P.O. Box 2430
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.

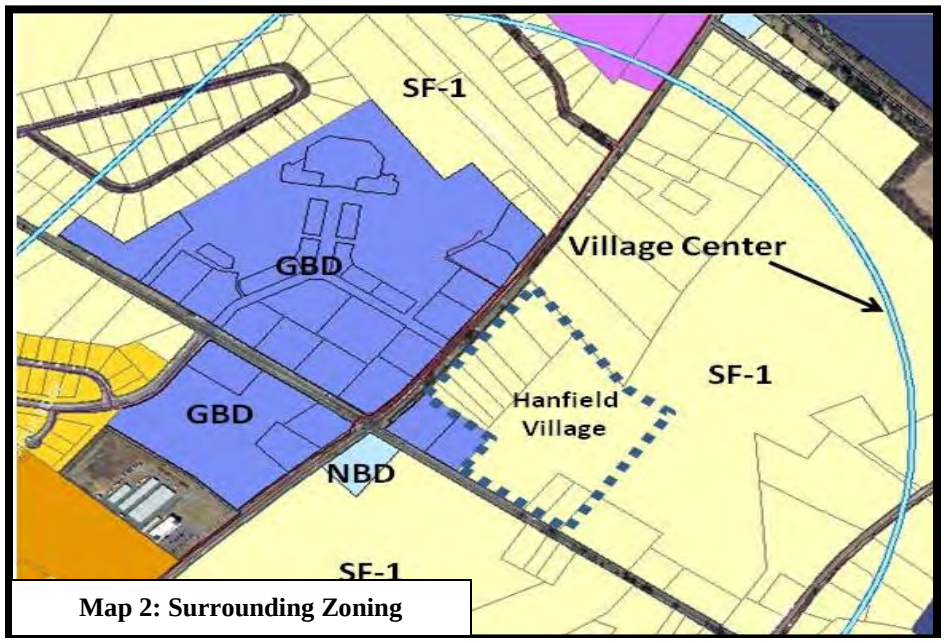
TABLE 1: ADJACENT LAND USE

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

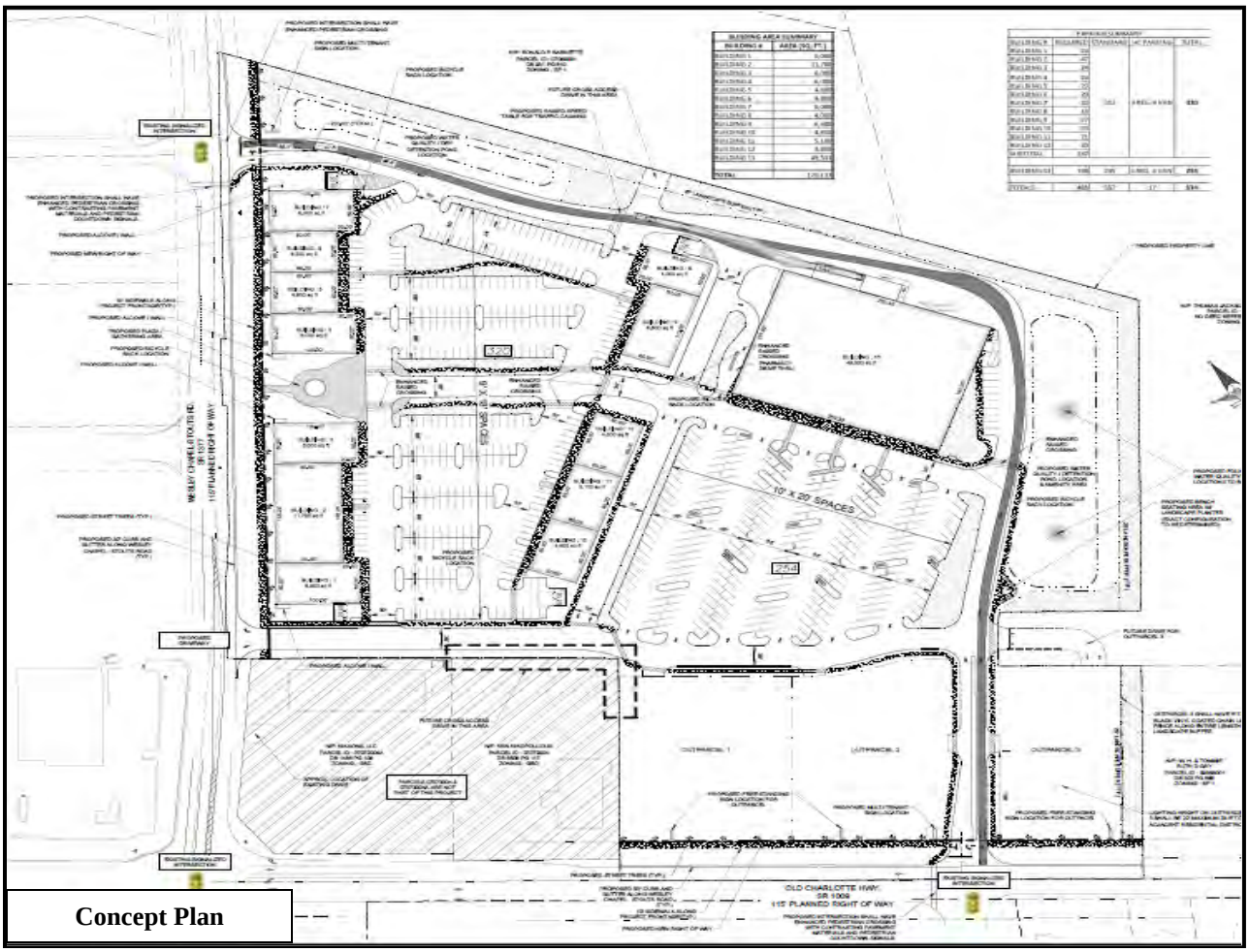
As reflected in Map 2 below, the 22-acre subject property is currently zoned SF-1, which reflects the historic agricultural and rural residential nature of some of the older parcels in this area. SF-1 is the predominate zoning classification surrounding the subject property with the exception of the 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

Concept Plan and Architectural Plans

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 (see Attachment 2 for plan).



