



P.O. Box 2430
Indian Trail, North Carolina 28079

PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Conditional Zoning Staff Report

Case: CZ 2013-0010			
Reference Name	Blanchard Circle Subdivision		
Request	Proposed Zoning	Conditional Zoning-Single Family Residential-5 District (SF-5-CZ)	
	Proposed Uses	Single Family Residential (detached homes)	
Existing Site Characteristics	Existing Zoning	Union County Residential- R-40 Rural Single-family	
	Existing Use	Vacant	
	Site Acreage	11.47 acres	
Applicant	Natures Calling, LLC		
Submittal Date	December 13, 2013		
Location	Corner of Waxhaw-Indian Trail Road & Blanchard Circle		
Tax Map Number(s)	07-117-011A		
Plan Consistency	Comprehensive Plan	Designation	Rural Mix Village
		Consistent with Request	General Compliance with modification
Recommendations & Comments	Planning Staff	Recommends approval of a Conditional Zoning District	

Project Summary

This is a request to establish a Conditional Single Family Residential-5 (SF-5-CZ) zoning district to support development of a 29-home neighborhood at a density of 2.5du/acre (approximately), with related improvements (Attachment 1). The 11.47 acre subject property is located at the northeast corner of Waxhaw-Indian Trail Road and Blanchard Circle. The neighborhood features two access points, over two-acres of open space consisting of a trail within a wooded area, a guest on-street parking area at the park, and 29-single-family residential home site for brick wrapped dwelling units. The proposal also contemplates constructing an eastbound left turn lane on Waxhaw-Indian Trail Road as required by the North Carolina Department of Transportation (NCDOT). The subject property is currently within the unincorporated area of Union County. The property owner, Hartis Grove Baptist Church, is processing a voluntarily annexation petition concurrent with the project.

Recommendation

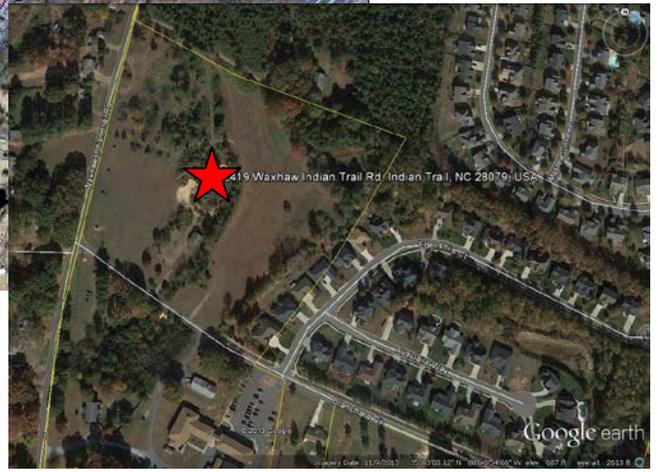
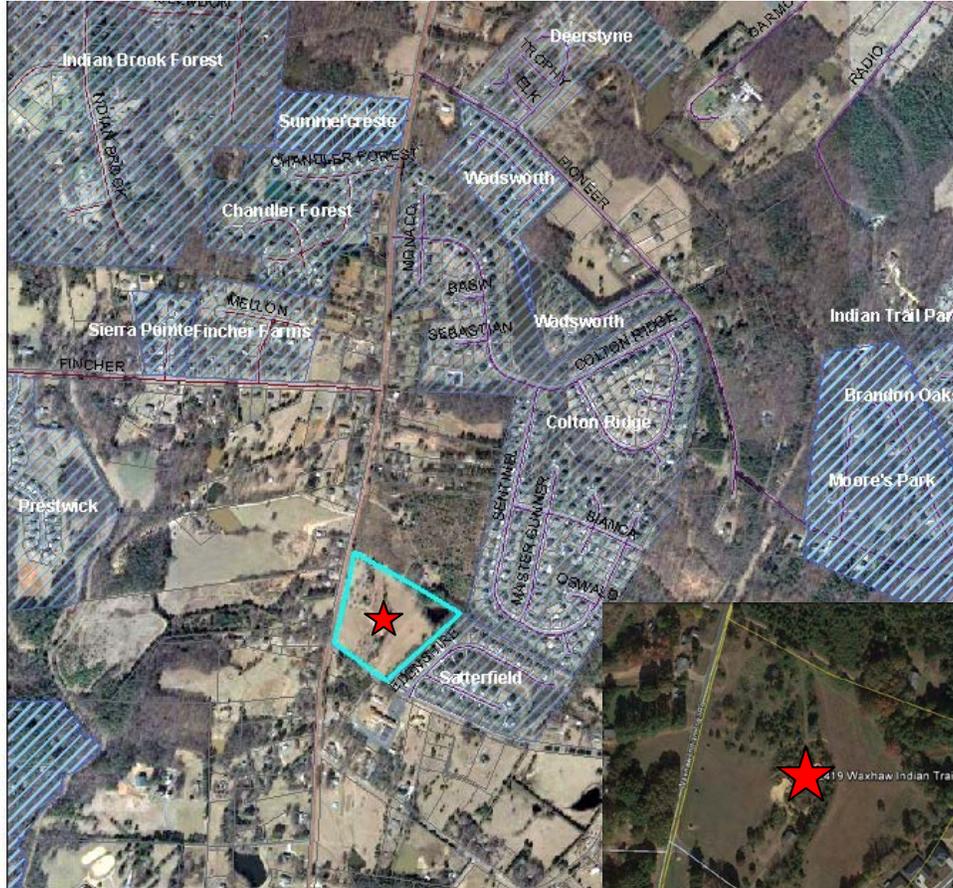
Staff is of the opinion the necessary findings can be made to support this Conditional Zoning request.

Analysis

Location Characteristics and Surrounding Zoning

Location Overview

The subject property is located at the northeast corner of Waxhaw-Indian Trail Road and Blanchard Circle which is the southern gateway into the Town from Wesley Chapel.



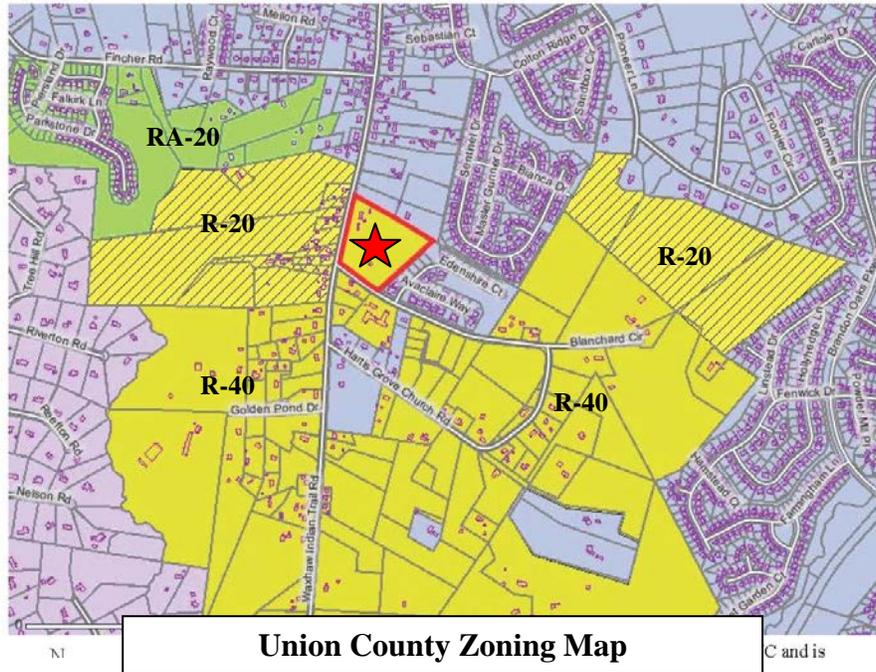
This map provides a current conditions snapshot of the subject property relative to surrounding neighborhoods and uses. The Table below provides a listing of adjacent uses.

