GASTONIA	NC	28054	(704) 790-6013	jpostic@bosticpackaging.com	4938	344
7072010	Thomas A. & Rebecca L. Suggs	5016 PAGELAND HWY	MONROE	NC	28112	(704) 635-0266	tsug5452@gmail.com	1974	299
07072011	Thomas J. Haney Jr. et al	3716 HAYES RD	MONROE	NC	28110	(704) 221-8463	tb4haney@gmail.com	Not Found	
07072011A	Donald W. & Kay V. Goodwin	3010 WESLEY CHAPEL-STOUTS RD	MONROE	NC	28110	(704) 289-1431	N/A	283	675
07072017	Black Diamond Homes, LLC	3229 KAREN LANE	MONROE	NC	28110	(704) 698-2958	pblumer@carolina.rr.com	5460	21
07072018	Black Diamond Homes, LLC	3229 KAREN LANE	MONROE	NC	28110	(704) 698-2959	pblumer@carolina.rr.com	5999	589

**PB ATTACHMENT 2: CONCEPT PLAN AND
ARCHITECTURAL PLANS**

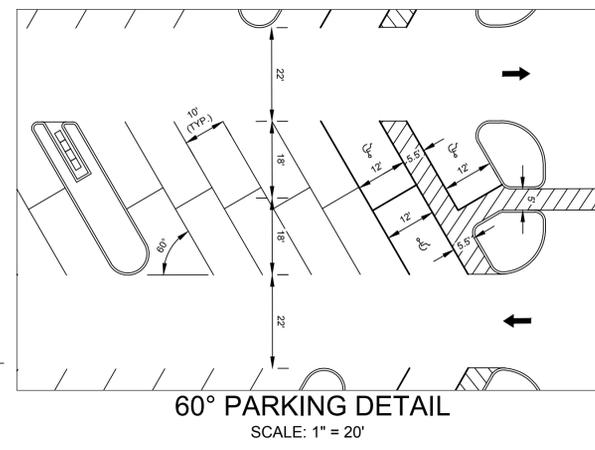
BUILDING AREA SUMMARY		
BUILDING #	AREA (SQ. FT.)	
BUILDING 1	6,000	
BUILDING 2	11,700	
BUILDING 3	6,000	
BUILDING 4	6,000	
BUILDING 5	4,800	
BUILDING 6	4,800	
BUILDING 7	6,000	
BUILDING 8	4,000	
BUILDING 9	6,600	
BUILDING 10	4,800	
BUILDING 11	5,100	
BUILDING 12	4,800	
BUILDING 13	49,533	
TOTAL	120,133	

PARKING SUMMARY				
BUILDING #	REQUIRED	STANDARD	HC PARKING	TOTAL
BUILDING 1	24			
BUILDING 2	47			
BUILDING 3	24			
BUILDING 4	24			
BUILDING 5	20			
BUILDING 6	20			
BUILDING 7	24			
BUILDING 8	16			
BUILDING 9	27			
BUILDING 10	20			
BUILDING 11	21			
BUILDING 12	20			
SUBTOTAL	287			
BUILDING 13	198	245	6 REG, 3 VAN	254
TOTALS	485	557	17	574



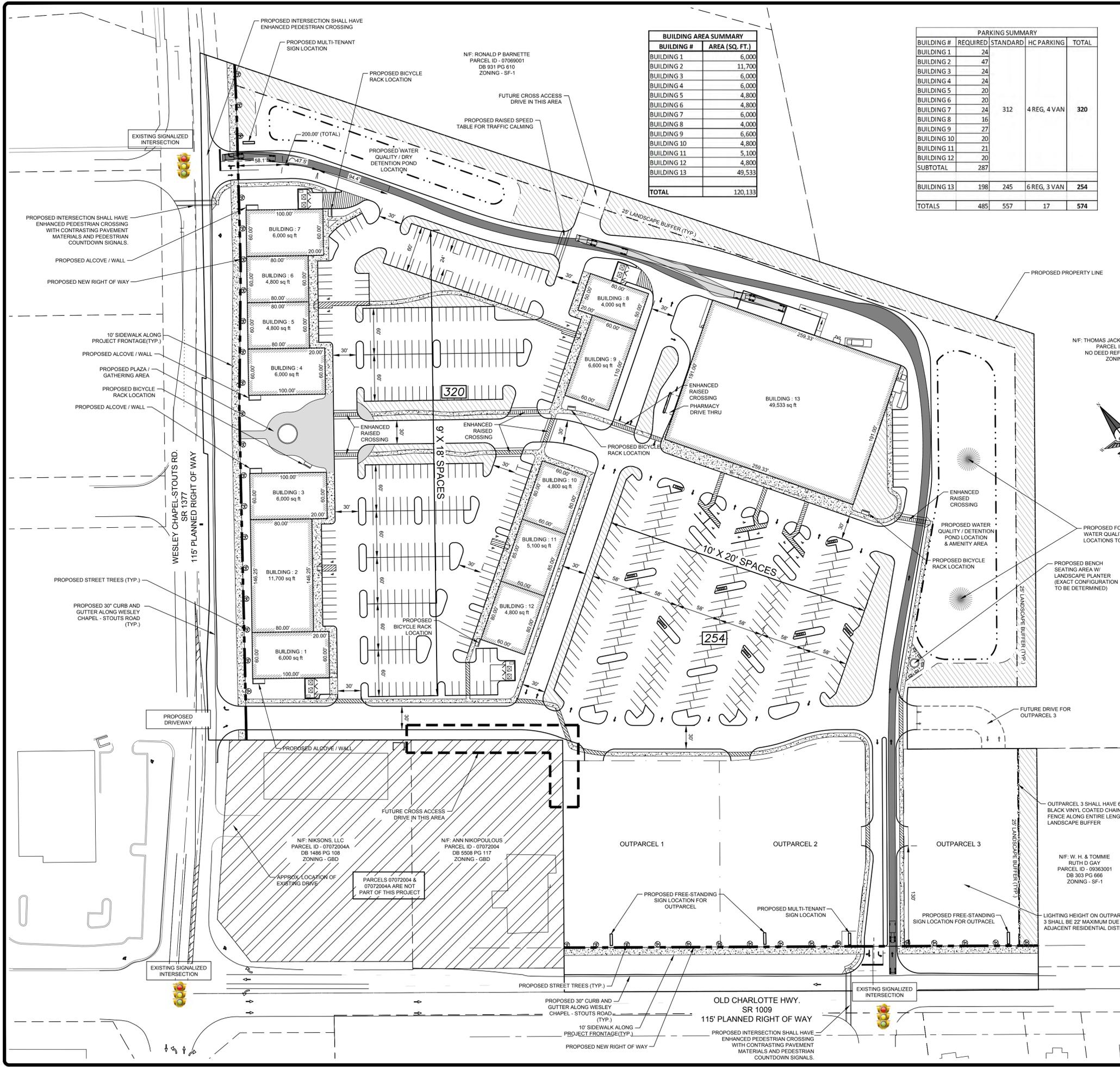
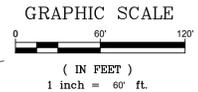
SITE INFORMATION		
AREA	21.84 ACRES	
PROPOSED ZONING	GBD/O-VC	
EXISTING ZONING	SF-1	
FRONT SETBACK	0-10 FT	10 FT (avg.)
SIDE SETBACK	0-10 FT (15')	N/A
REAR SETBACK	N/A	91.3 FT
LANDSCAPE BUFFER	25 FT	25 FT

- PARCELS THAT MAKE UP THE PROPOSED SITE INCLUDE:
- | | |
|---|----------------|
| 07072005 HELMS MARVIN GLENN & BETTY | DB 0204 PG 231 |
| 07072006 HELMS MARVIN GLENN & BETTY | DB 0188 PG 500 |
| 07072007 LIQUID MANAGEMENT LLC | DB 3878 PG 808 |
| 07072008 LIQUID MANAGEMENT LLC | DB 3876 PG 808 |
| 07072009 B-F UNION PROPERTIES LLP | DB 4938 PG 344 |
| 07072010 SUGGS THOMAS ADAM & WF REBECCA L | DB 1974 PG 299 |
| 07072011 HANEY THOMAS JACKSON JR ET AL | DB 0283 PG 675 |
| 07072011A GOODWIN DONALD WAYNE & KAY V | DB 5460 PG 021 |
| 07072017 BLACK DIAMOND HOMES LLC | DB 5999 PG 589 |
| 07072018 BLACK DIAMOND HOMES LLC | |



TREE SAVE CALCULATIONS		
PARCEL	AREA*	UNIT
MAIN	734,360	SQ. FT
OUTPARCEL 1	49,234	SQ. FT
OUTPARCEL 2	46,967	SQ. FT
OUTPARCEL 3	44,369	SQ. FT
TOTAL	874,930	SQ. FT

TREE SAVE REQUIREMENT	10%
REQUIRED TREE SAVE AREA	87,493
PROVIDED TREE SAVE AREA	88,686



EAGLE ENGINEERING
 P.O. BOX 551
 Alpharetta, GA 30009
 2013 Van Buren Avenue
 Indian Trail, NC 28079
 (704) 882-4222
 www.eagleonline.net

NO.	DATE	BY	ISSUE
1	07/30/14	JLR	REVISIONS PER TOLIT COMMENTS
2	08/11/14	JLR	REVISIONS PER CLIENT COMMENTS

THE SHOPPES AT HANFIELD VILLAGE
 INDIAN TRAIL, NC 28079
ARISTA DEVELOPMENT, LLC
 520 PROVIDENCE HIGHWAY, SUITE 9
 NORWOOD, MA 02062

REZONING EXHIBIT
CASE # CZ2014-003

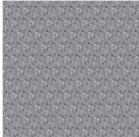
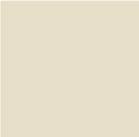
DESIGNED BY	JLR
DRAWN BY	JLR
CHECKED BY	JHR
DATE	06-27-14
JOB NUMBER	5086
SCALE	AS SHOWN

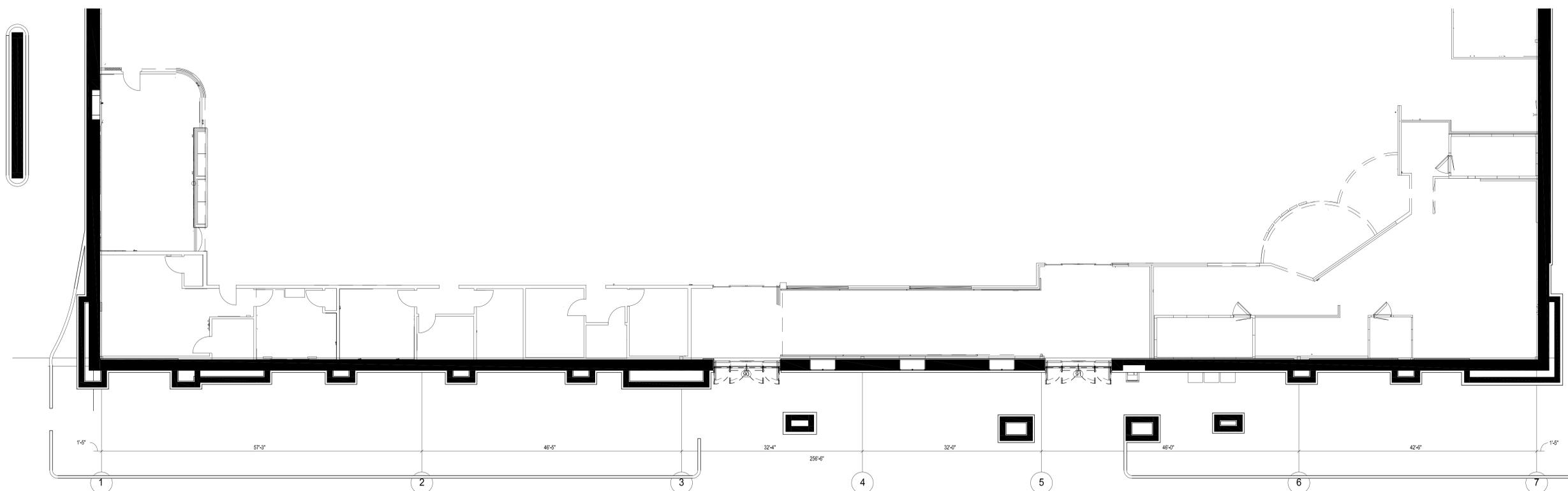
PRELIMINARY
NOT FOR CONSTRUCTION

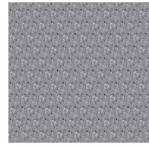
Sheet
RZ-1

X:\land Projects\K2008\Pub\Site_Site_IndianTrail\Map\0086_Landscape_Plan.dwg, 10/13/2014 11:44:13 AM



