

Town of Indian Trail

Memo



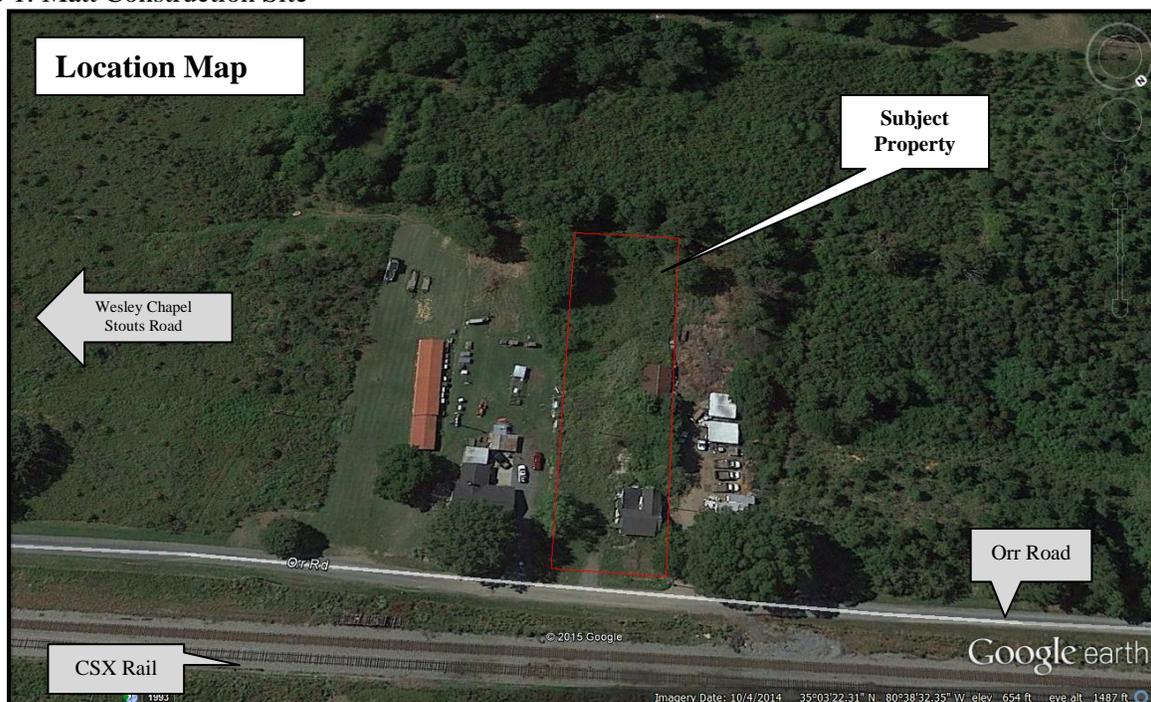
TO: Indian Trail Tree Board
FROM: Kevin Icard, AICP, CZO, Senior Planner
DATE: August 11, 2015
SUBJECT: **Matt Construction
Alternative Buffer Plan**

This is a request for an Alternative Buffer Plan developed in compliance with Unified Development Ordinance (UDO) Sections 810.090 and 880.040, which state alternative plans may be submitted to the Tree Board for review and recommendation. The Tree Board issues a recommendation to the Planning Director who ultimately makes the final approval or disapproval decision. When reviewing Alternative Plans, the Tree Board should undertake a comprehensive review of the entire proposal and contemplate the reasonableness of it relative to site conditions and the proposal's furtherment of the Town's landscaping and tree protection goals.

BACKGROUND AND REQUEST

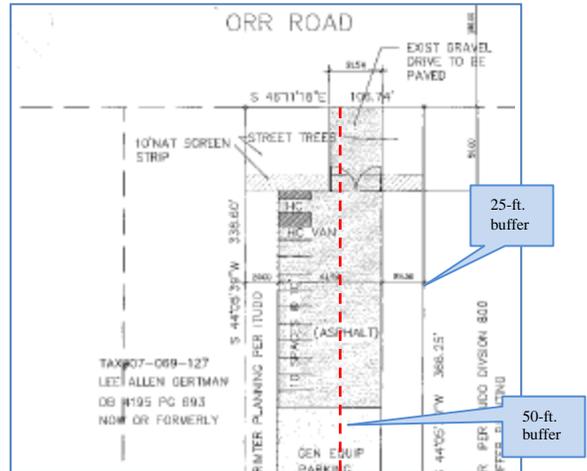
The subject property, as shown in the map below, is approximately 0.877 acres located at 5423 Orr Road, off Wesley Chapel Stouts (parcel 07-069-128). The applicant came to the town in 2009 requesting a special use permit and a variance request to allow for a Contractor office and storage at this location. At that time the applicant was planning to use the site for an office. Since that time the applicant has removed the office component and would like to have just the storage yard. In 2009, the Town did not have the alternative landscape option in the UDO, which is why the applicant needed a variance to reduce the buffer.