Direction	Current Use
North	Single-family Residential
West	Single-family Residential
South	Church, Daycare, Residential
East	Single-family Residential

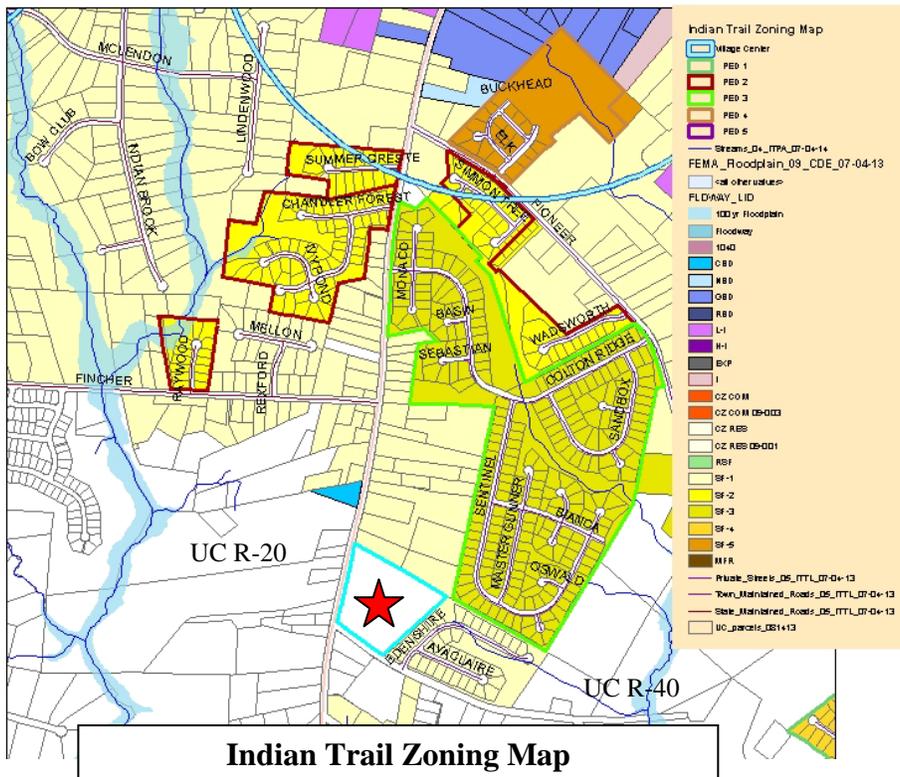
The homes in the area range in the year built from the early 1920's to 2013. Minor agriculture activities are still visible in the area. Many of the planned residential communities were built in early 2000's.

Area Zoning

I have provided two zoning maps- the first map represents existing Union County Zoning and the second map the Town of Indian Trail Zoning Classifications.



Union County Zoning Map



Indian Trail Zoning Map

The zoning classifications vary from R-40 within the unincorporated area of the County to Planned Developments within the Town of Indian Trail (PED – SF 2 – SF-5). The density of the Planned Residential Developments within the project area, vary from 2.2 dwelling units to the acre to 2.7 dwelling units to the acre.

Concept Plan

The Concept Plan provided below is a required element of the conditional rezoning application submittal. The Concept Plan reflects development of a 29 lot single-family neighborhood with corresponding passive open space, and proposed road improvements to mitigate traffic impacts.



The following will provide a brief overview of key elements of the Concept Plan (Attachment 2).

1. *Site Layout:* Site access is provided on Waxhaw-Indian Trail Road and on Blanchard Circle. The internal streets interconnect with one-another providing a loop to access points. A landscape buffer is proposed adjacent to the external roads providing screening and privacy for the adjacent residential lots.
2. *Lot Types and Dimensions:* This community is proposed to follow the conventional SF-5 lot and building standards as identified in the UDO except in the area of interior side-yard setback which will be discussed below.
 - a. All of the lots exceed the minimum 8,000 sq. ft. lot area (average lot size 9,488 sq.ft) with the minimum 66 foot lot width.
 - b. The applicant is requesting a small reduction (2-feet) within the interior side-yard setback. The SF-5 zoning classification requires a 10-foot side-yard setback. The applicant is proposing an 8-foot setback on interior side-yards only. All corner lots will have a 10-ft- street-side side-yard setback.
 - c. The corresponding proposed setback scheme, min. lot areas, and densities are noted in the Table below. A comparison of this information to the conventional SF-5 requirements and to other Indian Trail neighborhoods near the subject property is provided as well.

TABLE: PROPOSED DEVELOPMENT LOT TYPE COMPARISON

	Min. Lot Width	Min. Lot Area	Min. Front Setback	Min. Rear Setback	Min. Side Setback	Density
Proposed Development	66-ft	8,250 sq. ft Adv. 9,488 sq. ft.	25-ft	30-ft	8-ft on interior lot lines 10-ft on street side	2.5 units/acre
Conventional SF-5 Requirements	60-ft	8,000 sq. ft.	25-ft	30-ft	10-ft	5-units/acre
Satterfield PRD	Approx. 60-ft +	Approx. Range of 8,250 – 14,000 (9,474 sq. ft. Average size)	25-ft	25-ft 40-ft exterior lot	8-ft interior 18-ft street side	2.2 units/acre
Colton Ridge PND	65-ft.	Approx. Range of 8250 sq.ft to 20,331 sq. ft. (9,696 sq. ft. Average size)	20-ft	20-ft.	5-ft interior 12-ft street side	2.7 units/acre
Chandler Forest	60-ft	Approx. Range of 7,726, to 23,407sq. ft. (11,147 sq. ft. Average size)	25-ft	25-ft (40-ft Exterior)	8-ft interior 18-ft street side	2.2 units/acre

3. *Frontage Improvements:* Waxhaw-Indian Trail Road will be improved with curb, gutter, 6-ft. wide sidewalk, decorative pedestrian street lights, and street trees. Blanchard Circle frontage will be improved with curb, gutter, 5-ft wide sidewalk, decorative pedestrian street lights, and street trees. There is required right-of-way (ROW) dedication on both Waxhaw-Indian Trail Road and Blanchard Circle. NCDOT is requiring a left turn-lane with associated storage be built on Waxhaw-Indian Trail Road. The applicant has worked with NCDOT to identify the best location for the left turn lane into the subdivision which at the crest of the hill on Waxhaw-Indian Trail Road.
4. *Onsite Road Improvements:* Access to residential lots within the community will be provided by a 50-ft wide right-of-way (ROW) that will be designed with curb/gutter, sidewalks, street lights, and street trees. A secondary right-of-way is proposed to be 40-foot in width designed with curb, gutter, sidewalk, street lights and street trees. There will be no on-street parking on the 40-foot ROW. The 50-ft right-of-way will be design to accommodate on-street parking on one side ONLY. The Town will work with the developer and builder on appropriate parking related signage where required. The developer is also providing a few additional on-street parking spaces adjacent to the park area.
5. *Open Space/Tree Retention:* The required open space area per the UDO (based on the number of lots) is slightly less than one acre (.83 acre). The proposed community has been designed with approximately 2+ acres of open space that will include a meandering walking trail around an existing pond located within the wooded area at the northeast corner of the property. The applicant is preserving the wooded tree area (as much as feasible) within the open space area and is required to comply with the Tree Preservation Ordinance of the UDO.

6. *Architectural Design*: The applicant has proposed an architectural design guideline document to memorialize the vision of a high quality residential community in keeping with the vision of the Town (Attachment 3). The proposed standards exceed the Town's minimum architectural requirements of Chapter 13 of the UDO. The developer has committed to the following:
 - a. *Brick wrapped homes with a mix of materials such as stone and/or stucco on the front facades. Accent material such as fiber cement siding or cedar style shake may not exceed 30% of wall area where it is used. The use of vinyl as a siding material is prohibited.*
 - b. *Minimum Home Size of 2,100 square feet of conditioned area.*
 - c. *Non-Repetitive Architecture*
 - d. *Raised Stem wall slab or crawl space foundation a minimum exposed height of 18" above finished grade.*
 - e. *Architecturally Designed Garage Doors*
 - f. *All home sites will have a sodded front yard and seeded and straw placed in the rear-yard at the time of occupancy.*

Comments from Outside Agencies

- *North Carolina Department of Transportation (NCDOT)*: NCDOT identified the need for a left-turn lane with 50 feet of storage on Waxhaw-Indian Trail Road.
- *Union County Public Works (UCPW)*: The UCPW comment letter dated February 20, 2014 that water and sewer capacity presently exists in their treatment plants to meet the projected water and sewer demands of the Development.
- *Union County Public Schools (UCPS)*: UCPS stated in an email dated January 21, 2014 that the development will be in the current Sun Valley Cluster which is Indian Trail Elementary School, Sun Valley Middle and High School. All three schools are presently below capacity and are expected to remain so for the next several years. They also stated the fact that UC BOE is currently considering possible reassignments. Staff has reviewed the information posted to date and this area is not proposed to be reassigned to another district.
- *Union County Fire Marshall (UCFM) & Union County Inspections Office (UCIO)*: UCFM and UCIO did not have any comments on the rezoning.
- *Union County Sheriff Office (UCSO)*: UCSO voiced concern about potential parking problems. The conceptual drawings provide for parking on on-side of the 50 ROW (which will be identified and extra spaces have been included at the park/open space area.

