

Planning and Indian Trail



Planning Division



What is planning?



- Technical & political process concerned with the use of land & design in the urban environment.
- Helps guide how a community grows and develops
 - U.S. population expected to reach 400 million by 2043.
 - Population growth forecast- 20,940 residents by 2032.
- Considers *all* resident needs
- Looks at the “big picture”
 - What are the community’s current and future needs?
- Examines issues from all angles
 - Social, environmental, hazard, physical



Why Plan?

- Planning enables civic leaders, businesses, and citizens to play a meaningful role in creating their communities that enrich people's lives.
- Good planning helps create communities that offer better choices for where and how people live.
- Planning helps communities to envision their future.
- It helps them find the right balance of new development and essential services, environmental protection, and innovative change.

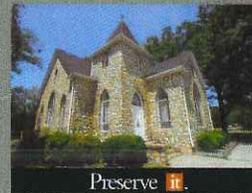
Summing up Planning in Three Words?

- Planning is **comprehensive** and
- **Community-focused**, and enables
- Greater **choices** for residents and business owners



Planning benefits your community

- Maintains neighborhood character
- Reduces environmental impacts
- Provides protection from natural and man-made disasters
- Preserves parks and open space
- Helps determine where buildings, businesses, homes, and roads will be located (or sited)
- Helps protect property values and tax base



Town Planning Tools

- North Carolina is described as a “Dillion’s Rule”

State grants authority to regulate land

- Limited authority

- What & How

- Land Use

- Dedications

- IMPACT

- Due Process

- publications

- State Statute

- Town Planning



Notices,

guidance for

Planning tools

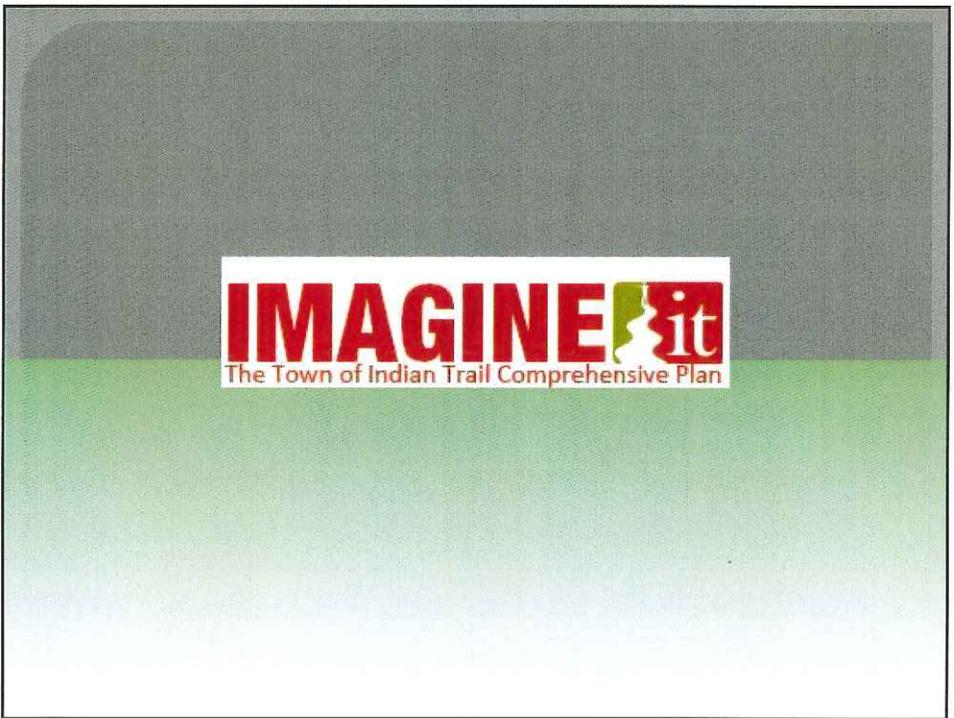
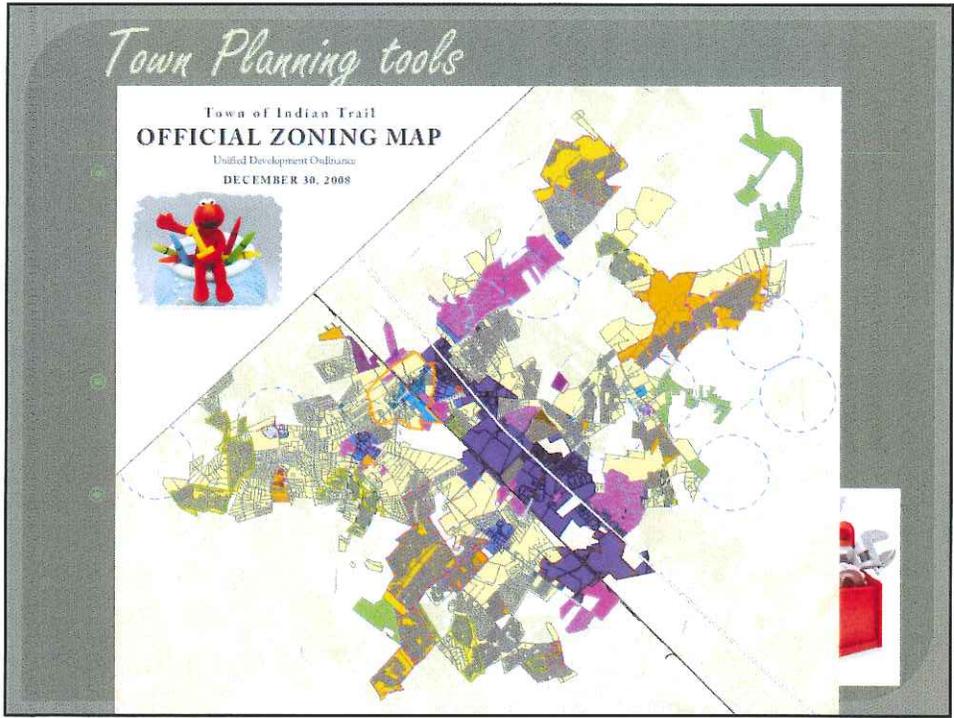
- **Comprehensive plan – Long Range Road Map**