Map 1: Matt Construction Site



ALTERNATIVE BUFFERING PLAN: MATT CONSTRUCTION

This property is located on Orr Road which is a NCDOT maintained road that is located in the CSX Railroad Right of Way. The surrounding uses in the area are somewhat unique of the Light Industrial zoning classification, which include; a single family residence, existing landscaping contractor and various vacant parcels of land. The area was developed with homes approximately 100 years ago, which makes this a non-traditional industrial area. The property is approximately 0.833 acres; it is 106’ wide and 338’ in depth. This would most closely resemble a single family lot in our Rural Residential District, however, with the industrial classification there isn’t sufficient space to have the necessary buffers from adjacent uses and have a reasonable use of the property.



Typically a 50-ft. buffer is required since the adjacent property is a single family residence. The dashed red line in the image would represent where the 50-ft. buffer would be located. Between the 50-ft. buffer and the opposite side landscape buffer there would not be sufficient space for any use on this property. There would only be 36-ft. in width for any use.

Site Layout:

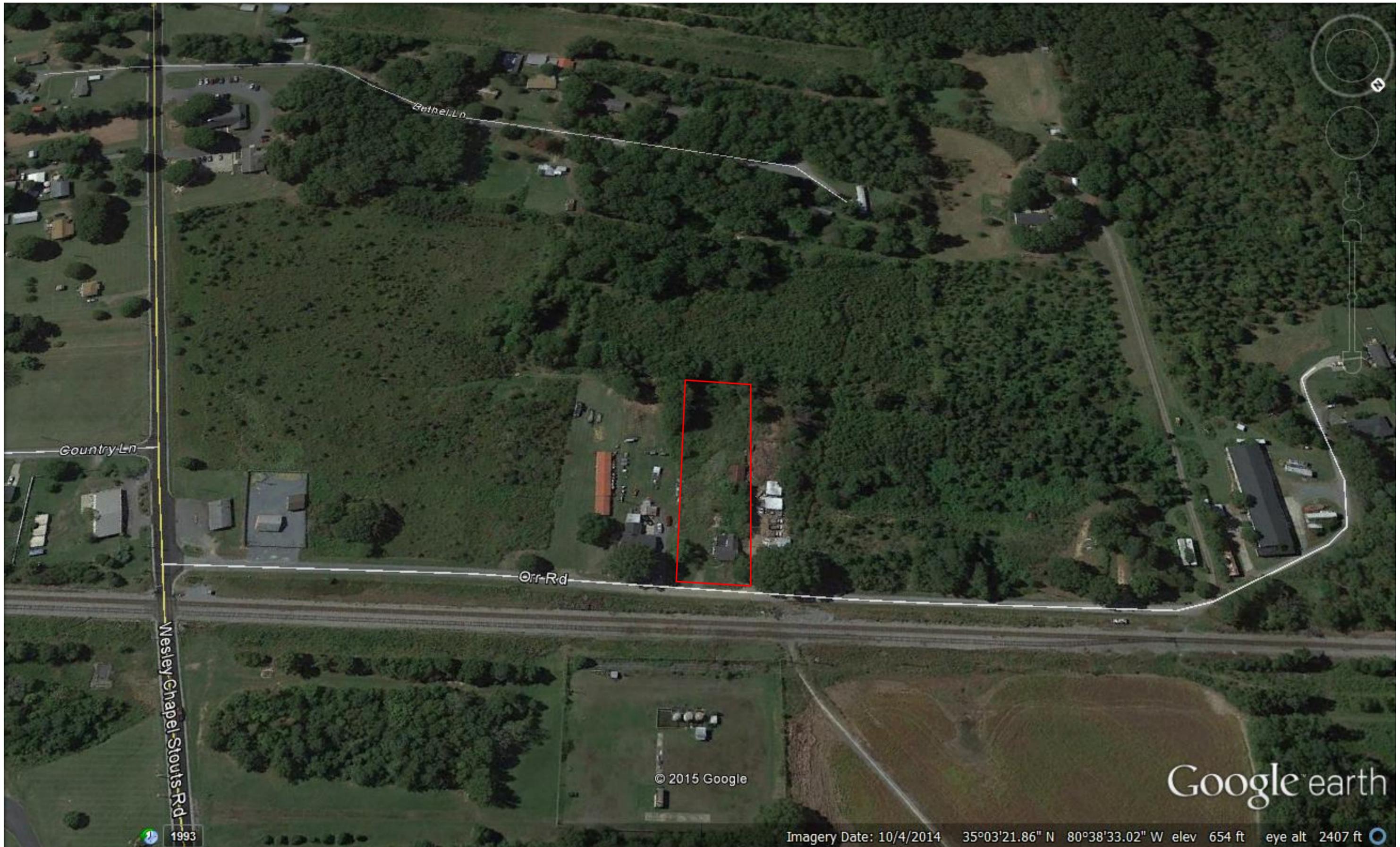
The lot is rectangular in shape; the applicant plans to have the amount of plantings normally required in the 50-ft. buffer in the 25-ft. area. This includes; planting Red Maples and Long-Leaf Pine trees approximately 30-ft. on center (large maturing tree) & Crape Myrtles and Arborvitae approximately 10-ft. on center (evergreen screening trees). The applicant is also planning to install an opaque fence along the side that’s adjacent to the single family residence to help further screen the use.