Community Meetings

The applicant held two community meetings as required by UDO Section 330.020. The purpose of the meetings is to solicit comments and concerns from surrounding property owners. Notices for the community meetings consisted of advertising in the newspaper, sending first class mailed notices to the owners of surrounding properties within 500 feet (approx. 81-addresses), and posting one sign on the site. The first community meeting was held at the church located at 4224 Blanchard Circle (Previously-Hartis Grove Baptist Church) on February 19, 2014 from 3:00 p.m. to 5:00 p.m. The second community meeting was held on February 19, 2014 at the Indian Trail Civic Building from 6:30 p.m. to 8:30 p.m. The following will provide a brief summary of the Town required community meetings.

- *Daytime Meeting*: This meeting was attended by approximately 10-members of the public. Discussion at the meeting focused on the architectural design of the homes, infrastructure improvements (curb, gutter, sidewalk), traffic impacts, water and sewer availability and water pressure, school impacts, and potential impacts associated with stormwater runoff on the adjacent parcels in Satterfield. The project engineer, John Ross made arrangements to meet with the adjacent property owner within Satterfield to discuss his concerns regarding the stormwater drainage. The minutes can be found in Attachment 4 of this report.
- *Evening Meeting*: This meeting was attended by approximately 7-members of the public. Questions raised at this meeting were similar to questions raised at the day time meeting.

Additional questions were asked related to the overall esthetics of the neighborhood, the timing of development and the price point of the proposed homes. These minutes can also 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 Single Family Residential-5 District.

1. *Concept Plan and Architectural Guidelines:* The development shall be designed and constructed consistent with the concept site plan, conditions of approval, and architectural guidelines attached hereto. The concept plan and architectural guidelines shall be attached to the approval documents for CZ2013-010 and recorded at the Union County Records of Deeds office.
2. *Exterior Wall Siding Materials:* The exterior wall materials shall consist primarily of brick (brick wrapped dwellings). The use of brick, stone, and/or stucco is permissible as wall cladding materials. Accent material such as fiber cement siding or cedar style shake may not exceed 30% of wall area where it is used. The wall area shall be calculated excluding doors and windows. The use of vinyl as a wall siding material is prohibited.
3. *Dwelling Units:* Dwelling units shall be a minimum of 2100 square feet in area (conditioned area).
4. *Permitted Uses:* The permitted use of the subject property is for single-family residential detached homes and accessory uses as permitted by the UDO.
5. *Maximum Dwelling Units:* The maximum dwelling units for this 11.47 acre property shall be 29 units for a maximum density of 2.5 du/acre. All of the lots shall exceed the minimum 8,000 sq. ft. lot area (average lot size 9,488 sq.ft) and shall be a minimum of 66 feet in width.
6. *Building Setbacks:* Min. building setbacks for single-family homes shall consist of the following: 25-ft front, 8-ft interior side-yard/10-ft corner or street-side yard, and 30-ft rear. All homes and related improvements shall also be located outside all sight distance areas.
7. *Frontage Improvements:*
 - a. Waxhaw-Indian Trail Road will be improved with curb, gutter, 6-ft. wide sidewalk, decorative pedestrian street lights, and street trees. Blanchard Circle frontage will be improved with curb, gutter, 5-ft wide sidewalk, decorative pedestrian street lights, and street trees.
 - b. There is right-of-way (ROW) dedication required to NCDOT on both Waxhaw-Indian Trail Road (44' from C/L) and Blanchard Circle (30' from C/L).
 - c. A left turn-lane with associated storage (50') shall be built on Waxhaw-Indian Trail Road to the satisfaction of NCDOT and the Town of Indian Trail. Said turn lane shall be built prior to the first Certificate of Occupancy is issued for a dwelling unit or as required by the Town and NCDOT.
 - d. Construction equipment associated with this development shall have restricted access at Blanchard Circle and Waxhaw-Indian Trail Road. Any damage to the existing roadway as a result of said construction equipment shall be repaired prior to final occupancy of the last two dwellings of the subdivision. The roads shall remain clear of debris during construction.
8. *Onsite Road Improvements:* Access to residential lots within the community will be provided by a 50-ft wide right-of-way (ROW) that will be designed with curb/gutter, sidewalks, street lights, and street trees. A secondary right-of-way is proposed to be 40-foot in width designed with curb, gutter, sidewalk, street lights and street trees. There will be no on-street parking on the 40-foot ROW. The 50-ft right-of-way will be design to accommodate on-street parking on one side ONLY. The Town will work with the developer and builder on appropriate parking related signage where required. The developer is also providing a few additional on-street parking spaces adjacent to the park area.

9. *Perimeter Landscaping*: Perimeter landscaping is required along the site frontage on Waxhaw Indian Trail Road and Blanchard Circle. Said landscaping shall provide a healthy screen buffer to adjacent properties within the development. A 5-foot wide landscape easement is required on the rear property line of lots 19 to 22. The easement shall be planted with a mix of shrubs/trees prior to the certificate of occupancy for said lots.
10. *Open Space and Tree Retention*: The proposed community has been designed with approximately 2+ acres of open space that will include a meandering walking trail around an existing pond located within the wooded area at the northeast corner of the property. The applicant is preserving the wooded tree area (as much as feasible) within the open space area and is required to comply with the Tree Preservation Ordinance of the UDO. The open space area shall include pedestrian lights at access and benches. Tree retention areas shall be established as generally referenced on the Concept Plan. A survey of existing canopy and/or heritage trees shall be performed with the Site Plan submittal identifying additional trees for retention and/or mitigation needed for removed trees. All reasonable efforts shall be made to retain existing canopy and/or heritage trees, particularly those located on the perimeter of the development adjacent to residential properties.
11. *Stormwater Detention Pond*: 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 required stormwater analysis shall include a study of downstream conditions/infrastructure through the Satterfield Development.
12. *Review of Stormwater Plans*: Town Engineering staff and the rezoning applicant's representatives (if needed) will review the proposed grading and drainage plans with property owners of 07117802 and 07117771 unless such a review is declined by the adjacent property owners. The intent of the review is to keep the property owners apprised of the final grading and stormwater design and its relationship to adjacent, downstream properties.
13. *Overhead Utilities*: The overhead utilities located adjacent to the Blanchard Circle frontage shall be placed underground. Every effort shall be made to underground the overhead utilities located on the Waxhaw-Indian Trail Road frontage if possible.
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 Moore Farm Village. This village is identified as a Rural Mix Village within the adopted Comprehensive Plan. This village is planned to be focused primarily around low-density residential uses that reflect a rural setting. Medium density residential uses are permissible, however are less frequent and should be placed within Village or Neighborhood Centers whenever possible. The map below represents the Moore Farm Village as adopted in the 2013 Comprehensive Plan update.



Fig. 5.1.28 Moore Farm Village Future Land Use

Rural Mix Village Land Use- Per the Comp Plan- Low density residential should comprise 65% to 75% of a Rural Mix Village depending on the location and market factors. Medium density residential uses should not exceed 8-12% of the village's land, while retail uses should occupy not more than 1% of the Village. Public facilities and institutional uses such as parks, schools, and places of worship, should not exceed 3 -7% of the village. The table below identifies the dwelling units per acre for each corresponding land use category.