	<p>Cemex 316 "Blue Stone" Split/Ground Stone</p>		<p>Manor White Ashlar Stack Stone</p>		<p>DFS/EIFS w/ IP-25 "Chatroom" Paint Finish</p>		<p>DFS/EIFS w/ IP-16 "Red Cent" Paint Finish</p>		<p>DFS/EIFS w/ IP-4 "Antique White" Paint Finish</p>
--	--	--	---	---	--	--	--	--	--





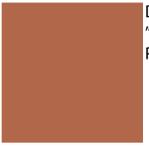
Cemex 316
"Blue Stone"
Split/Ground
Stone



Manor White
Ashlar Stack
Stone



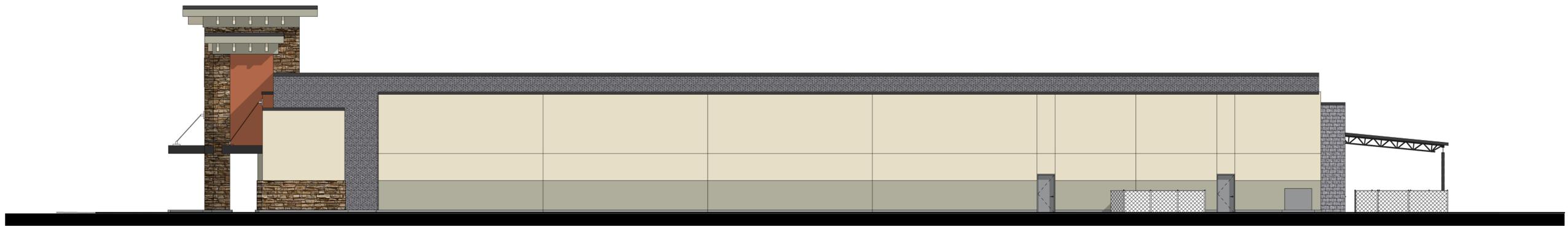
DFS/EIFS w/ IP-25
"Chatroom"
Paint Finish

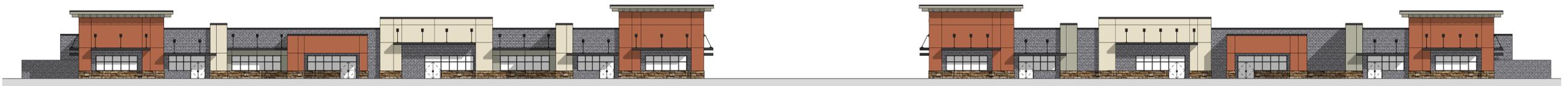


DFS/EIFS w/ IP-16
"Red Cent"
Paint Finish



DFS/EIFS w/ IP-4
"Antique White"
Paint Finish

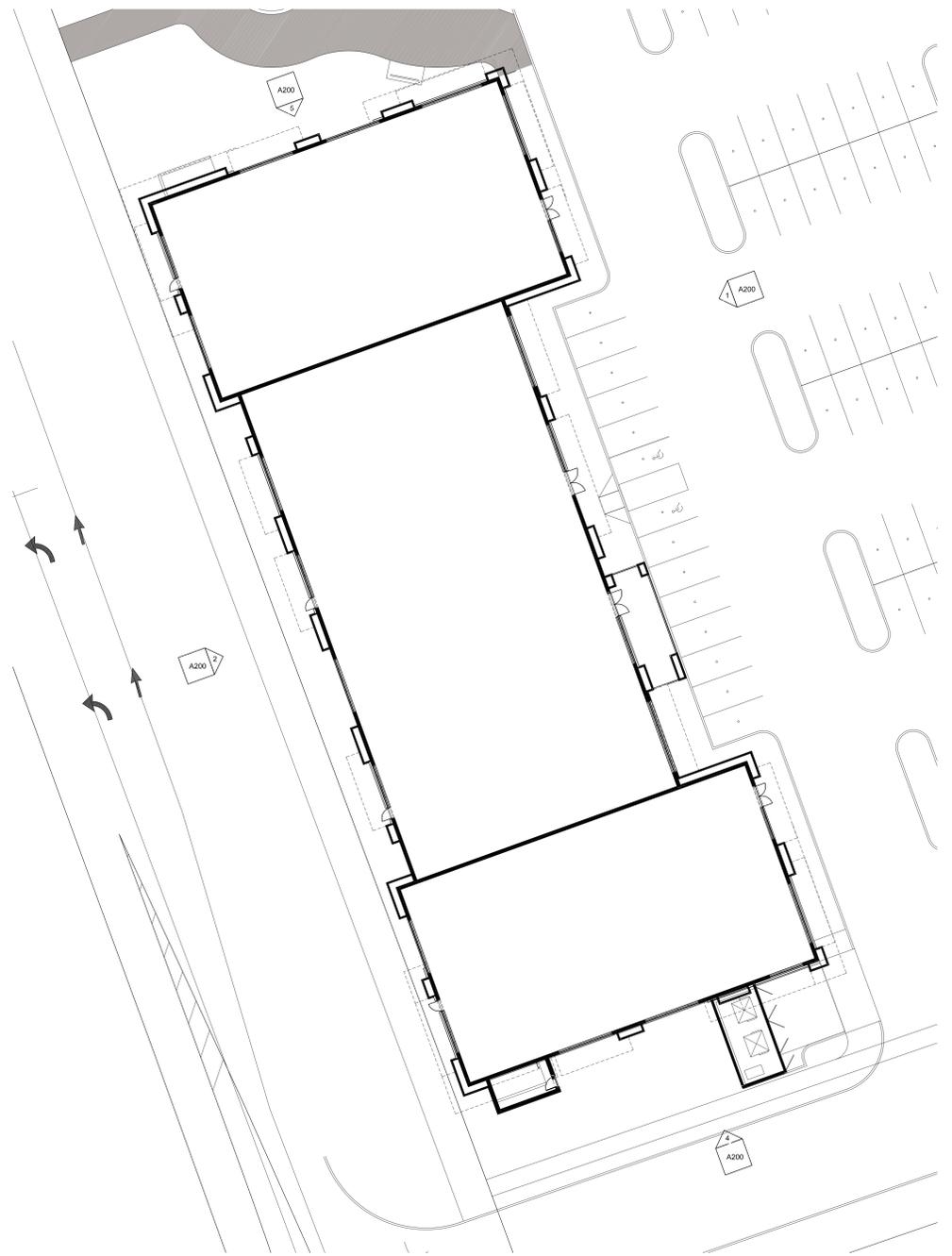




1 Shop Storefront Elevation
A200 1/16 1.0



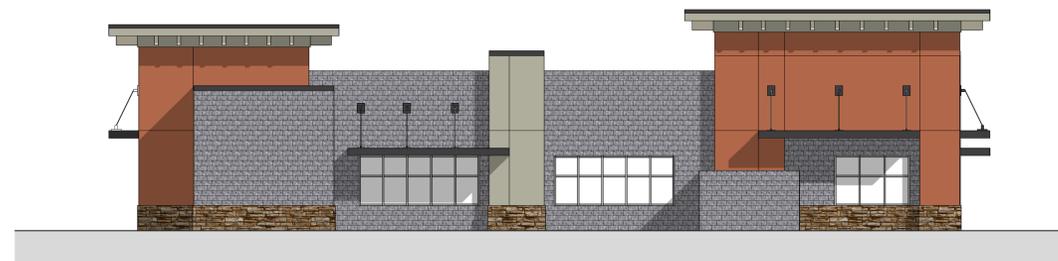
2 Wesley Chapel Elevation
A200 1/16 1.0



3 Site Plan (True North)
A200 1/16 1.0



5 Building 2 - Schematic Walking Entrance Elevation
A200 1/8 1.0



4 Building 2 - Schematic South Elevation
A200 1/8 1.0

Site Fixture Package

1. Benches:

Commercial grade benches shall be utilized in the overall site design and open space. Benches shall be placed in locations with higher pedestrian traffic to provide convenient seating opportunities.

2. Trash Receptacles:

Commercial grade trash receptacles shall be utilized throughout the shopping center in high traffic pedestrian locations.

3. Decorative Street Lights:

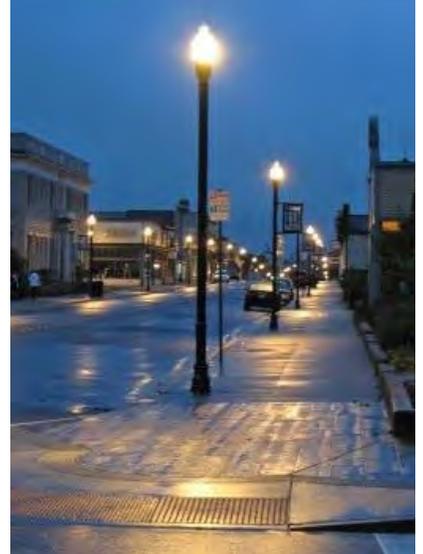
Lighting fixtures shall be decorative and consistent throughout entire shopping center.

4. Bicycle Racks:

Bicycle racks shall be located at high bicycle traffic areas along pedestrian and vehicular travel ways but shall not impede on pedestrian or seating areas. Bicycle racks may also be located in parking areas adjacent to building and in common open space areas. Bicycle racks shall utilize the same colors and general design as other site fixtures.

5. Bollards:

Decorative bollards shall be utilized as barriers for safety between pedestrian and vehicular travel ways as needed.



PB ATTACHMENT 3: TIA SUMMARY

TRAFFIC IMPACT STUDY

FOR THE

THE SHOPPES AT HANFIELD VILLAGE

LOCATED
IN
INDIAN TRAIL, NORTH CAROLINA

Prepared For:
Arista Development, LLC
520 Providence Highway, Suite 9
Norwood, MA 02062

Prepared By:
Ramey Kemp & Associates, Inc.
8307 University Executive Park Drive, Suite 260
Charlotte, NC 28262
License #C-0910

August 22, 2014

RKA Project #14176



TRAFFIC IMPACT STUDY

THE SHOPPES AT HANFIELD VILLAGE

INDIAN TRAIL, NORTH CAROLINA

1. EXECUTIVE SUMMARY

This report summarizes the findings of the Traffic Impact Study (TIS) that was performed for the proposed retail development located north of Old Charlotte Highway and east of Wesley Chapel-Stouts Road in Indian Trail, North Carolina. The purpose of this study is to determine the potential impact to the surrounding transportation system caused by the traffic generated by the development.

The proposed retail development is being developed by Arista Development, LLC. The site is proposed to consist of 70,288 square feet of shopping center, and a 49,533 square foot supermarket. Three outparcels are also proposed. Through coordination with the developer, it was assumed the outparcels would consist of a bank with 4 drive-thru lanes, a 5,000 square foot tire store, and a 3,000 square foot fast food restaurant with drive-thru window. One site driveway is proposed to form the fourth leg at the signalized intersection of Wesley Chapel-Stouts Road and the Sun Valley Commons driveway. A right-in / right-out driveway is proposed on Wesley Chapel-Stouts Road north of Old Charlotte Highway. A third site driveway is proposed to form the fourth leg at the signalized intersection of Old Charlotte Highway and Sun Valley Elementary/High School Driveway. For purposes of this study, it is assumed that the development will be fully built out by 2017.

The study area for the TIS was determined through coordination with NCDOT and the Town of Indian Trail and consists of the following intersections:

1. Old Charlotte Highway and Wesley Chapel-Stouts Road
2. Wesley Chapel-Stouts Road and Sun Valley Commons Driveway / Site Drive 1
3. Old Charlotte Highway and Sun Valley Elementary/High School Driveway / Site Drive 3
4. Old Charlotte Highway and West Hayes Road
5. US 74 and Wesley Chapel-Stouts Road
6. Wesley Chapel-Stouts Road and Site Drive 2

Based on coordination with NCDOT and the Town of Indian Trail, one offsite development was determined to have an impact on the project study area. The Sun Valley Commons development is expected to generate trips that are not accounted for in the existing traffic counts.

Sun Valley Commons is a commercial development located in the northwest quadrant of the Old Charlotte Highway and Wesley Chapel-Stouts Road intersection. Much of the development has been built, but several outparcels remain undeveloped. It was assumed that 159,150 square feet of shopping center would be constructed on this site by the year 2017.