TREES			
	LARGE MATURING TREES DECIDUOUS	RED MAPLE - ACER RUBRUM	TOTAL 10 TREES
	LARGE MATURING EVERGREEN TREE, TYP.	LONG-LEAF PINE - PINUS PALUSTRIS	TOTAL 16 TREES
	SMALL MATURING DEC. TREE, TYP.	CRAPE MYRTLE - LAGERSTRÖMIA	TOTAL 27 TREES
	SMALL MATURING EVERGREEN TREE, TYP.	ARBORVITAE - THUJA OCCIDENTALIS	TOTAL 10 TREES
			TOTAL 63 TREES

COMMITTEE ACTION

Pursuant to the UDO, the Board shall review the Alternative Buffer Plan and make a recommendation to the Planning Director based on the finding that the proposal will afford a degree of buffering and screening, in terms of height, separation, and opacity that is equivalent or exceeding the applicable buffer standard and that the strict application of the tree protection/planting requirements is unreasonable or impracticable and the Alternative Tree Protection Plan is consistent with the Town’s tree protection goals.

- Attachment 1 – Additional Aerial Image**
- Attachment 2 – Alternative Buffer Plan**

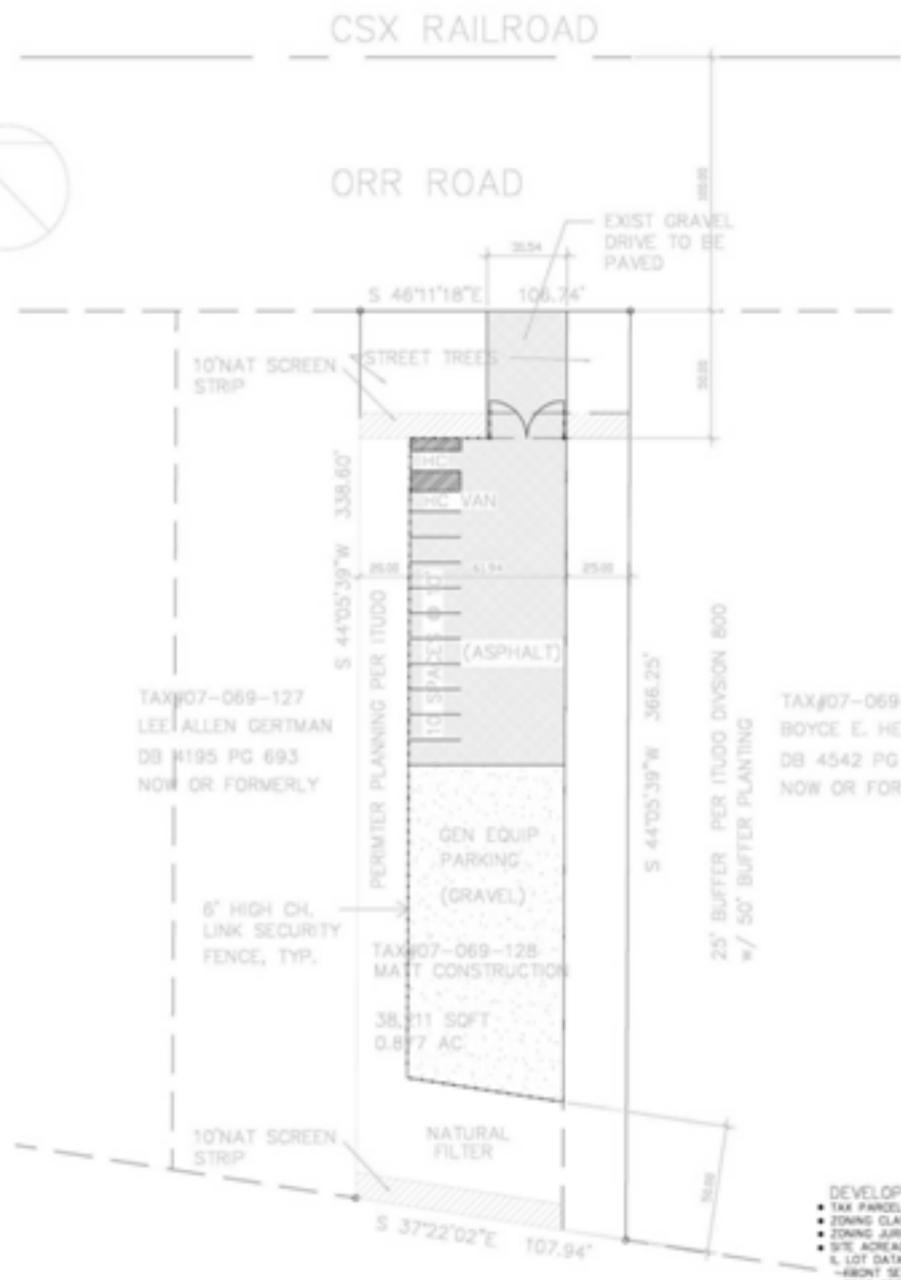
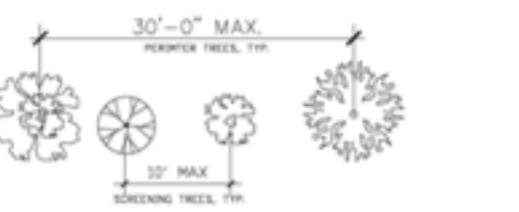