Base Residential Land Use Densities	
Land Use	Residential Density (du/acre)
Low Density Single Family Residential	less than 2
Med. Density Single Family Residential	2 - 4
High Density Single Family Residential	4 - 6
Village Center Multi-Family Residential	12 - 15

Furthermore, staff is of the opinion that the required findings can be made to support this request as follows:

Land Use and Housing

- *The proposed conditional zoning promotes a mix of different type of land use within the Moore Farm Village and based on its design and its location, will avoid the potential land use conflicts between neighboring properties; and*
- *The project will promote a diverse range of housing options by offering a high-quality single-family residential living within a medium density subdivision providing living opportunities for a wide range of residents; and*
- *Furthemore, the project, as conditioned, emphasizes a high quality design and dwelling standards supporting existing Indian Trail neighborhoods to create a strong and vibrant community.*

Transportation and Infrastructure

- *The proposed project includes transportation improvements as well as right-of-way dedication to NCDOT to meet future transportation needs; and*
- *The project includes conditions to analyze the stormwater conditions and infrastructure downstream to insure adequate storm water infrastructure is provided.*

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 - The proposed conditional district provides for quality medium density residential use at an appropriate location providing a transition at an intersection, and at a scale consistent with the Siting Criteria – SC-5 of the Comprehensive Plan. The project also supports the existing neighborhoods and community by providing a well designed, quality, subdivision at a Town gateway location.

Goal- Mobility and Transportation – The proposed conditional district includes the construction of curb, gutter, and sidewalk enhancing mobility in the area, construction of a roadway improvements (turn-lane and storage) and dedication of right-of-way on adjacent roadways to meet the future transportation needs of our community.

*Goal- Infrastructure-*The proposed conditional district will expand utilities in the area, underground overhead utilities where feasible, and will evaluate stormwater needs to avoid potential impacts with adjacent properties.

The request for this conditional zoning district is a reasonable request and is in the public interest because it helps create a mix of lot types and housing sizes within the Moore Farm Village, provides expanded housing opportunities for Indian Trail citizens and business owners, includes transportation and utility infrastructure investment, and is in general conformity of the Comprehensive Plan.

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 – Architectural Guidelines

Attachment 4 – Minutes from Community Meeting

Attachment 5 –Draft Ordinance

Staff Contact

Shelley DeHart

704 821-5401

Srd@planning.indiantrail.org

PB Attachment 1
Application

R-000495

**CONDITIONAL ZONING
APPLICATION**

Invoice 19170



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

12-13-13 P02:38 IN

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee \$800.00

Notification Fee \$2.50 per adjoining property owner

Date Received 12/13/12



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 2419 Waxhaw-Indian Trail Road

City Indian Trail State NC Zip 28079

Tax Parcel ID 07 117 011A Zoning Designation SF-5

Total Acres 11.47 Impervious Area 3.2 ac. (estimated)

Project Description Single-Family, detached residential subdivision

Contact Information – Applicant

Name Natures Calling, LLC

Address 231 Post Office Drive, Suite B8

City Indian Trail State NC Zip 28079

Phone (704) 882-1700 Fax (704) 882-2220

Email dmoser@themosergroupinc.com

Contact Information – Property Owner

Name Hartis Grove Baptist Church of Union County North Carolina

Address 2419 Waxhaw-Indian Trail Road

City Indian Trail State NC Zip 28079

Phone 704-821-8191 Fax 704-821-8191

CONDITIONAL ZONING APPLICATION



Email

admin@NCBCIT.com

Applicant's Certification

Signature

[Handwritten Signature]

Date

12-13-13

Printed Name/Title

DENNIS W. MASER / PARTNER

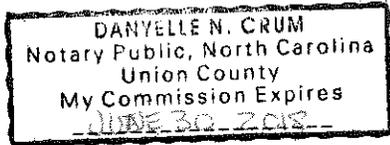
Signature of Notary Public

[Handwritten Signature]

Date

12-13-13

Notary Seal



Property Owner's Certification

Signature

[Handwritten Signature]

Date

12-13-13

Printed Name/Title

Eddie Morgan

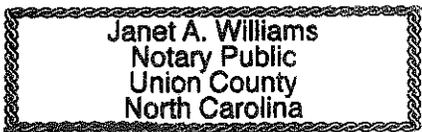
Signature of Notary Public

[Handwritten Signature] Janet A. Williams

Date

12-13-13

Notary Seal



TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: R-000495 / C72013-010

DATE RECEIVED: 12/13/13

AMOUNT OF FEE: \$800

RECEIVED BY: KPI

RECEIPT #:



December 12, 2013

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

Re: Letter of Intent
Tax Parcel 07117011A
Conditional Zoning Petition
Indian Trial, North Carolina

Dear Ms. DeHart:

On behalf of our client, Natures Calling, LLC, it is our intent and our formal request to annex and rezone the property as a Conditionally Zoned Residential Subdivision 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.

The proposed development is located within the northeast quadrant of the intersection of Waxhaw-Indian Trail Road and Blanchard Circle. The subject parcel totals 11.48 acres and is currently zoned as residential within Union County's zoning designation.

The proposed Single Family subdivision will be developed in accordance SF-5 zoning designation as defined by the Town of Indian Trail Unified Development Ordinance (UDO). The site development will include street trees, street lighting and a minimum of 25% open space with pedestrian access. Right of way along both public roadway frontages will be dedicated to NCDOT with curb, gutter and sidewalk constructed along the frontage.

The internal streets will be constructed in accordance with the Town of Indian Trail/NCDOT standards and dedicated to the Town/NCDOT for public use and maintenance. Consistent with the vision of the UDO, the project will be developed in a manner that is pedestrian friendly to the surrounding community.

We believe this request is consistent with the intent of the long term vision of the Town of Indian Trail and we thank you for your consideration of this application. Should you

Atlanta
PO Box 551
Alpharetta, GA 30004
Ph 678 339 0640
Fax 678 339 0534

www.eagleonline.net

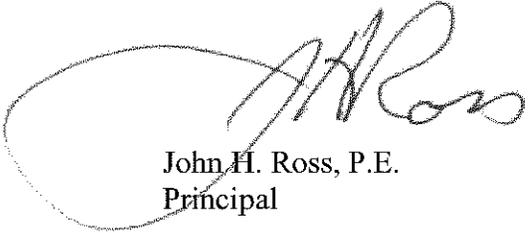
Charlotte
2013-A Van Buren Avenue
Indian Trail, NC 28079
Ph 704 882 4222
Fax 704 882 4232

Ms. Shelley DeHart
12/13/2013
Page 2

have any questions or require additional information, please feel free to call at your convenience.

Sincerely,

EAGLE ENGINEERING, INC.