Several scenarios were analyzed using traffic analysis software. Traffic operations during the AM and PM peak hours were modeled for each scenario. The PM school peak hour was also analyzed for the intersections of Old Charlotte Highway at Wesley Chapel-Stouts Road and at Sun Valley Elementary/High School Driveway. The results of each scenario were compared in order to determine impacts from background traffic growth, offsite developments, and the proposed development. The following scenarios were modeled:

- 2014 Existing
- 2017 No-Build (background traffic growth, offsite development trips)
- 2017 Build (background traffic growth, offsite development trips, proposed site trips)

The following improvements have been identified to be constructed by the developer:

Old Charlotte Highway and Wesley Chapel-Stouts Road

- It is recommended the developer coordinate with NCDOT and the Town of Indian Trail to dedicate right-of-way within their property necessary for the future U-4714 project. This right-of-way dedication is recommended in lieu of improvements by the developer at the intersection of Old Charlotte Highway and Wesley Chapel-Stouts Road.

Wesley Chapel-Stouts Road and Sun Valley Commons Driveway

- Construct Site Drive 1 with one left turn lane and one shared through/right lane. The left turn lane is recommended to have 175 feet of storage.
- Construct a southbound left turn lane with 200 feet of storage.

- Provide permitted+protected phasing for both driveway left turn movements.
- Modify the traffic signal as needed.
- Provide a crosswalk and pedestrian signals across the southbound approach and tie to the existing sidewalk.

Old Charlotte Highway and Sun Valley Elementary/High School Driveway

- Restripe the eastbound two-way left turn lane to indicate one eastbound left turn lane with 100 feet of storage.
- Restripe the northbound approach to change the existing right turn lane to a shared through/right lane.
- Construct Site Drive 3 with one left turn lane and one shared through/right lane. The left turn lane is recommended to have 175 feet of storage.
- Modify the traffic signal as needed.
- Provide a crosswalk and pedestrian signals across the eastbound approach and tie to the existing sidewalk.

Old Charlotte Highway and West Hayes Road

- No improvements are recommended at this intersection.

US 74 and Wesley Chapel-Stouts Road

- No improvements are recommended at this intersection.

Wesley Chapel-Stouts Road and Site Drive 2

- Construct a northbound Wesley Chapel-Stouts Road right turn lane with at least 75 feet of storage. NCDOT may require additional storage to meet minimum turn lane length standards.

The following improvements have been identified to be constructed by the Sun Valley Commons developer:

Wesley Chapel-Stouts Road and Sun Valley Commons Driveway

- Construct one left turn lane and one shared through/right lane with 175 feet of storage on the existing Sun Valley Commons Driveway.

**PB ATTACHMENT 4: COMMUNITY MEETING
SUMMARY**

COMMUNITY OPEN HOUSE MEETING

**THE SHOPPES AT HANFIELD VILLAGE
CZ 2014-003**

DATE: Monday, September 29, 2014
LOCATION: South Piedmont Community College
TIME: 2:00pm - 4:00pm

Thank you for attending the community meeting for the Shoppes at Hanfield Village-Conditional Zoning request. We encourage you to provide comments and opinions regarding this project so that we may consider them in our planning process.

The Shoppes at Hanfield Village masterplan is to rezone a series of parcels totaling approximately 22-acres for commercial development. The parcels are located within the northeast quadrant of the Old Charlotte Highway-Wesley Chapel Stouts Road intersection.

	NAME	ADDRESS	E-MAIL	PHONE
1	John Ross	2013 A VAN BUREN INDIAN TRAIL	jross@eagleonline.net	704 882 4222
2	Mark Elliott	2013 A Van Buren Indian Trail	melliott@eagleonline.net	704-882-4222
3	BILL PRENTICE	520 PROVIDENCE NORWOOD, MA	BILL@ARISTADEV LLC.COM	781-769-5900
4	DAVE BENOIT	520 PROVIDENCE NORWOOD, MA	0006@ARISTADEV LLC.COM	781-769-5900
5	Jeremy Fisher	5315 Westpark Dr. Charlotte, NC	jfisher@littlearke.com	704.561.3423
6	Andrew Eagle	8307 University Executive Park Dr Suite 260 Charlotte, NC	AEagle@rameykemp.com	704-549-4260
7	GEORGE MIKOPoulos	6442 MORVEN LN CHARLOTTE N.C. 28220		704-778-2441
8	Cathi Higgins	3004 Clover Hill Rd. Indian Trail NC 28079	cathi_higgins@ hotmail.com	704-635-8121
9	Rox Burkons	Town of Indian Trail	rburkons@planning. indiantrail.org	704-821-5401
10	Katherine Sathard		katherine@ inainvestments.com	704-601-3165
11	Van Sathard	231 Post Office Dr. B-S. Indian Trail	vsathard@ themvargroupnc.com	704 882 1700
12	Ryan Pitkin	Charlotte	ryan@carolinaweekly newspapers.com	704-564-1089
13	Chase Coble	3344 Presson Rd. MONROE, NC 28110	chase.coble@co. union.nc.us	704-320-6033
14	Jon Williams	500 N. Main St, Suite 809 Monroe, NC 28112	jwilliams@co.union. NC.US	704-320-3848

15	JUNIOR HONEYCUTT CHIEF BAKERS FIRE DEPT	2116 ROCKY RIVER RD MONROE, NC 28110	CHIEF1900@gmail.com	(704) 289-2741
16	SEVERIN & NANCY JACOBSEN	3905 WAREAS REACH LN IT 28019	SEVTA@YAHOO	704-826-6577
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Community Meeting Minutes



To: Rox H. Burhans, AICP (Town of Indian Trail)
 From: Eagle Engineering, Inc.
 CC: File
 Date & Time: September 29, 2104 from 2:00pm - 4:00pm
 Location: Shoppes at Hanfield Village
 Re: Shoppes at Hanfield Village Rezoning (Community Meeting #1)

Summary:

1. Development team gave general description of site location and evolution of the planned development of the project:
 - a. The Shoppes at Hanfield Village will create a commercial/retail development in alignment with the vision of the Town and within the long range plans for development under the Village Overlay District, with a focus on pedestrian connectivity and "walkability" throughout the site and open spaces. The development will utilize a set of design guidelines that will establish architectural controls and create a review standard for building designs.
2. Are there any proposed changes/improvements to the Wesley Chapel Road?
 - a. It is anticipated that right turn lanes into the development, improved signalization, cross walks installed. Widening of Old Charlotte Highway may have a positive impact at the signal.

3. What are the grades of the signals before and after the development?

SIGNAL	Before/After (AM)	Before/After (School Dismissal)	Before/After (Evening)
High School	B/B	B/C	A/B
Wesley Chapel/Monroe Road	D/E	D/F	D/E

4. Any idea on how to mitigate the traffic issue at this point?
 - a. Potentially by adding an additional through lane, possibly changing the right turn to a shared right turn/through lane. The options are dependent on the outcome of coordination meeting with NCDOT and the Town.
5. What are considered peak hours for the traffic study?
 - a. Morning hour peaks/traffic counts are 7am to 9 am and 2pm to 6pm for the evening.
6. Question concerns safety for pedestrians inside the development. What kind of plans are there for table top crossings and for traffic calming and flow?

- a. The project team is considering sidewalk/pedestrian improvements on Old Charlotte Highway with delineated pedestrian crossing. There are a series of sidewalks for pedestrian connectivity throughout the site with a number of crossings that will be identified by methods such as varied paving surfaces, special marking, raised pedestrian crosswalk tables. Details will be included within the final site plans. Traffic calming is important and small curves in the street have been incorporated to avoid long straight sections.
7. Any plan on extending the concrete median along Wesley Chapel?
 - a. The median extends a bit further than shown on the current plan. Any additional changes will be dictated by the traffic study.
8. Along Wesley Chapel, the buildings show windows and doors on the street front. Will pedestrians have access to the buildings from the street side?
 - a. That will be defined by the tenant of the building. Buildings may have functioning windows or false windows for the appearance of pedestrian access.
9. Are all of the brown buildings on the left (of the conceptual site plan) retail?
 - a. yes
10. Have you done any studies to determine interest in retail tenants for the location?
 - a. Yes, the developer has hired a retail consultant to analyze and find tenants for the retail properties within the development. There has been great interest shown so far. Currently working on a gap analysis. Still early in the process. It will move faster once the rezoning has been accomplished.
11. How many parking spaces are there?
 - a. Two parking fields exist. The parking area servicing the retail section contains 316 spaces. The parking area servicing the grocery retailer has 254 oversized parking spaces.
12. What are the hours of operation?
 - a. That has not been determined yet but expected to be consistent with other operations nearby.
13. Teenage driven question. What is the ownership plan for the buildings? Individual owners or will the developer maintain ownership?
 - a. Not fully determined yet. The developer may maintain ownership or break apart the grocery retailer and major sections of the retail but the site will not be broken into smaller pieces. The concern by the officer is along the Wesley Chapel portion of the development. The developer says section of buildings along Wesley Chapel will be maintained by a single owner giving law enforcement a single point of contact for issues. The national tenant (grocery retailer) will be very strict on what other tenants are allowed in the development.
14. Is it all wheel chair accessible?
 - a. Yes. The development in its entirety is ADA Compliant

15. Have you heard back from the Schools regarding this project?
 - a. No. The schools have been given the project information but do not typically respond on non-residential projects.
 - b. Rox H. Burhans from the Town of Indian Trail Planning Department summarized the conditional zoning process and time frame

COMMUNITY OPEN HOUSE MEETING

**THE SHOPPES AT HANFIELD VILLAGE
CZ 2014-003**

DATE: Monday, September 29, 2014
LOCATION: Indian Trail Civic Building
TIME: 6:00pm - 8:00pm

Thank you for attending the community meeting for the Shoppes at Hanfield Village-Conditional Zoning request. We encourage you to provide comments and opinions regarding this project so that we may consider them in our planning process.

The Shoppes at Hanfield Village masterplan is to rezone a series of parcels totaling approximately 22-acres for commercial development. The parcels are located within the northeast quadrant of the Old Charlotte Highway-Wesley Chapel Stouts Road intersection.

	NAME	ADDRESS	E-MAIL	PHONE
1	John Ross	2013 A Van Buren Indian Trail	Jross@eagleonline.net	704-882-4222
2	Bill Prentice	520 Providence Hwy, Norwood, MA	Bill@ARLSTADEVLLC.COM	781-769-5900
3	Doug Benoit	520 Providence Hwy, Norwood, MA	Doug@ARLSTADEVLLC.COM	781-769-5900
4	Jeremy Fisher	5331 Westpark Dr Charlotte, NC	jfisher@litttleonline.com	704-561-3423
5	Mark Elliott	2013 A Van Durn Indian Trail	Melliott@eagleonline.net	704-882-4222
6	Andrew Eagle	8307 University Executive Park Dr Suite 260 Charlotte, NC	AEagle@rameykemp.com	704-549-4260
7	Dennis Gay	5106 Old CLT Hwy Mint Hill, NC	Jstainlessb@AOL.com	704-345-8606
8	Amanda Faulkenberry	519 Pickett Circ, Indian Trail, NC		704-289-1055
9	Tom & Bev Hune	3716 Hays Rd		
10	Don Goodwin	3010 WESLEY CHAPEL STOUTS RD		
11	Michael Faulkenberry	519 Pickett Cir, Indian Trail	on file	704-289-1055
12	Ann Pilkington	1624 Matthews Mint Hill RD #134	ANN@PILKINGTONLAWPC.COM	704-846-0683
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Community Meeting Minutes



To: Rox H. Burhans, AICP (Town of Indian Trail)
From: Eagle Engineering, Inc.
CC: File
Date & Time: September 29, 2104 from 6:00pm - 8:00pm
Location: Shoppes at Hanfield Village
Re: Shoppes at Hanfield Village Rezoning (Community Meeting #2)

Summary:

1. Development team gave general description of site location and evolution of the planned development of the project:
 - a. The Shoppes at Hanfield Village will create a commercial/retail development in alignment with the vision of the Town and within the long range plans for development under the Village Overlay District, with a focus on pedestrian connectivity and "walkability" throughout the site and open spaces. The development will utilize a set of design guidelines that will set architectural controls and create a review process for building designs.
2. What were the time frames of the traffic counts?
 - a. The traffic counts were conducted at three peak intervals – an AM peak, PM peak and school peak traffic.
3. Did the traffic study take into account special events that occur at the school – i.e. football games, fairs, charity events, etc?
 - a. Special events that occur on a weekly or seasonal basis are not typically taken into account on a traffic study and were not considered in this study. It is not economically feasible in most cases to design road capacity around special events.
4. What was the latest time window for traffic counts?
 - a. Times for traffic counts were conducted at 7-9 am and 2-6 pm.
5. Concerned was expressed over the addition of delivery vehicles being added to the traffic flow and current speed limit of 45. Routing of delivery vehicles from the signalized intersections was discussed and is denoted on the site plan.
6. Are there going to be speed bumps within the development?
 - a. There will be speed attenuators within the design of the development as well as safe crossing points for pedestrian traffic.
7. A general discussion ensued regarding the current traffic load and the student cut through traffic and student driving patterns.