- Guides overall community growth and development
- Basis for decision-making, problem-solving and policy development
- Priorities for public projects and investment
- Describes community’s intentions for its future

- **Who uses the comprehensive plan?**

- Planners – Town Staff
- Elected Officials & Boards & Committees
- Property Owners
- Realtors, Business Community
- Other Agencies

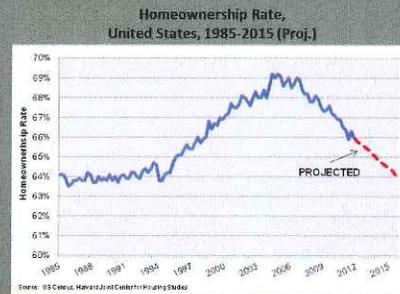




UPDATED VILLAGES AND CORRIDORS

Where Have We Been?

- Planning Area population more than doubled in 12 years
- Strong family market has driven demand for single-family detached housing
- National homeownership rate has declined; shifting preferences for Generation Y
- Nearly 12,000 jobs reported in Planning Area, however many residents commute into Mecklenburg County



IMAGINE

UPDATED VILLAGES AND CORRIDORS

Where Are We Going?

- Forecasted residential and commercial growth in Indian Trail over the next 20 years
- Residential Demand
 - Population could increase by over 20,000 over 20 years
 - Equates to 7,400 new housing units
 - Increasing housing choices?
- Commercial Demand
 - Retail: +/- 615,000 square feet
 - Office: +/- 575,000 square feet
 - Industrial: +/- 665,000 square feet
- How do we incorporate mixed-use?

IMAGINE

Most Important Tool - Public



How to be involved!

Serve on a Board or Committee

- Planning Board - Recommending body to the Town Council
- Board of Adjustment - a decision making body for land use permits
- Committees - Parks, Tree, & Greenway, Transportation
- Meet one day a month



What is your role in Planning

- ❑ You are part of a legal system of regulating private property
- ❑ Your decisions affect people's lives and property value
- ❑ You have clear authority to do so, but there are rules
- ❑ People are entitled to (are due) certain safeguards in how you conduct your business (a process)



Your Role in the Planning Process

- **Legislative Function – Elected Officials**
 - Law making - Zoning Regulations
 - Policy making – Comprehensive Plan
 - Appoints members of Boards and Committees
 - Delegation of authority
- **Types of Planning Cases**
 - Text Amendments
 - Zoning Map Amendments
 - Conditional Zoning
 - Appeals of Actions on Final Plats



Supporting Planning Roles to Council

Advisory Function –Planning Board

- Provide Recommendations
- Planning leadership role

Quasi Judicial Function –Board of Adjustment

- Hears appeals from administrative decisions, variance and special use permit requests
- Decisions subject to administrative appeals to Circuit Court
- High requirements for record of decision

Administrative Function –Staff

- Issues non-discretionary permits
- Staffs the boards and commissions

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Timely Decisions

- Decisions should be made within a reasonable time period.
- The decision maker needs to avoid having the process used as a delaying tactic.