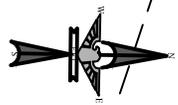
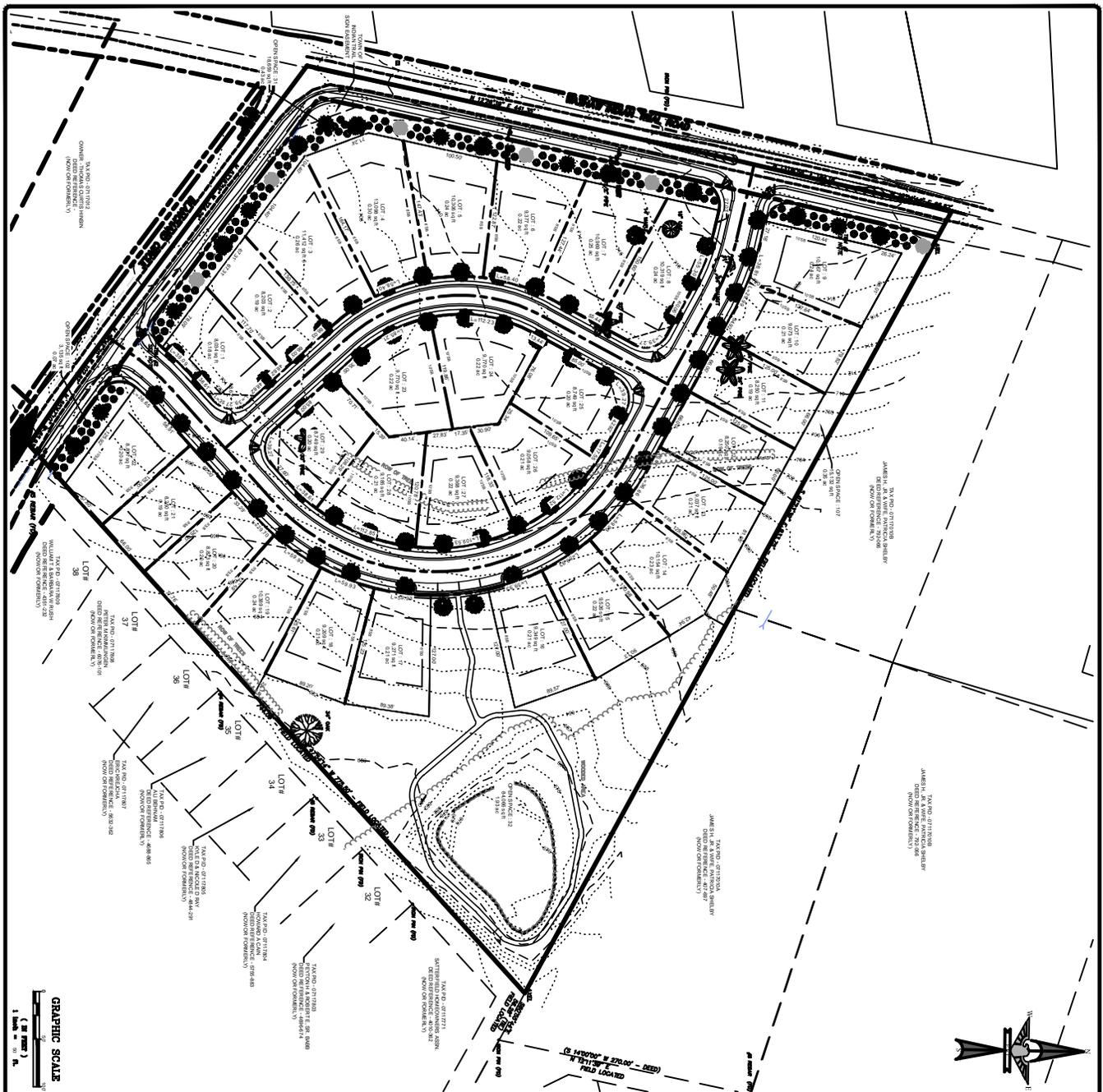
A handwritten signature in black ink, appearing to read "JH Ross", is written over a large, faint, circular watermark or background mark.

John H. Ross, P.E.
Principal

Attachments

12-13-13 P02:44 IN

PB Attachment 2
Concept Plan



GRAPHIC SCALE
1" = 50'
0 10 20 30 40 50

PROJECT ENGINEER:
JEREMIAH S. MURPHY, P.E.
STREET ADDRESS:
203A VAN BUREN AVENUE
PHONE:
704.882.4222
FAX:
866.775.0329

DEVELOPER:
NATURES CALLING, LLC
STREET ADDRESS:
321 PERSIMMON DRIVE
CITY, STATE, ZIP:
INDIAN TRAIL, NC 28079
PHONE:
1.704.882.7700
FAX:
1.704.882.7700
EMAIL:
DMOSER@THEMOSERGROUP.COM
DENNIS MOSER

OWNER:
HARTIS GROVE BAPTIST CHURCH OF
UNION COUNTY NORTH CAROLINA
STREET ADDRESS:
2419 WAXHAW-INDIAN TRAIL ROAD
CITY, STATE, ZIP:
INDIAN TRAIL, NC 28079
EMAIL:
Ebmorgan@bysynclearland.com

PROJECTED CONSTRUCTION SCHEDULE
BEGIN CONSTRUCTION: JUNE 1, 2014
END CONSTRUCTION: DECEMBER 1, 2014

PARCEL DATA
TAX ID #
071170114
OWNER
HARTIS GROVE BAPTIST CHURCH
OF UNION COUNTY NORTH
CAROLINA
DEED BOOK AND PAGE
DB 4789 PG 798
TOTAL ACRES
11.479 ACRES
ACRES IN RW
0.720 ACRES
NET ACREAGE
10.759 ACRES

ZONING INFORMATION
PROPOSED ZONING
SF-5
MIN. LOT AREA
8,000 SQ. FT.
MIN. LOT WIDTH
60 FT.
FRONT SETBACK
25 FT.
REAR SETBACK
30 FT.
SIDE SETBACK
8 OR 10 FT.
TOTAL LOTS
30
L.F. OF STREET
1,462 FT.
OPEN SPACE REQUIRED
0.83 ACRES (10% AC PER LOT)
OPEN SPACE
2.78 ACRES (1.93 AC/LOT)

ESTIMATED CONSUMPTIONS
WATER
29 SINGLE-FAMILY HOMES
11,600 GPD
2.7 ACRES OF IRRIGATION
5,500 GPD
SEWER
29 SINGLE-FAMILY HOMES
6,265 GPD
FIRE FLOW
1000 GPM AT 20 PSI



SKETCH

PRELIMINARY
CONSTRUCTION

SKETCH PLAN

DESIGNED BY ARP	DRAWN BY ARP	CHECKED BY JSM
DATE AS SHOWN	DATE 12/13/2013	FIGURE NO. 5050

BLANCHARD CIRCLE
2419 WAXHAW-INDIAN TRAIL RD.
NATURES CALLING, LLC
231 POST OFFICE DRIVE, SUITE B8
INDIAN TRAIL, NC 28079

NO.	DATE	BY	REVISION
01	12/13/2014	JSM	Revised streets and lot layout
02	02/11/2014	JSM	Revised lot widths and side setbacks
03	02/18/14	JSM	Revised per ICFPI Sketch Plan comments

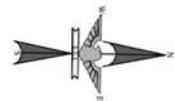
ENGINEERING

203-A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.engineerinc.net

P.O. BOX 551
Alpha, NC 30009
(678) 339-0640



GRAPHIC SCALE
1" = 50' 0"



EXHIBIT

PRELIMINARY PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	
AS SHOWN	12/15/2013	5000	

BLANCHARD CIRCLE
2419 WAXHAW-INDIAN TRAIL RD.
NATURES CALLING, LLC
231 POST OFFICE DRIVE, SUITE B8
INDIAN TRAIL, NC 28079

NO.	DATE	BY	REVISION
1	01/15/2014	PEL	Revised streets and lot layout

EAGLE ENGINEERING
 2013-A Van Buren Avenue P.O. BOX 551
 Indian Trail, NC 28079 Alpharetta, GA 30009
 (704) 842-4222 (878) 339-0646
 www.eagleeng.com

PB Attachment 3
Design Guidelines

COMMUNITY DESIGN GUIDELINES

*Town of Indian Trail
Revised March 2014*

Blanchard Circle



PHILOSOPHY FOR BLANCHARD CIRCLE

The development team for the Blanchard Circle community recognizes that this project will be identified as a "gateway" into the Town of Indian Trail from the neighboring communities. In this regard, it is our desire to create a neighborhood that enhances the local quality of life, creates a neighborhood that is welcoming to residents and visitors, and creates a feeling of community through consistent design themes and construction materials.

Site Planning

Diligence in planning and design will create attractive community open spaces with emphasis on protecting existing natural features and vegetation. The site will be designed in a manner that blends with existing topographic conditions while creating a well landscaped screening feature adjoining existing roadways. The site will be developed in a manner that is pedestrian-friendly with tree-lined streets and sidewalks interconnecting with public access to open spaces. Frontage along public streets will be improved to include curb and gutter and public sidewalks to enhance the site aesthetics and pedestrian connectivity. Consistent design for entrance monuments, mailboxes and street lights will create a unique design for residents who call Blanchard Circle home.

Attention to Detail

Details within the site and building design will create a sense of character and appeal. The Blanchard Circle development team will partner with a builder who shares in this development philosophy and will create a personalized home for every residence. Building architecture will be diverse, yet unified in theme and construction materials.

Blanchard Circle

HOME DESIGN GUIDELINES

All homes located within the Blanchard Circle Community shall comply with the following architectural design requirements in addition to requirements specified in Unified Development Ordinance (UDO) Chapter 1310: Integrity and Design Standards. Additional, private standards exceeding these requirements may be created by the developer and/or Homeowners Association.