8. Will there be apartments in this development?
 - a. There are no apartments planned in the development. All of the structures shown in the plan are commercial.
9. How many levels are planned for the commercial buildings?
 - a. All buildings are a single story.
10. How is the sewer for the site going to be handled?
 - a. The sewer outfall is proposed to be gravity fed to the existing Union County Public Works pump station in the Sun Valley Commons development.
11. Has the Fire Department seen the sketch plan and do they have any concerns?
 - a. Fire Department personnel attended the earlier meeting and have reviewed the plans. At this point, they have no concerns. If necessary, as the plans progress there may be slight changes to the radius of the curves to ensure the emergency vehicles can maneuver throughout the site. The site also has a full fire water loop with hydrant spacing provided in accordance with the Fire Marshal standards.
12. What are the lighting plans for the development? Standard lighting? Try to keep the light leakage down?
Will the lights stay on all night?
 - a. A new lighting ordinance has been developed for controlling the light leakage off the property to residential developments. The project has not been advanced to the level that a lighting plan has been developed. It will conform to Indian Trail standards. The property also has a tree buffer that will help mitigate light leakage. It is not anticipated that all of the lights will remain on overnight or beyond operational hours, however there will be a portion that will remain on for site security issues – typically about 25% of the total light capacity.
13. Spring was mentioned as a start date for construction – What month is anticipated?
 - a. It is too early to define a specific month for the start date.
14. Where will construction entrances be located? Near the high school or be located on Wesley Chapel?
Will construction occur overnight?
 - a. Since most delivery trucks will be coming off the Highway 74 corridor it is most likely that the construction entrance will be on Wesley Chapel Stouts Road, however, it is still early in the process to determine the construction sequencing and access. The project team does not anticipate overnight construction to occur.
15. Will construction entrances be marked?
 - a. Construction entrances and access point(s) will be defined during construction plan development.
16. Will the site be constructed in phases?

- a. The project is planned to have all commercial construction occur in a single phase. The outparcels construction will be dependent on the owner/tenant timing.
17. Will the security for the property be provided by the development or will the Town, which is under-staffed, be responsible for security.
- a. Security will be determined by the tenant mix. Arista will investigate and assess the need for additional security. The national grocery chain will be very strict on the type of tenant allowed within the development. Maybe one restaurant will be allowed with the development.
18. Will there be a fast food restaurant in the development?
- a. No tenants have been finalized at this time. There may be a bank or a fast food restaurant located in one of the outparcels. All development will have to comply with the Town's standards.
19. What are the hours of the main tenant?
- a. Not completely sure at this point but do not anticipate a 24 hour operation.
20. Is there going to be fencing around the tree buffer/property to keep people from crossing through or hanging out?
- a. Fencing will be considered as an additional safety feature and incorporated into the construction documents as practical.
21. Final comment from the participants is the site and plans look good.

NIKSONS LLC

George Nikopoulos
6442 Morven Lane
Charlotte, N.C. 28270

October 8, 2014

Indian Trail Planning Department.

Please be advised that my family, Niksons LLC, owns the property at the corner of Wesley Chapel-Stouts Road and Old Charlotte Hwy in front of the proposed Shoppes at Hanfield Village by Arista Development LLC. We support the planned development; however, we are very concerned about the increased traffic congestion and concrete median planned in Old Charlotte Hwy. which will restrict access to our property.

According to the site plan proposed by Arista, there will be an interior road along the rear of our property. To lessen future traffic problems and improve safety around our properties as a result of this new development, Niksons, LLC, respectfully request that the Town of Indian Trail require the developer to add curb cuts and interior road access for our property in the rezoning site plan.

Your support and assistance is truly appreciated.

Sincerely,

George Nikopoulos, Manager
Niksons, LLC



704 778-2441

cell

Town of Indian Trail



P.O. Box 2430
Indian Trail, North Carolina 28079
Telephone 704-821-5401
Fax 704-821-9045

PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT PLANNING BOARD MINUTES

**October 21, 2014
06:30 P.M.**

CALL TO ORDER

ROLL CALL

The following members of the governing body were present:

Board Members: Patricia Cowan, Jan Brown, Cathi Higgins, Kelly D'Onofrio, Alan Rosenberg, Steve Long, and Jorge Aponte.

Members Present but Not Voting: Dr Shamir Ally.

Not Voting:

Absent: Larry Miller, and Sidney Sandy.

Staff Members: Pam Good- Board Secretary, Lindze Flowers, GIS Tech/Planner 1, and Rox Burhans- Interim Planning Director

APPROVAL OF MINUTES - August 19th

Steve Long made a motion to approve MINUTES - August 19th, motion seconded by Jan Brown. Board voted unanimously in favor of the motion.

PUBLIC ITEMS

Staff Rox Burhans gave a power point presentation of the past of Sun Valley timeline from 1968-1993. Beginning in 1963 the area was mostly rural. Valley Estates were starting to develop in 1993. By 2002, commercial pioneers, gas station and Sun Valley Corners Shopping Center were arriving; still largely rural. The picture from 2013 shows emergence as a regional shopping center. Staff Burhans showed zoning maps reflecting single family residential from the rural/ agricultural era. The Comprehensive Plan shows a different vision for a mixed use, village center environment.

Staff Burhans then began to focus on CZ 2104-003 Hanfield Village: Proposed conditional zoning from single family residential1 to conditional general business district located near the intersection of Old Charlotte Highway and Wesley Chapel-Stouts Rd. He further explained that concept plans are required for all conditional rezoning.

Key elements of this project are:

- 22 acre site
- 120,000 square feet of building space
- 50,000 square feet grocery store
- approximately 70,000 square feet of small shop space

Everything is organized into five building clusters. Access to the site is through two existing signalized intersections. A secondary access point with only right in right out movement was pointed out. The road frontage will be improved with curbs and 10 foot sidewalks consistent with village center guidelines. Mr. Burhans stated that Staff does not want to create 22 acre island with this development so will have cross access opportunities for this site to tie together and be cohesive. Storm water will be provided in two facilities, a wet pond facility and a rain guard facility.

The small shops will have an urban streetscape appeal which will support the village center concept. Outparcels will develop independent of each other but have common elements to tie together.

Architectural Plans-

Staff Burhans showed power points of the anchor building which will be a grocery store trying to create a combination of contemporary and classic elements. Large landscape islands are planned to supplement the side walls. He pointed out an important element of the project is that it will be four sided architectural project, not a front and back door concept with the same materials and finishes being used.

Traffic analysis-

The study presented was prepared in Aug 2014 and updated to reflect NCDOT comments. No significant change was found in traffic patterns if project would be built. New road improvements were presented to the board. DOT will be examining conventional improvement for conventional intersections at this site. He emphasized that they don't have the DOT final approval yet but will have that before Town Council makes their decision on the project. Staff Burhans mentioned that the Consulting Engineer was at the meeting to answer questions.

Community Meetings-

With all conditional rezonings, community meetings are required. Two community meetings were held on September 29th at Piedmont Community College and the Indian Trail Civic Building. The minutes of each meeting were provided in the board's packet. Overall, Staff Burhans stated that the sentiment was positive.

Conditions of Approval-

Draft Conditions Conditions of approval have been developed in order to ensure the proposed rezoning is consistent with the Comprehensive Plan and the underlying intent of the General Business District and Village Center Overlay.

Concept Plan and Architectural Guidelines: The development shall be designed and constructed consistent with the approved concept/site plan and in general compliance with the UDO unless otherwise reflected on the approved plan. Buildings shall be designed consistent with the approved building elevations and UDO Chapter 1320-Non Residential Design Standards of the UDO unless otherwise reflected on the approved plans. Outparcel buildings will be designed with materials and design elements of primary shopping center buildings.

1. *Building Setbacks:* Primary building setbacks shall comply with GBD, VCO setbacks as represented on the concept plan, however, an allowance for additional setback is permitted for the anchor and interior buildings as reflected on concept plan. Additional setback may be permitted for outparcel buildings that feature drive thru facilities and similar features and for buildings needing to accommodate pedestrian zone improvements.
2. *Permitted Uses:* Permitted uses on the site will include a grocery store, retail, office, restaurant, personal service, and other uses consistent with UDO Section 520 GBD, VC-O permitted use list, however vehicular repair (light and heavy), building material sales, funeral and internment services, extermination services, trade schools, and recording studio uses will not be permitted.

3. *Site Fixtures*: The shopping center and outparcel sites will be designed with uniform amenity fixtures such as pedestrian scale lights, decorative bollards, pedestrian refuse receptacles, landscaping, and similar elements.
4. *Signage*: A master sign program will be developed consistent with UDO Division 900. The sign height permitted for individual outparcel freestanding signs may be combined with permitted shopping centers sign height (on an individual basis) in-lieu of constructing the outparcel sign to achieve more visible signage for the overall center.
5. *Onsite Traffic Calming and Pedestrian Crossings*: Traffic calming improvements and enhanced pedestrian crossings will be provided in select areas to reduce vehicle speeds through the site and to ensure safe pedestrian access between buildings and parking areas. Final locations of these improvements and their specific designs will be determined at the site plan stage.
6. *Offsite Road Improvements*: Road improvements will be constructed by the developer or his/her assigns in compliance with the approved Traffic Impact Analysis prepared by Ramey Kemp Associates and in accordance with Town Engineering and NCDOT requirements. Improvements will be constructed concurrent with the development of the shopping center unless a later period is noted in the TIA or required by the Town Engineer and NCDOT. These improvements generally consist of the following:
 1. Old Charlotte Highway/Wesley Chapel-Stouts Intersection: TBD prior to TC review.
 2. Wesley Chapel-Stouts, Sun Valley Commons Driveway, and Site Drive 1: Construct southbound left turn lane into Site Drive 1. Site Drive 1 will be constructed with one left turn lane, and one shared through/right turn lane. The existing Sun Valley Commons Dr. will also be improved with an exclusive left turn lane by the Sun Valley Commons owner. In the event this drive is not constructed prior to Site Drive 1 being constructed on Wesley Chapel-Stouts Road, the Sun Valley Commons Dr. improvements will be constructed as part of the Hanfield Village development. If ROW cannot be obtained, the developer will need to coordinate with the Town and NCDOT on proposed revisions to Site Drive 1. Modify the existing traffic signal as needed.
 3. Old Charlotte Highway and Sun Valley H.S. Driveway: Restripe existing 2-way turn lane on Old Charlotte Highway to create a left turn lane with required storage, construct Site Drive 3 with separate left turn lane, restripe northbound approach (on school site) to create a shared through/right lane, and modify traffic signal, as needed.
 4. US-74 and Wesley Chapel-Stouts Road: TBD prior to TC review.
 5. Wesley Chapel-Stouts Road and Site Drive 2: Construct right turn lane on Wesley Chapel-Stouts Road with required storage. Install center island concrete median (approx. 100-ft) on Wesley Chapel-Stouts Road.
 6. Pedestrian Street Crossings: Pedestrian street crossings shall be provided at the proposed signalized intersections on Old Charlotte Highway and Wesley Chapel Stouts Road and shall generally consist of enhanced pavement materials/markings and countdown fixtures consistent with Town and NCDOT standards.
7. *Road Frontage Improvements*: The site frontage with Old Charlotte Highway and Wesley Chapel Road frontage shall be constructed with curb/gutter, street trees, 10-ft wide sidewalks, pedestrian zone improvements, and associated pavement widening to meet the 4-lane Village Center Boulevard cross section standard and NCDOT requirements. ROW creating a minimum 57.5-ft width from the existing road centerline will be dedicated by the developer on each public road to support the proposed improvements. Outparcels 1 thru 3 and shopping center buildings shall access the site internally without direct vehicular access to Old Charlotte Highway or Wesley Chapel-Stouts Road.
8. *Stormwater Management*: The size of the proposed stormwater management facilities identified on the Concept Plan is for illustrative purposes only. The exact size will be determined with the Site Plan submittal. The storm water infrastructure is required to comply with Town and NCDENR standards. Both facilities will be designed and constructed as ornamental amenities to

the site. The larger “wet pond” facility will be designed with walkways, pedestrian fixtures, a fountain(s), landscaping, ornamental fencing, and other open space related amenities. The smaller pond is to be designed as an ornamental rain garden facility unless deemed infeasible in final site plan design.