Believe



Dream

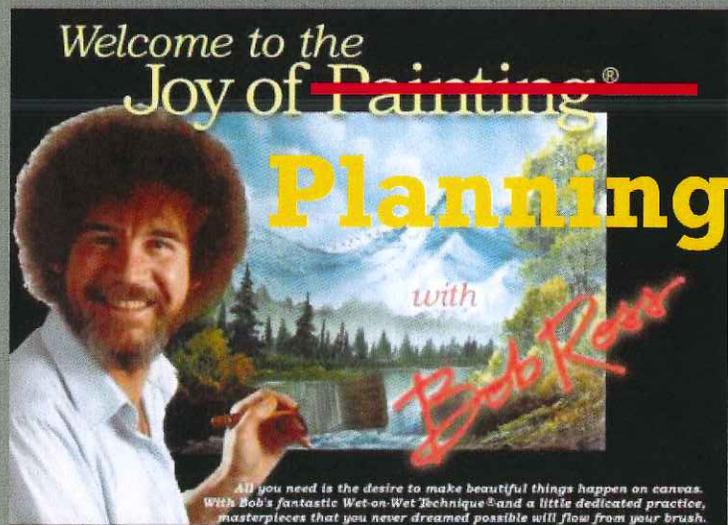


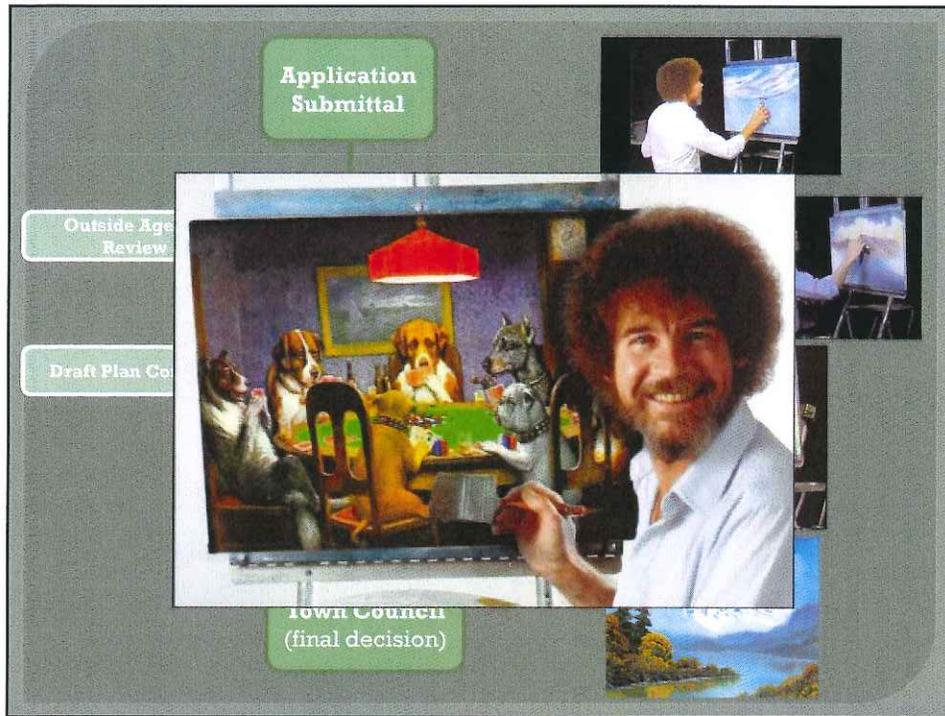
Do



Rezoning Presentation Outline

- Walk Thru Conditional Rezoning Process
 - Requires development of a binding concept plan
 - Traffic Impact Analysis (depending on size)
 - Other helpful exhibits (building plans, etc.)
- Discuss Recent Commercial Rezoning Project
- Discuss Site Plan Review Process





Conditional Rezoning Example

Trails Miniature Golf



Miniature Golf Rezoning

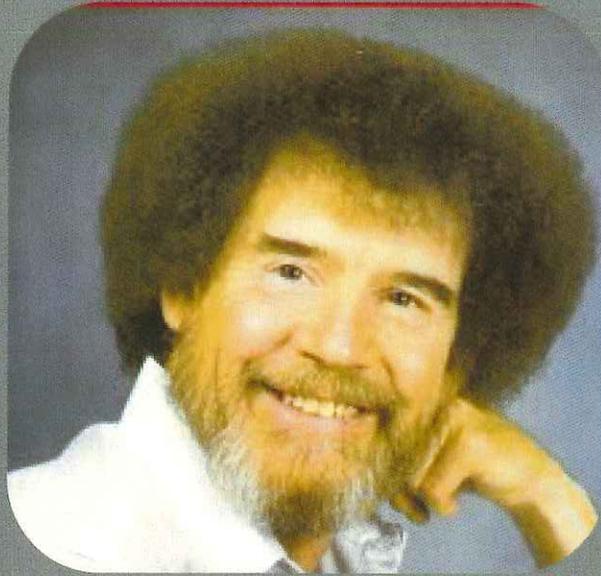


CZ2012-001 CONDITIONAL REZONING CONCEPT PLAN
YOUNTS ROAD SITE - MINIATURE GOLF

Site Plan Review



Just Remember Bob's Joy of Planning



Questions?