SINGLE FAMILY HOME GUIDELINES

1. Minimum total conditioned square footage of each home must be 2100 s.f.
2. Architectural shingles shall be used on all houses; no three tab shingles will be accepted.
3. Copper and standing seam metal roofs shall be allowed.
4. All homes shall be built on a raised stem wall slab or a crawl space foundation. All raised foundation walls shall have a minimum exposed height on the front of 18" above finished grade.
5. All home articulation/detailing shall be arts and crafts details.
6. All homes shall be constructed primarily with brick material. The front facades may be a mix of brick, natural stone and stucco. The use of fiber cement siding (such as HardiPlank) or cedar style shake may be used as accent material not to exceed 30% of each façade not including doors and windows within the calculation. The use of vinyl as a siding material is prohibited.
7. Multiple openings such as doors, windows or architectural features shall be provided on all street facing building facades. Said windows shall have the appropriate window trim per style of architecture. Blank walls are prohibited.
8. All homes shall have an articulated front elevation; the wall of the front elevation shall not run unbroken for a distance greater than twenty-four (24') linear feet.
9. All homes shall be constructed with a front porch or entryway feature.



Blanchard Circle

HOME DESIGN GUIDELINES

10. All main structure roof lines shall have a minimum 6/12 pitch.
11. There shall be distinctly different house front façade designs within the Blanchard Circle Community. Any given house front façade must be distinctly different than those of the two lots on either side, and the house most directly across the street. Distinctly different shall be defined to mean that a house front façade differs from the other evaluated house facades in two of the following ways:
 - a. Use of different garage orientations (i.e. side loaded, front loaded, etc)
 - b. Use of different roof types (i.e. gable, hip, mansard, etc)
 - c. Use of different primary surface materials
 - d. Use of different design features such as size / types of columns, variations in window sizes/types, use of different façade colors, and use of different articulation



Blanchard Circle

HOME DESIGN GUIDELINES

BUILDING FORM AND ARTICULATION

1. Elevations include variation in wall planes and roof details and heights to reduce perceived scale of structure.
2. Columns on porches will vary in shape and material to enhance front elevations.
3. Architectural details such as overhang details, projecting porches and dormers will be used to contribute to the home's character; however, all details will be of a consistent themed design to create a true sense of community specific to Blanchard Circle.
4. Common Area amenity improvements such as fencing, signage, benches, and other amenities shall feature a consistent theme and utilize design features and materials found in the residential homes.

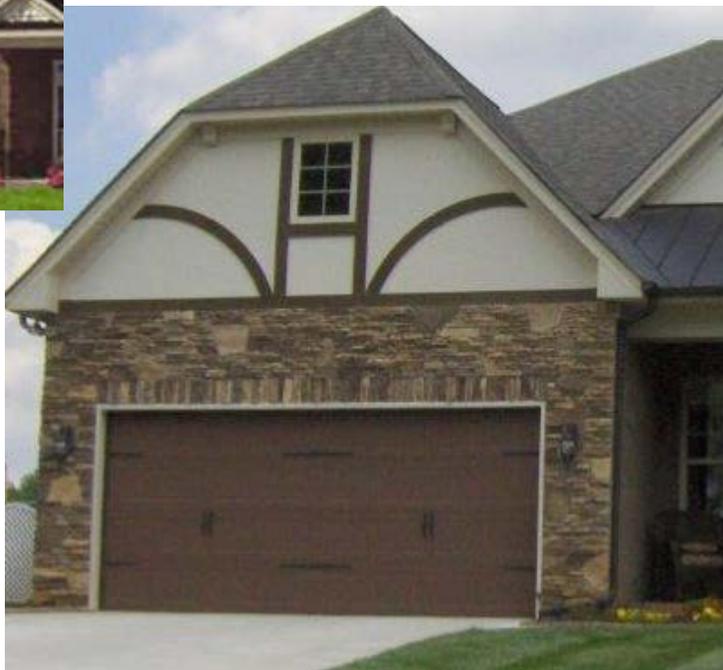


Blanchard Circle

GARAGE DESIGN GUIDELINES

GARAGE DESIGN VARIED

1. Well integrated garages will ensure they will not dominate front elevations.
2. Door styles will vary.
3. Architectural details such as the use of dormers and/or other elements will be used to enhance garage appearance.
4. Street facing walls on side loaded garages shall include windows with decorative shutters sized consistently with the associated home.
5. Architectural features and hardware shall be incorporated into the design of garage doors (i.e. carriage style and other similar styles) to create an attractive, architecturally finished appearance.



INFRASTRUCTURE

1. The subdivision shall include decorative acorn street lights within the neighborhood and on street frontage adjacent to Waxhaw - Indian Trail Road and Blanchard Circle.
2. The subdivision shall have a common uniformed theme for mailboxes, street signs, and amenity furniture such as park benches.
3. The construction of curb, gutter, and sidewalk is required along all street frontages exterior to the development.
 - a. Waxhaw-Indian Trail Road – a minimum of 44-feet from centerline shall be dedicated to NCDOT as public right-of-way. Curb, gutter and 6-ft wide sidewalk, pedestrian lights, and street trees shall be installed along said frontage.
 - b. Blanchard Road – a minimum of 30-ft from centerline shall be dedicated to NCDOT as public right-of-way. Curb, gutter, and 5-ft wide sidewalk, pedestrian light, and street trees shall be install along said frontage.
 - c. Improvements may include additional street pavement widening and/or overlay to the satisfaction of NCDOT and the Town of Indian Trail.
4. The construction of curb, gutter, 5-ft sidewalk (both sides), street trees and pedestrian lights is required on all proposed streets within the subdivision to the satisfaction of the Town Engineer.
 - a. A minimum of three (3) on-street parking spaces are required adjacent to the open space area. Landscape median bulbouts shall be located at both ends of parking area.
 - b. Traffic calming shall be incorporated throughout the neighborhood to the satisfaction of the Town Engineer.

- c. Signage shall be provided prohibiting on-street parking other than designated area as identified by the Town and Developer.

LANDSCAPING

1. The developer shall comply with the Towns Tree Preservation Ordinance of the UDO.
2. Lots 19 – 22 shall retain a 5-ft landscape easement adjacent to the rear property line of said lots. The easement areas shall be planted with a mix of evergreen shrubs creating a landscape screening effect prior to certificate of zoning compliance for each lot.
3. Landscaping shall be provided at the perimeter of the subdivision adjacent to the public rights-of way.
4. Each lot yard shall include sod within the front yard and seed and straw within the rear yard at the time of certificate of zoning compliance inspection.

PB Attachment 4
Community Meeting Minutes

Community Meeting Minutes



To: Shelley DeHart (Town of Indian Trail)
From: Eagle Engineering, Inc.
CC: File
Date & Time: February 19, 2104 from 3:00pm - 5:00pm
Location: Hartis Grove Baptist Church (4224 Blanchard Circle, Indian Trail, NC)
Re: Blanchard Circle Annexation and 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 Blanchard Circle Residential Community will create a single-family residential development in alignment with the vision of the Town, 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 is the anticipated price range for the proposed homes?
 - a. Prices are anticipated to be in the high \$200,000 to mid \$300,000 range.
3. Neighbors complimented the site rendering and the typical building elevations provided by the homebuilder.
4. Residents of Satterfield subdivision have observed low water pressure during early morning irrigation. Normal daytime water pressure what will be done with storm drainage runoff from the proposed development. Residents had previously contacted Union County Public Works (UCPW). UCPW indicated that water demand may have been high at the time in question, leading to reduced system pressure.
5. One homeowner in Satterfield (Gregg Vossekuil), downstream from proposed project has existing storm drainage issues and is concerned about additional runoff from the proposed development.
 - a. Town of Indian Trail Stormwater Ordinance requires that runoff from new development be collected, treated for stormwater quality and temporarily detained. Water quality requires removal 85% of total suspended solids (TSS) for a 1-inch rainfall, and detention requires the collected runoff be released from the site at a rate less than or equal to the predevelopment rate of runoff for storm events up to the 100yr storm. Development team and Town agreed to meet Greg Vossekuil to observe his storm drainage issues and discuss possible mitigation measures.
6. Residents of Satterfield discussed storm drainage issues caused by clogged drainage inlets within the Colton Ridge subdivision.