9. *Cross Access*: Vehicular and pedestrian cross access will be provided to adjacent sites as generally reflected in the approved concept/site plan.
10. *Landscaping and Tree Retention*: Landscaping and tree preservation shall be in compliance with Division 8- Landscaping of the UDO. A detailed landscape and tree retention plan is required at time of site plan review and shall include:
 1. A Heritage Tree inventory of all trees with a min. diameter of 12” shall be submitted with the site plan. Tree retention shall generally be provided near the proposed eastern stormwater management facility and other perimeter areas (where possible) based on the final site plan design and in compliance with Tree Preservation and Protection Chapter of the UDO (830).
 2. Foundation landscaping adjacent to buildings shall be provided. Landscape planters and tree wells may be provided in-lieu of a uniform foundation planting area, subject to review and approval with the site plan.
 3. Canopy coverage in the parking lot areas shall be provided in compliance with UDO Chapter 840.
 4. Enhanced landscaping consisting of trees, shrubs, and other elements will be used adjacent to each of Building 13’s side building walls to enhance the appearance of the side walls.
11. *Fencing*: A 6-ft vinyl coated chain link fence will be provided separating Outparcel 3 and adjacent Parcel # 09363001 at the time of Outparcel 3 construction. Required fencing around stormwater improvements that are visible from public areas of the shopping center will be of an ornamental nature.
12. *Outparcel 3 Lighting*: Light pole fixtures shall be limited to a maximum height of 22-ft on Outparcel 3.
13. The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

Comprehensive Plan-

Staff is of the opinion the goals of the Comprehensive Plan are satisfied as follows:

Goal –Land Use and Housing #5- The proposed conditional district proposes appropriate commercial land use(s) at a location identified within the Sun Valley Village Plan as mixed use that will help facilitate creation of an envisioned shopping and entertainment district within the area. The plan also provides for appropriate buffering from surrounding residential uses and will incorporate vehicular cross access to minimize any impacts to adjacent properties.

- *Goal- Infrastructure and Mobility/Transportation #2 –* The proposed conditional district includes the construction of curb, gutter, sidewalk, street crossings, and related improvements enhancing multi-modal mobility in the area and construction of roadway improvements (turn-lanes and related improvements) in compliance with Town and NCDOT standards.
- *Goal- Economic Development #1-*The proposed conditional district will expand commercial land uses within the Town supporting a more balanced tax base, while providing more employment opportunities for citizens.

The request for this conditional zoning district is a reasonable request and is in the public interest because it promotes the goals of the adopted Comprehensive Plan in the areas of land use, mobility and transportation, economic development, and infrastructure.

Recommendation-

Staff is of the opinion that the findings can be made to support a conditional zoning district for the subject property of CZ2014-003. The proposed conditional rezone is consistent with the Town's Comprehensive Plan.

Public Discussion-

Member Brown asked if there is a proposed 50,000 square foot retail that will possibly be a grocery store, how many tractor trailers would be there at one time. Staff Burhans responded that the current plans aren't that detailed, but typically grocery stores do have 2 or so rear service docks.

Chair Cowan mentioned typically such a size has 2 docks and early delivery and no onsite storage would be allowed. She also questioned if the study was done for pedestrian as well as traffic on wheels, as the concern was there is much pedestrian traffic in area schools that don't drive every day. Staff Burhans stated that there will be pedestrian crossings on Old Charlotte Highway and on Wesley Chapel Stouts Road.

Chair Cowan asked if there was going to be bike lane accessibility. Staff Burhans replied that the developers contemplate having a bike lane at the future Old Monroe cross section.

Chair Cowan asked about the elevation of this part of the property as compared to street. Staff Burhans answered that the civil engineer will answer about the elevation. He didn't anticipate buffering as he stated that we want it to be open and accessible.

Chair Cowan asked if there was an anchor store on board for this development. Staff Burhans deferred the answer to the developer. Chair Cowan asked for further explanation regarding fencing. Staff Burhans returned to the power point to show the buffer and fencing. Developers had agreed to a fence for further buffering for the surrounding residential area and volunteered to reduce the height of the light poles to 22 feet in a specific area he pointed out on the power point, not the entire development. No fencing was being planned for the undeveloped wooded area.

Member Higgins asked to return to the Concept Plan. What is being planned for in the surrounding area? Staff Burhans stated that he was unaware of any current applications for development surrounding the project site at this time. There has been interest in the past to develop it into a residential area but no specifics at this time.

Member Higgins asked for an explanation of the draft conditions #2 regarding additional setbacks for the anchor and some interior small shop buildings. Staff Burhans explained that the larger anchor building could have larger setbacks, not smaller.

Member Higgins asked about whether the applicant was missing a notary seal. It was found that the notary seal was embossed and didn't copy well. The original application had the necessary seal. Member Higgins mentioned her hope of something more unique in the development. Staff Burhans answered that Indian Trail is a town of neighborhoods which will mean a grocery store will be common. He felt the variety would come in the small shop spaces included in the development.

John Ross of Eagle Engineering at 2013A Van Buren Ave, Indian Trail, stepped forward to speak. He also introduced Bill Prentice and Doug Benoit of 520 Providence Hwy, Norwood, ME. Mr. Ross stated that his team had been working well over a year to get to this point. They had initiated a due diligence phase of the project. A boundary survey, topographic survey, and a full tree survey to identify heritage trees on the property as well as phase I environmental site assessments, soil testing, as well as a wetland evaluation was done. The result of all the initial planning has been the sketch plan submitted that you see tonight. In the rezoning process, the developers have made sketch plan submittals to the Town of Indian Trail, Union County Public Works, and NCDOT.

Two community meetings were held, and, as a result, building site changes have been made as result of the community meetings and the staff plan review process.

Mr. Ross stated that there were exactly 2 loading docks at rear of building and no on-site storage. The elevations of the building in relation to the street will be very close, very little change between existing street and the proposed buildings. Mr. Ross also spoke to pedestrian walks and the safety of the access. A national grocery retailer is in final negotiations with their contract.

Member Rosenberg questioned the height of the light poles at outparcel would be 22 ft. Would there be reduced height anywhere else. Mr. Ross replied that all the rest of the site will be 32 ft. height. Member Rosenberg asked why couldn't all the area have 22 ft lights. Mr. Ross replied that it was more cost effective for higher elevation and in the interior of the site there is no light bleed onto adjacent properties.

Member Rosenberg asked about where trash collection would be located. Mr. Ross pointed out where the enclosed trash areas would be located. Member Rosenberg expressed concerns with the delivery trucks during the day. Mr. Ross replied that some would have to be delivered to shops in the front of the stores but would be adequate circulation for an 18 wheeler.

Chair Cowan asked about behind the buildings, would there be speed bumps. Mr. Ross replied that pedestrian crossings would be elevated for safety. Chair Cowan asked if the developers have had any conversations with folks from school regarding this? Mr. Ross replied that plans were submitted to the school board and no comments were given in return. Staff Burhans added that they were invited to community meetings, as well. No one from the school board attended any public meetings. Chair Cowan suggested that the developers talk with school officials about pedestrian safety.

Member Aponte asked about the truck deliveries at 3:00pm with heavy school traffic. Mr. Ross stated that the peak time for the schools are not the peak time for deliveries. Member Aponte mentioned that during holidays deliveries will be heavier. Mr. Ross responded that the afternoon traffic study covered 2-6pm so it would be covered.

Member D'Onofrio asked if the anchor already exists in Indian Trail.
Mr. Ross was not able to divulge the information at this time.

Member Higgins asked about possible "no loitering" signs. Mr. Ross answered that the decision would be tenant driven request. Member Higgins asked about the tax benefit to the Town. Mr. Ross didn't know the answer as it wasn't his field of expertise.

John Ross had no further comment. Jeremy Fisher and Andrew Eagle had no comment. Bill Prentice of Arista Development at 520 Providence Hwy, Norwood, MA came forward to speak. He spoke about never having been welcomed into a community as they have here. The board has been great to work with and more than fair.

Chair Cowan replied that all are happy that the developer wants to do the right thing for Indian Trail. More discussion followed about pros and cons of unusual shops and the necessity of the small tenant to stay solvent.

Mr. Doug Benoit had no comment.

Chair Cowan opened the Public Discussion

Discussion of the Board-

Member Higgins asked if anyone knew the tax benefit to the town based on this project. Chair Cowan spoke about the property value that would likely be \$750,000 per year in property taxes and 2% sales tax on all retail business. Member Higgins emphasized that Indian Trail needs more commercial than residential development at this time. General calculations were done regarding possible taxes generated and it was estimated that it could easily get to \$2,000,000 per year.

Member Higgins asked about traffic conditions to Andrew Eagle, the traffic consultant present from Ramey Kemp and Associates at 8307 University Park, Ste. 260 Charlotte, NC. Member Higgins asked about the intersection of Wesley Chapel and Old Charlotte Highway currently operating at a D grade and wanted to know what the goal is. Mr. Eagle stated that the goal was to mitigate the impact of the traffic generated with the site and maintain the same grade. The analysis he'd done shows a slight improvement with overall intersection delay. During the am peak hour show slight worsening and the pm peak hour's delay was improved by seven seconds. At the high school, the roads are being impacted. The road grades in the am, go from a B to a C. The pm traffic goes from a grade B to a C grade. Across Sun Valley Commons, the road grade goes from a A to B in the am, and maintaining a C level service in the pm. At Wesley Chapel Stouts and 74, the road grade goes from a C to D level in the am. In the pm, the road remains a D level of service. These are the current grades and Member Higgins expressed concern that in some cases, the level of service will be getting worse. Mr. Eagle responded that they will be regulated by NCDOT and it will be done to their standards.

Member Long questioned how substantial is the mitigation as far as time delay. Mr. Eagle gave the example of Wesley Chapel Stouts Road and Old Charlotte Highway as a change of 6 seconds in delay.

Staff Burhans stated that when only making minimal impacts to the grading system, there are allowances for small amount of variance in traffic.

Member Higgins stated she still felt the traffic would worsen with the development.

Chair Cowan asked about the traffic studies that are done with a traffic signal that already exists, traffic flow will change and you can't study that. Mr. Eagle stated that it is only possible study present traffic patterns.

Member Long felt that there was overall quality with the project. The project has kinks but he trusts developers to work them out.

Member Rosenberg felt that it is a worthy project, growing pains to get worked out, and great benefit to the town.

Chair Cowan stated that the tax value and convenience of doing business locally outweighs traffic issues of having to wait at a traffic signal.

Member Aponte stated that, coming from FL, think it is a good project; will eventually help all of us.

Member D'Onofrio asked Staff Burhans about the letter that had concerns. Staff Burhans replied that the person was in the audience who wanted to make sure there was connectivity between his site and the shopping center.

Member D'Onofrio stated that it was a good project, also was hoping for some variety of tenants.

Member Higgins stated that she felt others knew how she felt.

Decision-

Steve Long made a motion to approve CZ 2014-003 Hanfield Village with the Findings of Fact.

Motion Passed 6 - 1 with Cathi Higgins opposing.

OTHER BUSINESS

Staff Burhans made a short presentation regarding a question from a property owner near US74 corridor about digital signs for commercial businesses. The property owner was interested in possible digital signage but according to the Indian Trail Ordinance, only property owners on US74 could have digital signage. He presented an overview of signage in the IT Unified Development Ordinance.

Staff Burhans opened a discussion time for the board to give opinions of this possibility.

Chair Cowan was on the planning board to write the signage ordinance and stated how difficult it was to write the ordinance but signage was randomness before the ordinance was written.

Member Rosenberg stated that the town wants business but gave the example of Bonterra that can't have signs for businesses. He felt that was just backwards when you can't advertise because the businesses need the traffic, but would prefer to have signage on road so you don't have to turn around and look at the front of the building. Staff Burhans stated that it was referred to as off-premise signs but very difficult to get approved by the DOT. He mentioned that panel board signs would be permissible with the present ordinance. The business owners weren't interested in the panel board sign option given the size of their site.

Chair Cowan asked how many tenants are in the complex. Staff Burhans guessed 14 tenants.

Member Rosenberg didn't see a benefit with so many tenants.

Staff Burhans stated that businesses on road are noticed, but with the inner businesses, people don't know they are there.

Member Rosenberg stated that it is frustrating when there isn't signage for address of businesses on road to be visible to know how to locate them.

Chair Cowan asked if directional signage was under a different part of the ordinance. Staff Burhans answered that directional signage is treated differently.

Staff Burhans stated that if a text amendment went forward, it wouldn't be open for just this tenant, but other businesses would have the opportunity, also.