PARKING PLANT SCREENING
 4' WIDE MIN. PLANTING BED, SHRUBS 5' D.C. MAX

TREES			
	LARGE NATIVE TREE RED MAPLE	- NICK RUBIN	TOTAL 16 TREES
	LARGE NATIVE EVERGREEN TREE, TYP.	- LONG-LEAF PINE - PINE PALMETTO	TOTAL 16 TREES
	SMALL NATIVE DECIDUOUS TREE, TYP.	- SHARP SHINLEAF - LACONIA	TOTAL 17 TREES
	SMALL NATIVE EVERGREEN TREE, TYP.	- WAXMYRTLE - PALM OCCIDENTALIS	TOTAL 16 TREES
			TOTAL 65 TREES

SHRUBS			
	EVERGREEN SHRUB BARFORD HELL	- LEE CORNUTA BARFORD - PINO POU	26 SHRUBS
	DECIDUOUS SHRUB KADYVERI ADALIA	- ADALIA - ADALIA - ADALIA	26 SHRUBS
			TOTAL 52 SHRUBS

NOTES: TREES MUST BE 2" IN CALIPER DIA. AT PLANTING, ALL LARGE NATIVE TREES, 20" DIA. OR LARGER
 SHRUBS MUST BE EVERGREEN, 2 FT. TALL, DIA. 2" OR MORE
 ALL TREES MUST BE PLANTED WITH 1" DIA. HOLES
 SHRUBS MUST BE PLANTED WITH 1" DIA. HOLES



TAX#07-069-127
 LEE ALLEN GERTMAN
 DB #195 PG 693
 NOW OR FORMERLY

TAX#07-069-130
 BOYCE E. HELMS, JR.
 DB 4542 PG 353
 NOW OR FORMERLY

TAX#07-069-128
 MATT CONSTRUCTION
 38,211 SQFT
 0.877 AC

TAX#07-069-126
 WILLIAM MACTAGGART
 DB 4685 PG 126
 NOW OR FORMERLY

DEVELOPMENT DATA
 • TAX PARCEL # 07-069-128
 • ZONING CLASSIFICATION: LIGHT INDUSTRIAL
 • ZONING JURISDICTION: TOWN OF INDIAN TRAIL
 • SITE ACREAGE: 0.877 AC = 38,211 S.F.
 • LOT DATA:
 - FRONT SETBACK - 50'
 - REAR SETBACK - 50'
 - SIDE SETBACK - 25' / 50' AMBT RES.
 - MAXIMUM HEIGHT - 100'
 - MAXIMUM LOT COVERAGE - 30%
 - ACTUAL COVERAGE - 48% 17,440 S.F.
 • GEN SITE REQUIREMENTS ARE SHOWN BY AREAS TO BE CONSIDERED FOR VARIANCE. SPECIFIC LANDSCAPING AND ENGINEERING PLANS TO BE SUBMITTED FOR CONSTRUCTION PERMITTING. OTHER THAN REDUCING 50' BUFFER TO 25' WITH OPAQUE FENCE, ALL SITE WORK WILL CONFORM TO I.T. UDD.

1 PLANTING SITE PLAN
 S1 1" = 30'

RECEIVED
 By Kevin Inard ADP, C20 at 12:29 pm, Aug 04, 2010

FILE:
 Matt Construction
 5425 ORR ROAD
 INDIAN TRAIL, NC

REVISIONS
 NO. DATE
 1 8/10/10
 2 8/10/10

DRAWN BY
 CHECKED BY
 DATE
 SHEET NO.

S1