7. Is this a "done deal", are the plans approved?
 - a. No, this meeting is the first step in the process to Annex the property into Town of Indian Trail jurisdiction, and to apply for zoning consistent with the proposed development. If annexation and rezoning are approved, the property will be purchased by the developer. Subsequently full design and construction documents will be created, reviewed by the Town (as well as NCDENR & UCPW) and permitted for construction.
8. Will the existing pond dam on subject property be improved, or is there a chance that it will be left as is?
 - a. A geotechnical investigation will be performed to assess the condition of the dam. Depending on the results of the investigation a plan will be developed for how to safely convert the existing pond and dam into the proposed stormwater Best Management Practice (BMP).
9. How will drainage be conveyed from the site? It appears that the existing drainage patterns direct runoff toward Blanchard Circle and subsequently into the Satterfield subdivision through existing stormwater conveyances (ditches and pipes).
 - a. Town of Indian Trail Stormwater Ordinance requires that new developments collect and treat all stormwater runoff from developed portions of their site and be directed to stormwater BMP's. A stormwater collection system will be installed in streets and conveyed to BMP
10. Will sidewalks be included between Blanchard Circle and Colton Ridge along Waxhaw-Indian Trail Road?
 - a. Sidewalks will be installed by developer along entire frontage of project on both Waxhaw-Indian Trail Road and Blanchard Circle. Future sidewalk connections may be installed by the Town.
11. If the annexation and rezoning are not approved, is there an alternate plan for the site?
 - a. No, if the annexation and rezoning are denied, Eagle Engineering is not aware of an alternate plan for the site.
12. Do you anticipate any issue with this annexation?
 - a. No, project is well thought out and consistent with Town of Indian Trail development standards.
13. Traffic is already terrible, there is not enough infrastructure to accommodate existing needs. During morning commute it can take as much as 30 minutes to reach US Highway 74.
 - a. Development team has met with NCDOT and reviewed traffic counts along Waxhaw-Indian Trail Road. NCDOT will require turn lanes and tapers be installed to assist normal traffic flow while allowing turns into the subdivision. The developer is also dedicating Right Of Way to NCDOT for future improvements (the Town has identified Waxhaw-Indian Trail Road as a future 2-Lane Boulevard). Town is currently constructing phases of the Chestnut Connector which should help alleviate traffic on Waxhaw-Indian Trail Road.

14. How do new homes affect existing schools?
 - a. The Union County School System has been contacted. The proposed development will be served by Indian Trail Elementary School, and the Sun Valley cluster. These schools are currently under capacity and are expected to remain under capacity for the next few years.
15. What finish is proposed on the new homes?
 - a. Homes will be masonry, with accent materials (no vinyl).
16. Will yards be sodded?
 - a. Yes, homebuilder typically installs sod in front yards and seeds rear yards.
17. What is the anticipated square footage of proposed homes?
 - a. The homes will range in size from 1-story ranch homes of ~2,400sf up to 2-story homes of ~3,500sf.
18. Yard waste has been observed behind the berm of Colton Ridge adjacent to Satterfield. Since first four (4) lots of proposed development are planned to extend to common lot line with Satterfield common area, residents are concerned that this could continue to happen.
 - a. Covenants, Conditions and Restrictions (CC&R's) will be developed for the proposed development and dumping of waste will not be allowed. Residents are encouraged to contact the proper authorities if unlawful dumping is observed.
19. Will CC&R's specify a fence style or material?
 - a. Specifications for fencing materials and style have not been determined, but will be covered in the CC&R's.
20. Is there a well on the subject property?
 - a. Survey of property did not detect a well, however if a well is encountered it will be closed in accordance with local and state regulations.

Community Meeting Minutes



To: Shelley DeHart (Town of Indian Trail)
From: Eagle Engineering, Inc.
CC: File
Date & Time: February 19, 2104 from 6:30pm - 8:30pm
Location: Indian Trail Civic Building (100 Navajo Trail, Indian Trail, NC)
Re: Blanchard Circle Annexation and 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 Blanchard Circle Residential Community will create a single-family residential development in alignment with the vision of the Town, 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. Will sidewalks be included between Blanchard Circle and Colton Ridge along Waxhaw-Indian Trail Road?
 - a. Sidewalks will be installed by developer along entire frontage of project on both Waxhaw-Indian Trail Road and Blanchard Circle. Future sidewalk connections may be installed by the Town.
3. What is the reddish line around the pond shown on color site plan?
 - a. Line indicates a walking trail to be routed from neighborhood sidewalk through open space.
4. Will curb and gutter be installed?
 - a. Yes, the Town Unified Development Ordinance (UDO) requires curb and gutter be installed throughout the development. Curb and gutter will also be installed along the project frontage on Waxhaw-Indian Trail Road and Blanchard Circle.
5. What finish is proposed on the new homes?
 - a. Homes will be masonry, with accent materials (no vinyl).
6. Will that be written as a condition of the rezoning?
 - a. Yes, development guidelines are being developed as part of the rezoning and material specifications will be included.
7. Will turn lanes be required on both roads?
 - a. No, only on Waxhaw-Indian Trail Road, traffic volume on Blanchard Circle does not warrant turn lanes. Development team has met with NCDOT and reviewed traffic counts along Waxhaw-Indian Trail Road. NCDOT will require turn lanes and tapers be installed to assist normal traffic flow while allowing turns into the subdivision. The developer is also dedicating Right Of Way to NCDOT for future improvements (the Town has identified Waxhaw-Indian Trail Road as a future

2-Lane Boulevard). Town is currently constructing phases of the Chestnut Connector which should help alleviate traffic on Waxhaw-Indian Trail Road.

8. Will homes be built on crawl spaces or slab on grade?
 - a. Either type of construction is acceptable, however slab on grade construction will require a minimum 16" exposed brick apron to give appearance of crawl space.
9. What size and species of tree and plant materials are proposed in neighborhood?
 - a. Trees will be installed per Town UDO requirements including tree height and caliper at planting. Species will be selected from the Towns approved plant list.
10. What are plans for buffers, screening and berms?
 - a. Site will include buffers and be landscaped in accordance with Indian Trail UDO requirements. A berm is not a requirement, but may be desirable if excess soil is created during grading of site.
11. Will CC&R's specify a fence style or material?
 - a. Specifications for fencing materials and style have not been determined, but will be covered in the CC&R's.
12. When do you anticipate breaking ground?
 - a. If all approvals are granted, the expected construction start would be in Fall of 2014.
13. What kind of buffer and screening will be provided at the rear of the four lots on entrance from Blanchard Circle that share a common lot line with Satterfield?
 - a. The Town UDO does not require a buffer between similar uses, however the homebuilder plans to install rear yard landscaping, trees and/or shrubs to soften and screen rear yards.
14. Does Church still own property?
 - a. Yes. If annexation and rezoning are approved, developer will purchase land and initiate design of construction documents for permitting of site and infrastructure improvements.
15. Will the Town website be updated as the project moves forward in the annexation and rezoning process?
 - a. Yes, the Town updates the website throughout the process.
16. Original concept plan showed a cul de sac in the middle of the site, why was it removed?
 - a. The Town has made a concentrated effort to reduce dead end streets. The goal is to provide better traffic flow and more interconnectivity of roads.
17. What will be done to address stormwater runoff?
 - a. Town of Indian Trail Stormwater Ordinance requires that runoff from new development be collected, treated for stormwater quality and temporarily detained. Water quality requires removal 85% of total suspended solids (TSS) for a 1-inch rainfall, and detention requires the collected runoff be released from the site at a rate less than or equal to the predevelopment rate of runoff for storm events up to the 100yr storm.