Discussion followed about the messages on the signs and the limitations on regulating the messages.

Member D'Onofrio asked if the IT school have digital signs. Staff Burhans replied that schools and churches don't have the same rules. Some businesses are non-conforming and were in place before the signage ordinance.

Member Higgins asked for clarification if the business in question could put up a conventional sign. Staff Burhans said yes they could. Staff Burhans stated that if a text amendment came forward, the height and bulk of the signage would not be changed. The text amendment would be centered around what portion of the sign could be digital such as 50/50 split.

Member Long stated that he didn't want to stagnate someone's opportunity for business but that you must have some kind of control.

Staff Burhans showed a google map of the building in question.

Member Higgins asked if buildings on U74 pay more for the location of their buildings than the ones just off of 74. Staff Burhans replied that it was generally so.

Discussion followed on where to draw the line.

Member Long mentioned the area of the subject property is like a concrete island.

Member Rosenberg would rather allow a larger marquee than digital signage.

Staff Burhans summarized by stating that there is not an interest in broadening digital signs beyond US74 and is satisfied with the current signage standards.

Member Long asked if a marquee can be lit from the inside. Staff Burhans answered that, yes, you can do that. He thanked the board for the discussion of signage.

Staff Burhans presented the acronyms list and definitions as a project put together by Ms. Flowers because of a previous request from the board to have such a list available to them to help their understanding of such terms.

Mr. Burhans asked the board to read the list, mark it up, and bring to the next board meeting to compile any additions.

Alan Rosenberg made a motion to approve 2015 Board Meeting dates, motion seconded by Steve Long.

Board voted unanimously in favor of the motion.

PLANNING REPORT

Mr. Burhans reported that the Grand Opening for Chestnut Square Park was to be on Friday October 24th coinciding with Trunk or Treat. Parks and dogs are allowed in the park but must follow the lease law. Crossing Paths Park also now has pooper posts that contain dog waste bags.

Zaxbys and Christian Brothers are coming along. Permits should be issued soon. The 3rd occupant in the building is yet to be determined.

Member Higgins gave a brief report about the Town Council meeting in which a resolution was passed making land available in Crooked Creek Park for a ball field that will be handicap accessible, to be used by both adults and children. The group heading this project has joined the Miracle League so has formed the Miracle League of Indian Trail. A town resident has volunteered to donate \$200,000 towards this worthy project. Member Higgins expressed her delight in being a part of making this happen. She suggested looking at the Miracle League website.

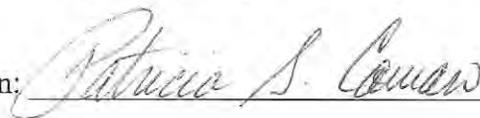
Member Long mentioned that Extreme Ice Center hosts the Paralympics. He stated that anything inclusive is a wonderful thing and his pride in a community with people that have that insight.

Mr. Burhans was requested to approach Staff Kelly Barnhart to come to the November meeting to present an update of the Town's Economic Development.

ADJOURN

Jan Brown made a motion to approve ADJOURN, motion seconded by Steve Long. Vote was unanimous. The meeting was adjourned at 8:58pm.

Chairman:



Secretary:



TC ATTACHMENT – 2
SVHS Meeting Minutes

Meeting Minutes



To: Rox H. Burhans, AICP (Town of Indian Trail)
From: Eagle Engineering, Inc.
CC: File/attendees
Date & Time: February 18, 2015; 2:00 p.m. - 2:45 p.m.
Location: Sun Valley High School
Re: Shoppes at Hanfield Village
Rezoning Petition No. CZ 2014-003

Attendees: **Mr. Michael Zezech - Assistant Principal, Sun Valley High School**
Mr. Donald Hughes - Facilities Director, Union County Public Schools
Mr. Bill Prentice - Arista Development
Mr. John Ross - Eagle Engineering, Inc.

Summary

1. Mr. Prentice and Mr. Ross introduced the Shoppes at Hanfield Village project to Mr. Zezech and Mr. Hughes and presented the current rezoning plan currently under review by the Town.
2. Discussions of the plan and project included:
 - a. right of way to be dedicated along Old Charlotte Hwy and Wesley Chapel Stouts Rd.
 - b. turn lanes and intersection improvements at the Sun Valley High School entrance
 - c. specific attention to the project note indicating "Proposed intersection shall have enhanced pedestrian crossing with contrasting pavement materials and pedestrian countdown signals."
 - d. sidewalks for pedestrian connectivity to be constructed within the Old Charlotte Hwy right of way and internal to the project.
3. Mr. Hughes and Mr. Zezech noted that they both:
 - a. have no comments against the proposed development
 - b. are pleased to know that signalization will be enhanced at the existing school entrance

**TC ATTACHMENT – 3
DRAFT ORDINANCE AND ATTACHMENTS**

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

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF INDIAN TRAIL REZONING PARCELS: 07072005, 07072006, 07072007, 07072008, 07072009, 07072010, 07072011 (portion of), 07072011A, 07072017, 07072018- LOCATED ON OLD CHARLOTTE HIGHWAY AND WESLEY CHAPEL-STOUTS ROAD-FROM SINGLE FAMILY RESIDENTIAL-1 TO CONDITIONAL GENERAL BUSINESS DISTRICT ZONING DISTRICT IN THE TOWN OF INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA

WHEREAS, the property owners and the designated applicant –Arista Development, LLC petitioned to rezone tax parcels 07072005, 07072006, 07072007, 07072008, 07072009, 07072010, 07072011 (portion of), 07072011A, 07072017, 07072018 from Single Family Residential-1 to Conditional General Business District Zoning District with the intent of developing the site for use as a commercial shopping center and related improvements; and

WHEREAS, this Conditional Zoning Amendment (CZ2014-003) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, two community meetings were held on September 29, 2014; and

WHEREAS, a public meeting was held by the Planning Board on October 21, 2014 to consider this conditional zoning request; and

WHEREAS, the Planning Board found the proposed map amendment is consistent with the following goals of the Comprehensive Plan:

- *Goal – Land Use and Housing #5-* The proposed conditional district proposes an appropriate commercial land use(s) at a location identified within the Sun Valley Village Plan as mixed use that will help facilitate creation of an envisioned shopping and entertainment district within the district. The plan also provides for appropriate buffering from surrounding residential uses and will incorporate vehicular cross access to minimize any impacts to adjacent properties.
- *Goal- Infrastructure and Mobility/Transportation #2 –* The proposed conditional district includes the construction of curb, gutter, sidewalk, and related improvements enhancing multi-modal mobility in the area and construction of roadway improvements (turn-lanes and related improvements) in compliance with Town and NCDOT standards.
- *Goal- Economic Development #1-*The proposed conditional district will expand commercial land uses within the Town supporting a more balanced tax base, while providing more employment opportunities for citizens.

WHEREAS, the request for this conditional zoning district is a reasonable request and is in the public interest because it promotes the goals of the adopted Comprehensive Plan in the areas of land use, mobility and transportation, economic development, and infrastructure.

WHEREAS, after making the draft findings the Planning Board made the motion to transmit a

recommendation to approve as conditioned to the Town Council; and

WHEREAS, the Town Council held a public hearing on March 24, 2015 and April 14, 2015 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 2014-003 Conditional Zoning Petition thereby granting the Zoning Map amendment to establish a Conditional General Business Zoning District on parcel numbers 07072005, 07072006, 07072007, 07072008, 07072009, 07072010, 07072011 (portion of), 07072011A, 07072017, 07072018 subject to the following conditions:

1. *Concept Plan and Architectural Guidelines*: The development shall be designed and constructed consistent with the approved concept/site plan (Attachment 1) and in general compliance with the UDO unless otherwise reflected on the approved plan. Buildings shall be designed consistent with the approved building elevations and UDO Chapter 1320-Non Residential Design Standards of the UDO unless otherwise reflected on the approved plans (Attachment 2). While not reflected in the elevations, the Building 1 pharmacy drive thru area will feature a raised canopy feature similar to the front building entryway areas. Outparcel buildings will be designed with materials and design elements of primary shopping center buildings.
2. *Parcels 07072007, 07072008, 07072009*: These parcels are part of the CZ2014-003 subject property and all corresponding conditions of approval shall apply equally. This area may develop under a separate concept/site plan from the Hanfield Village Shopping Center, however, all reasonable efforts will be made to ensure a consistent site layout and building design to create the appearance of a single, unified development. These parcels (3) shall comply with the following additional requirements:
 - a. The architectural design, materials, and colors of buildings shall be consistent with the approved Hanfield Village Shopping Center elevations; and
 - b. Frontage buildings shall be constructed facing Wesley Chapel-Stouts Road in an orientation consistent with Hanfield Village Building No. 4. No parking areas and/or driveways shall be located between the building and Wesley Chapel-Stouts Road; and
 - c. Drive through facilities shall not be permitted on these parcels; and
 - d. The site frontage with Wesley Chapel-Stouts Road shall incorporate a ROW of 57.5-ft measured from existing road centerline and be constructed with curb/gutter, street trees, 10-ft wide sidewalks, pedestrian zone improvements, and associated pavement widening to meet the 4-lane Village Center Boulevard cross section standard and NCDOT requirements; and
 - e. No direct vehicular access to Wesley Chapel-Stouts Road shall be permitted. All vehicular access shall to public roads shall be taken internally from the shopping center; and
 - f. The existing residential structures on these parcels shall be demolished and the area cleared, rough graded, and stabilized with seed/straw as part of the initial Hanfield Village development.

3. *Building Setbacks*: Primary building setbacks shall comply with GBD, VCO setbacks as represented on the concept plan, however, an allowance for additional setback is permitted for the anchor and interior buildings as reflected on concept plan. Additional setback may be permitted for outparcel buildings that feature drive thru facilities and similar features and for buildings needing to accommodate pedestrian zone improvements.
4. *Permitted Uses*: Permitted uses on the site will include a grocery store (greater than 15,000 sq. ft.), retail, office, restaurant, personal service, and other uses consistent with UDO Section 520 GBD, VC-O permitted use list, however vehicular repair (light and heavy), building material sales, funeral and internment services, extermination services, trade schools, and recording studio uses will not be permitted.
5. *Site Fixtures*: The shopping center and outparcel sites will be designed with uniform amenity fixtures such as pedestrian scale lights, decorative bollards, pedestrian refuse receptacles, landscaping, and similar elements, as generally reflected in Attachment 3.
6. *Signage*: A master sign program will be developed consistent with UDO Division 900. The sign height permitted for individual outparcel freestanding signs may be combined with permitted shopping centers sign height (on an individual basis) in-lieu of constructing the outparcel sign to achieve more visible signage for the overall center.
7. *Onsite Traffic Calming and Pedestrian Crossings*: Traffic calming improvements and enhanced pedestrian crossings will be provided in select areas to reduce vehicle speeds through the site and to ensure safe pedestrian access between buildings and parking areas. Final locations of these improvements and their specific designs will be determined at the site plan stage.
8. *Offsite Road improvements*: Road improvements will be constructed by the developer or his/her assigns in compliance with the final, approved Traffic Impact Analysis (TIA) prepared by Ramey Kemp Associates and in accordance with Town Engineering and NCDOT requirements. Prior to submittal of a formal Town Site Plan application, the developer shall obtain final approval of the traffic study and its associated mitigation improvements by the Town and NCDOT. The improvements will be constructed concurrent with the development of the shopping center unless an alternative period is noted in the TIA or required by the Town Engineer and NCDOT. Based on the latest version of the TIA on file with the Town, these improvements generally consist of the following items. This list may be modified based on the final Town and NCDOT TIA approval.

Summary of Traffic Improvements

Study Intersection	Proposed Improvements
Old Charlotte Highway/Wesley Chapel-Stouts	Construct/Restripe a 325-ft northbound shared <u>thru/right turn lane</u> Wesley Chapel-Stouts Rd., Construct/Restripe a 450-ft eastbound <u>left turn lane</u> on Old Charlotte Hwy., Construct/Restripe a northbound 400-ft <u>left turn lane</u> on Wesley Chapel-Stouts Rd. Construct/Restripe a 425-ft westbound <u>left turn lane</u> on Old Charlotte Hwy. Rd, Construct/Restripe a 700-ft southbound shared <u>thru/right turn lane</u> and construct new 800-ft southbound <u>receiving lane</u> on Wesley Chapel-Stouts Rd, and Construct/Restripe a southbound 300-ft <u>left turn lane</u> on Wesley Chapel Stouts Road.

Wesley Chapel-Stouts and Sun Valley Commons Driveway and Site Driveway 1	Construct/Restripe <u>shared thru/right turn lane</u> on Sun Valley Commons Dr. if ROW can be obtained. Construct 150-ft <u>left turn lane</u> on Wesley Chapel-Stouts Rd. into site Driveway 1. Construct a <u>right turn/drop lane</u> on Wesley Chapel Stouts Road into Site Driveway 1 with taper extending to Site Driveway 2. Construct enhanced <u>pedestrian crossing with signals</u> .
Old Charlotte Highway and Sun Valley H.S. Driveway and Site Driveway 3	Restripe existing 2-way turn lane on Old Charlotte Hwy. to create a <u>left turn lane into site Driveway 3</u> . Construct 225-ft <u>right turn lane</u> on Old Charlotte Hwy into site Driveway 3. Construct site driveway with separate left turn lane, and construct enhanced <u>pedestrian crossing with signals</u> .
Wesley Chapel-Stouts Road and Site Drive 2	Construct <u>right turn lane (150-ft taper only)</u> on Wesley Chapel-Stouts Road into site. Add <u>concrete median</u> along Wesley Chapel-Stouts Road for restricted access.

9. *Road Frontage Improvements:* The site frontage with Old Charlotte Highway and Wesley Chapel Road frontage shall be constructed with curb/gutter, street trees, 10-ft wide sidewalks, pedestrian zone improvements, and associated pavement widening to meet the 4-lane Village Center Boulevard cross section standard and NCDOT requirements. ROW creating a minimum 57.5-ft width from the existing road centerline will be dedicated by the developer on each public road to support the proposed improvements. Outparcels 1 thru 3 and shopping center buildings shall access the site internally without direct vehicular access to Old Charlotte Highway or Wesley Chapel-Stouts Road.
10. *Stormwater Management:* The size of the proposed stormwater management facilities identified on the Concept Plan is for illustrative purposes only. The exact size will be determined with the Site Plan submittal. The storm water infrastructure is required to comply with Town and NCDENR standards. All facilities will be designed and constructed as ornamental amenities to the site. The larger “wet pond” facility will be designed with walkways, pedestrian fixtures, a fountain(s), landscaping, ornamental fencing, and other open space related amenities.
11. *Cross Access:* Vehicular and pedestrian cross access will be provided to internal and adjacent sites as generally reflected in the approved concept/site plan.
12. *Landscaping and Tree Retention:* Landscaping and tree preservation shall be in compliance with Division 8- Landscaping of the UDO. A detailed landscape and tree retention plan is required at time of site plan review and shall include:
 - a. A Heritage Tree inventory of all trees with a min. diameter of 12” shall be submitted with the site plan. Tree retention shall generally be provided near the proposed eastern stormwater management facility and other perimeter areas (where possible) based on the final site plan design and in compliance with Tree Preservation and Protection Chapter of the UDO (830).
 - b. Foundation landscaping adjacent to buildings shall be provided. Landscape planters and tree wells may be provided in-lieu of a uniform foundation planting area, subject to review and approval with the site plan.
 - c. Canopy coverage in the parking lot areas shall be provided in compliance with UDO Chapter 840.

- d. Enhanced landscaping consisting of trees, shrubs, and other elements will be used adjacent to each of Building 1's side drive thru planter to enhance soften its appearance.
- 13. *Fencing*: A 6-ft vinyl coated chain link fence will be provided separating Outparcel 3 and adjacent Parcel # 09363001 at the time of Outparcel 3 construction. Required fencing around stormwater improvements that are visible from public areas of the shopping center will be of an ornamental nature.
- 14. *Outparcel 3 Lighting*: Light pole fixtures shall be limited to a maximum height of 22-ft on Outparcel 3.
- 15. 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 on April 15, 2015 at 12:01 a.m.

AND IT IS SO ORDAINED this 14th day of April, 2015

TOWN OF INDIAN TRAIL COUNCIL

Attest:

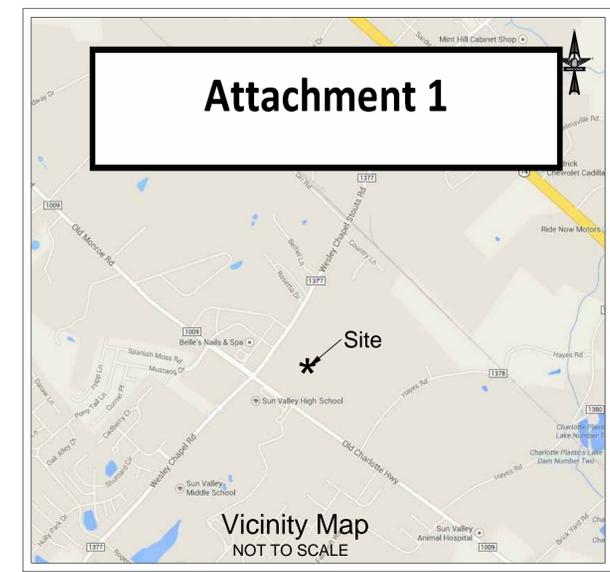
Michael Alvarez, Mayor

Peggy Piontek, Town Clerk

APPROVED AS TO FORM:

TOWN ATTORNEY

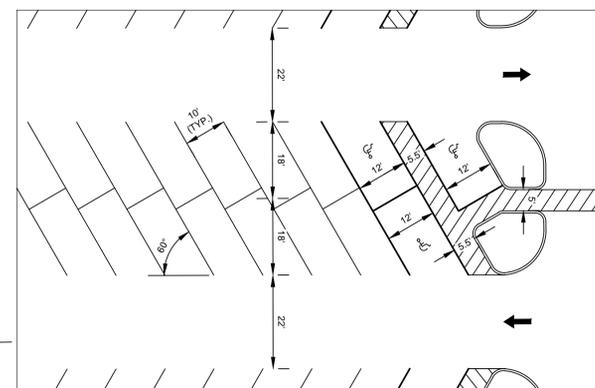
Attachment 1



SITE INFORMATION	
AREA	ACRES
PARCELS 07072007, 07072008, & 07072009	2.69
ALL OTHER PARCELS	19.15
TOTAL	21.84
PROPOSED ZONING	GBD/O-VC
EXISTING ZONING	SF-1
FRONT SETBACK	REQUIRED 0-10 FT, PROVIDED 10 FT (avg.)
SIDE SETBACK	0-10 FT (15') N/A
REAR SETBACK	N/A 67 FT
LANDSCAPE BUFFER*	25 FT 25 FT

PARCELS THAT MAKE UP THE PROPOSED SITE INCLUDE:

07072005 HELMS MARVIN GLENN & BETTY	DB 0204 PG 231
07072006 HELMS MARVIN GLENN & BETTY	DB 0168 PG 500
07072010 SUGGS THOMAS ADAM & WF REBECCA L	DB 1974 PG 299
07072011 HANEY THOMAS JACKSON JR ET AL	DB 0288 PG 675
07072011A GOODWIN DONALD WAYNE & KAY V	DB 5480 PG 021
07072017 BLACK DIAMOND HOMES LLC	DB 5999 PG 589
07072018 BLACK DIAMOND HOMES LLC	
07072007 LIQUID MANAGEMENT LLC	DB 3676 PG 808
07072008 LIQUID MANAGEMENT LLC	DB 3676 PG 808
07072009 B-F UNION PROPERTIES LLP	DB 4938 PG 344



- NOTES:
- THE FOLLOWING USES WILL BE EXCLUDED FROM THIS PROJECT: MOTOR VEHICLE REPAIR SHOP, BUILDING MATERIALS SALES, FUNERAL AND INTERMENT SERVICES, EXTERMINATION SERVICES, TRADE SCHOOLS, RECORDING STUDIOS.
 - ALL FENCING SECTIONS VISIBLE FROM SHOPPING CENTER SIDE OF WATER QUALITY / DETENTION PONDS SHALL BE ORNAMENTAL FENCING. CHAIN-LINK FENCING WILL NOT BE PERMITTED IN VISIBLE SECTIONS.
 - LANDSCAPE PLANTERS WILL BE PERMITTED IN LIEU OF FOUNDATION PLANTINGS ALONG BUILDING FRONTAGES.

TREE SAVE CALCULATIONS		
PARCEL	AREA*	UNIT
MAIN	626,936	SQ. FT.
OUTPARCEL 1	50,296	SQ. FT.
OUTPARCEL 2	49,953	SQ. FT.
OUTPARCEL 3	44,369	SQ. FT.
TOTAL	771,554	SQ. FT.

TREE SAVE REQUIREMENT	10%
REQUIRED TREE SAVE AREA	77,155
PROVIDED TREE SAVE AREA	88,820

*AREAS EXCLUDE PROPOSED R/W

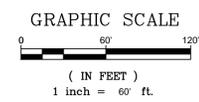
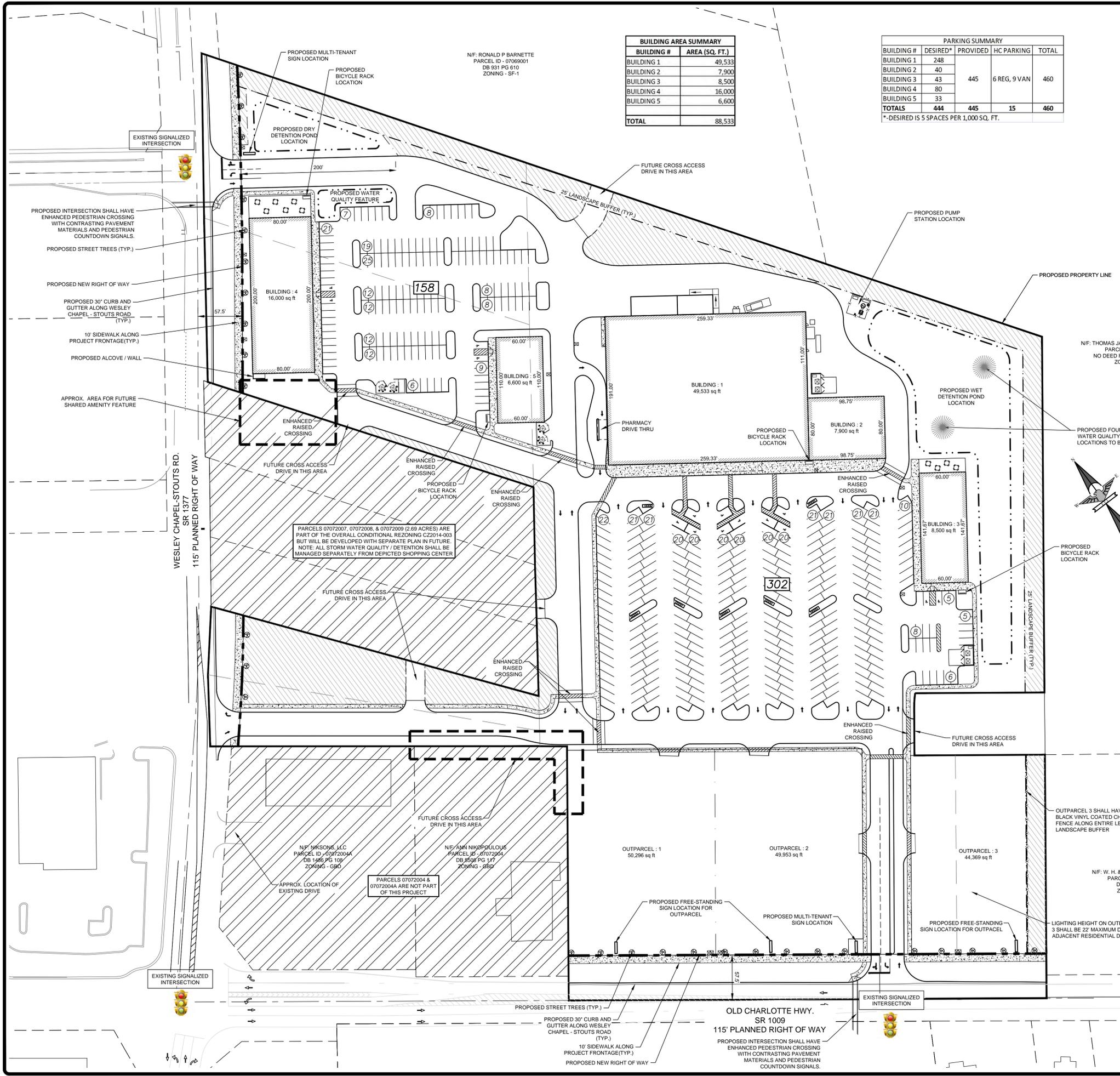
BUILDING AREA SUMMARY	
BUILDING #	AREA (SQ. FT.)
BUILDING 1	49,533
BUILDING 2	7,900
BUILDING 3	8,500
BUILDING 4	16,000
BUILDING 5	6,600
TOTAL	88,533

PARKING SUMMARY				
BUILDING #	DESIRED*	PROVIDED	HC PARKING	TOTAL
BUILDING 1	248			
BUILDING 2	40			
BUILDING 3	43	445	6 REG, 9 VAN	460
BUILDING 4	80			
BUILDING 5	33			
TOTALS	444	445	15	460

*-DESIRED IS 5 SPACES PER 1,000 SQ. FT.