18. Are the building elevations provided representative of what will be built in the proposed project?
 - a. Yes.
19. What is the anticipated price range for the proposed homes?
 - a. Prices are anticipated to be in the high \$200,000 to mid \$300,000 range.
20. What is the anticipated square footage of proposed homes?
 - a. The homes will range in size from 1-story ranch homes of ~2,400sf up to 2-story homes of ~3,500sf.
21. Will the site require that home floor plans be staggered throughout site (i.e: will there be a requirement that each floor plan must not be build adjacent to or directly across the street from the same floor plan)?
 - a. Yes, it will be a requirement and the variation is desirable for aesthetic value.
22. Where is Church in relation to project on the site plan?
 - a. Church is located just off the page, to the southeast, across Blanchard Circle.
23. Will there be side load or courtyard style garages?
 - a. It is unlikely due to the lot widths being proposed.
24. What is the subdivision going to be named?
 - a. The name has not yet been determined.

PB Attachment 5
Draft Ordinance

STATE OF NORTH CAROLINA)
)
TOWN OF INDIAN TRAIL)

ORDINANCE # **DRAFT**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF INDIAN TRAIL REZONING PARCEL 07-117-011A. LOCATED AT 2419 WAXHAW INDIAN TRAIL ROAD FROM UNINCORPORATED UNION COUNTY R-40 TO CZ-SF-5 (CONDITIONAL ZONING SINGLE FAMILY RESIDENTIAL-5 DISTRICT) IN THE TOWN OF INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA

WHEREAS, the property owners Hartis Grove Church of Union County North Carolina. and the designated applicant – Natures Calling, LLC, petitioned to rezone tax parcel 07-117-011A from Unincorporated Union County R-40 (Residential-40 District) to CZ-SF-5 (Conditional Zoning Single Family Residential-5 District) with the intent of developing a 29-lot residential subdivision; and

WHEREAS, this Conditional Zoning Amendment (CZ2013-010) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, two community meetings were held on February 19th 2014; and

WHEREAS, a public meeting was held by the Planning Board on March 18, 2014 to consider this conditional zoning request; and

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

Goal – Land Use and Housing - The proposed conditional district provides for quality medium density residential use at an appropriate location providing a transition at an intersection, and at a scale consistent with the Siting Criteria – SC-5 of the Comprehensive Plan. The project also supports the existing neighborhoods and community by providing a well designed, quality, subdivision at a Town gateway location.

Goal- Mobility and Transportation – The proposed conditional district includes the construction of curb, gutter, and sidewalk enhancing mobility in the area, construction of a roadway improvements (turn-lane and storage) and dedication of right-of-way on adjacent roadways to meet the future transportation needs of our community.

Goal- Infrastructure-The proposed conditional district will expand utilities in the area, underground overhead utilities where feasible, and will evaluate stormwater needs to avoid potential impacts with adjacent properties.

WHEREAS, request for this conditional zoning district is a reasonable request and is in the public interest because it helps create a mix of lot types and housing sizes within the Moore Farm Village, provides expanded housing opportunities for Indian Trail

citizens and business owners, includes transportation and utility infrastructure investment, and is in general conformity of the Comprehensive Plan.

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

WHEREAS, the Town Council held a public hearing on **April 22, 2014** 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 2013-010 Conditional Zoning Petition thereby granting the Zoning Map amendment to establish a Conditional Single Family Residential-5 Zoning District on parcel number 07-117-011A subject to the following conditions:

1. *Concept Plan and Architectural Guidelines:* The development shall be designed and constructed consistent with the concept site plan, conditions of approval, and architectural guidelines attached hereto. The concept plan and architectural guidelines shall be attached to the approval documents for CZ2013-010 and recorded at the Union County Records of Deeds office.
2. *Exterior Wall Siding Materials:* The exterior wall materials shall consist primarily of brick (brick wrapped dwellings). The use of brick, stone, and/or stucco is permissible as wall cladding materials. Accent material such as fiber cement siding or cedar style shake may not exceed 30% of wall area where it is used. The wall area shall be calculated excluding doors and windows. The use of vinyl as a wall siding material is prohibited.
3. *Dwelling Units:* Dwelling units shall be a minimum of 2100 square feet in area (conditioned area).
4. *Permitted Uses:* The permitted use of the subject property is for single-family residential detached homes and accessory uses as permitted by the UDO.
5. *Maximum Dwelling Units:* The maximum dwelling units for this 11.47 acre property shall be 29 units for a maximum density of 2.5 du/acre. All of the lots shall exceed the minimum 8,000 sq. ft. lot area (average lot size 9,488 sq.ft) and shall be a minimum of 66 feet in width (on average).
6. *Building Setbacks:* Min. building setbacks for single-family homes shall consist of the following: 25-ft front, 8-ft interior side-yard/10-ft corner or street-side yard, and 30-ft rear. All homes and related improvements shall also be located outside all sight distance areas.
7. *Frontage Improvements:*
 - a. Waxhaw-Indian Trail Road will be improved with curb, gutter, 6-ft. wide sidewalk, decorative pedestrian street lights, and street trees. Blanchard Circle frontage will be improved with curb, gutter, 5-ft wide sidewalk, decorative pedestrian street lights, and street trees.
 - b. There is right-of-way (ROW) dedication required to NCDOT on both Waxhaw-Indian Trail Road (44' from C/L) and Blanchard Circle (30' from C/L).
 - c. A left turn-lane with associated storage (50') shall be built on Waxhaw-Indian Trail Road to the satisfaction of NCDOT and the Town of Indian Trail. Said turn lane shall be built prior to the first Certificate of Occupancy is issued for a dwelling unit or as required by the Town and NCDOT.

- d. Construction equipment associated with this development shall have restricted access at Blanchard Circle and Waxhaw-Indian Trail Road. Any damage to the existing roadway as a result of said construction equipment shall be repaired prior to final occupancy of the last two dwellings of the subdivision. The roads shall remain clear of debris during construction.
8. *Onsite Road Improvements:* Access to residential lots within the community will be provided by a 50-ft wide right-of-way (ROW) that will be designed with curb/gutter, sidewalks, street lights, and street trees. A secondary right-of-way is proposed to be 40-foot in width designed with curb, gutter, sidewalk, street lights and street trees. There will be no on-street parking on the 40-foot ROW. The 50-ft right-of-way will be design to accommodate on-street parking on one side ONLY. The Town will work with the developer and builder on appropriate parking related signage where required. The developer is also providing a few additional on-street parking spaces adjacent to the park area.
9. *Perimeter Landscaping:* Perimeter landscaping is required along the site frontage on Waxhaw Indian Trail Road and Blanchard Circle. Said landscaping shall provide a healthy screen buffer to adjacent properties within the development. A 5-foot wide landscape easement is required on the rear property line of lots 19 to 22. The easement shall be planted with a mix of shrubs/trees prior to the certificate of occupancy for said lots.
10. *Open Space and Tree Retention:* The proposed community has been designed with approximately 2+ acres of open space that will include a meandering walking trail around an existing pond located within the wooded area at the northeast corner of the property. The applicant is preserving the wooded tree area (as much as feasible) within the open space area and is required to comply with the Tree Preservation Ordinance of the UDO. The open space area shall include pedestrian lights at access and benches. Tree retention areas shall be established as generally referenced on the Concept Plan. A survey of existing canopy and/or heritage trees shall be performed with the Site Plan submittal identifying additional trees for retention and/or mitigation needed for removed trees. All reasonable efforts shall be made to retain existing canopy and/or heritage trees, particularly those located on the perimeter of the development adjacent to residential properties.
11. *Stormwater Detention Pond:* 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 required stormwater analysis shall include a study of downstream conditions/infrastructure through the Satterfield Development.
12. *Review of Stormwater Plans:* Town Engineering staff and the rezoning applicant's representatives (if needed) will review the proposed grading and drainage plans with property owners of 07117802 and 07117771 unless such a review is declined by the adjacent property owners. The intent of the review is to keep the property owners apprised of the final grading and stormwater design and its relationship to adjacent, downstream properties.
13. *Overhead Utilities:* The overhead utilities located adjacent to the Blanchard Circle frontage shall be placed underground. Every effort shall be made to underground the overhead utilities located on the Waxhaw-Indian Trail Road frontage if possible.
14. The Town Council may act to revoke the conditional zoning district designation if the applicant fails to meet the terms of the district.

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

AND IT IS SO ORDAINED this 22nd day of April, 2014.

TOWN OF INDIAN TRAIL COUNCIL

Attest:

Peggy Piontek, Town Clerk

Michael Alvarez, Mayor

APPROVED AS TO FORM:

TOWN ATTORNEY