NF: RONALD P BARNETTE
PARCEL ID - 07069001
DB 931 PG 610
ZONING - SF-1

NF: THOMAS JACKSON HANEY JR. et. al.
PARCEL ID - 07072011
NO DEED REFERENCE FOUND
ZONING - SF-1



EAGLE ENGINEERING
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2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

NO.	DATE	BY	ISSUE
1.	07/30/14	JLR	REVISIONS PER T.O.I.T. COMMENTS
2.	10/11/14	JLR	REVISIONS PER CLIENT COMMENTS
3.	02/06/15	JLR	REVISIONS PER CLIENT COMMENTS
4.	09/17/15	JLR	REVISIONS PER T.O.I.T. COMMENTS

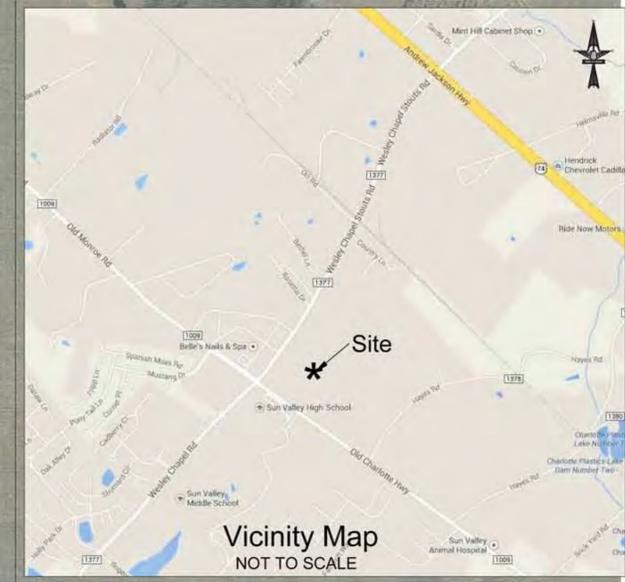
THE SHOPPES AT HANFIELD VILLAGE
INDIAN TRAIL, NC 28079
ARISTA DEVELOPMENT, LLC
520 PROVIDENCE HIGHWAY, SUITE 9
NORWOOD, MA 02062

REZONING EXHIBIT
CASE # CZ2014-003

DESIGNED BY	JLR	CHECKED BY	JHR
DRAWN BY	JLR	DATE	06-27-14
AS SHOWN		JOB NUMBER	5086

PRELIMINARY
NOT FOR
CONSTRUCTION

Sheet
RZ-1



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NO.	DATE	BY	ISSUE
1.	07/20/14	JLR	REVISIONS PER T.O.T. COMMENTS
2.	08/05/14	JLR	REVISIONS PER CLIENT COMMENTS
3.	10/11/14	JLR	REVISIONS PER CLIENT COMMENTS
4.	02/06/15	JLR	REVISIONS PER CLIENT COMMENTS
5.	03/02/15	JLR	REVISIONS PER T.O.T. COMMENTS

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REZONING EXHIBIT
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DESIGNED BY	JLR	CHECKED BY	JHR
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Sheet
RZ-1

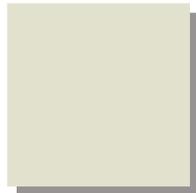


PERSPECTIVE



FRONT ELEVATION

MATERIALS:

EIFS: SW 6105 Divine White	EIFS: SW 6108 Latte	EIFS: SW 6688 Solaria	EIFS: SW 6097 Sturdy Brown	Split Face CMU	El Dorado Stone
					

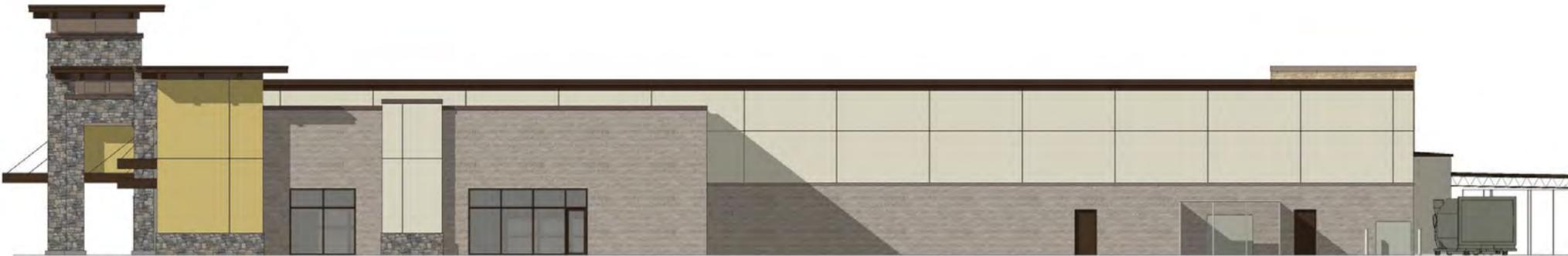
MATERIAL COLORS SHOWN MAY VARY

The Shoppes at Hanfield Village

Elevation Studies



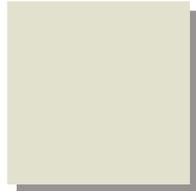
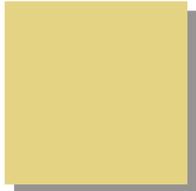
REAR ELEVATION



RIGHT ELEVATION



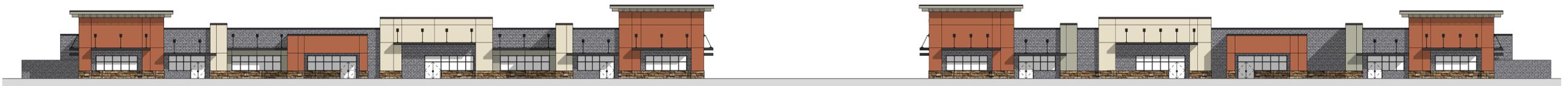
LEFT ELEVATION

MATERIALS:	EIFS: SW 6105 Divine White	EIFS: SW 6108 Latte	EIFS: SW 6688 Solaria	EIFS: SW 6097 Sturdy Brown	Split Face CMU	El Dorado Stone
						

MATERIAL COLORS SHOWN MAY VARY

The Shoppes at Hanfield Village

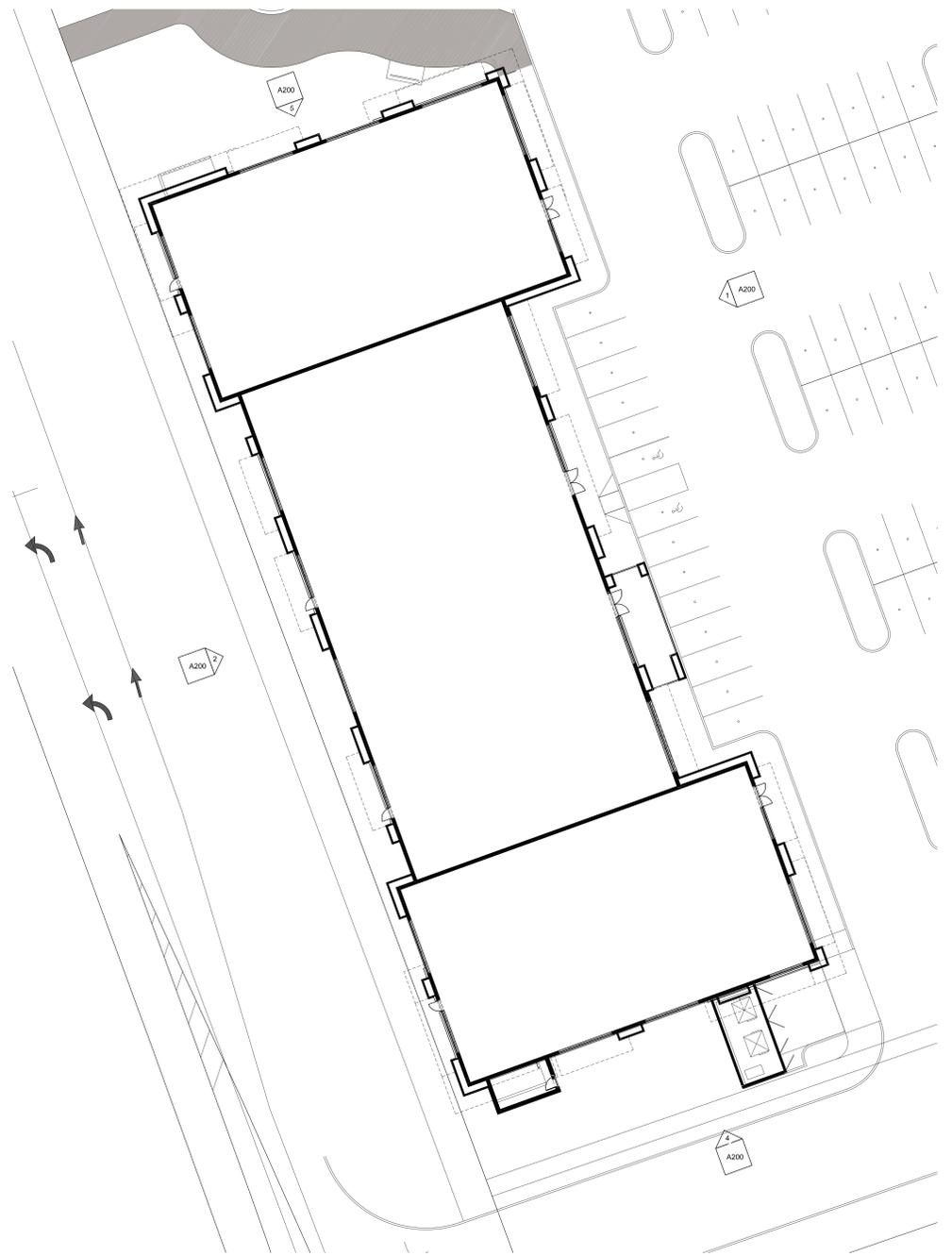
Elevation Studies



1 Shop Storefront Elevation
A200 1/16 1.0



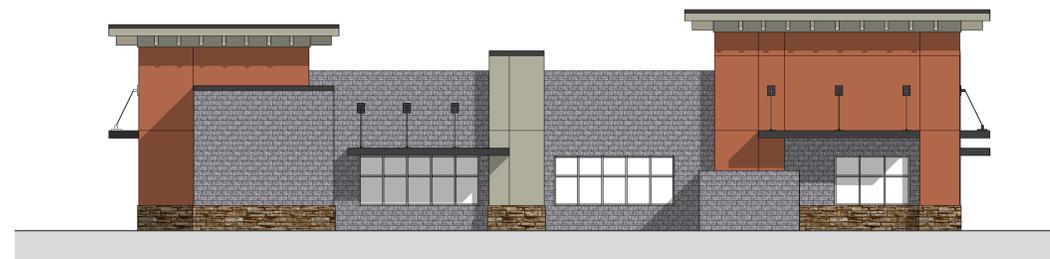
2 Wesley Chapel Elevation
A200 1/16 1.0



3 Site Plan (True North)
A200 1/16 1.0



5 Building 2 - Schematic Walking Entrance Elevation
A200 1/8 1.0



4 Building 2 - Schematic South Elevation
A200 1/8 1.0

Attachment 3

Site Fixture Package

1. Benches:

Commercial grade benches shall be utilized in the overall site design and open space. Benches shall be placed in locations with higher pedestrian traffic to provide convenient seating opportunities.

2. Trash Receptacles:

Commercial grade trash receptacles shall be utilized throughout the shopping center in high traffic pedestrian locations.

3. Decorative Street Lights:

Lighting fixtures shall be decorative and consistent throughout entire shopping center.

4. Bicycle Racks:

Bicycle racks shall be located at high bicycle traffic areas along pedestrian and vehicular travel ways but shall not impede on pedestrian or seating areas. Bicycle racks may also be located in parking areas adjacent to building and in common open space areas. Bicycle racks shall utilize the same colors and general design as other site fixtures.

5. Bollards:

Decorative bollards shall be utilized as barriers for safety between pedestrian and vehicular travel ways as needed.