Concept Plan

Architectural Plans

The architectural plans below provide a conceptual snapshot of the building design of the center (see Attachment 2 for plans).

Anchor/Grocery Building:

Small Shop Buildings:

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 devises 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 *Does not reflect improvements at this time*
Wesley Chapel-Stouts and Sun Valley Commons Driveway	AM: A PM: C	Construct left turn lane on Sun Valley Commons Dr. if ROW can be obtained. Construct left turn lane on Wesley Chapel-Stouts Rd. into site Driveway 1. Construct pedestrian crossing with signals.	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 left turn lane. Construct site driveway with separate left turn lane, and construct pedestrian crossing with signals.	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).	*Does not reflect improvements at this time*
Wesley Chapel-Stouts Road and Site Drive 2	N/A	Construct right turn lane on Wesley Chapel-Stouts Road into site. Add concrete median 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. <u>Old Charlotte Highway/Wesley Chapel-Stouts Intersection</u>: TBD prior to TC review.
    b. <u>Wesley Chapel-Stouts, Sun Valley Commons Driveway, and Site Drive 1</u>: 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. <u>Old Charlotte Highway and Sun Valley H.S. Driveway</u>: 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.

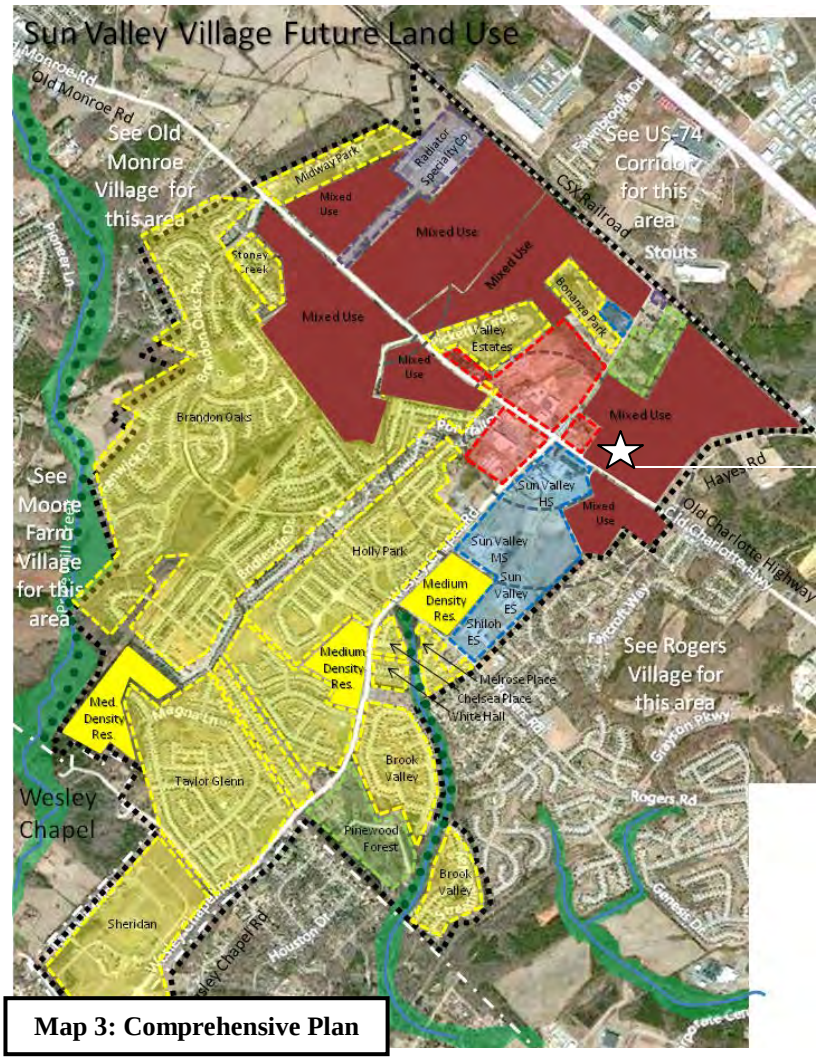
d. US-74 and Wesley Chapel-Stouts Road: TBD prior to TC review.
e. Wesley Chapel-Stouts Road and Site Drive 2: Construct right turn lane on Wesley Chapel-Stouts Road with required storage. Install center island concrete median (approx. 100-ft) on Wesley Chapel-Stouts Road.
f. Pedestrian Street Crossings: 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.



Subject Property Location

Map 3: Comprehensive Plan

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

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

www.eagleonline.net

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

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

INDIAN TRAIL
north carolina

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

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee $800.00

Notification Fee $2.50 per adjoining property owner

Date Received 6-30-2014

CONDITIONAL ZONING APPLICATION

Town of INDIAN TRAIL north carolina

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: _____

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

Town of INDIAN TRAIL north carolina

Email _____

Applicant's Certification

Signature _____ Date 6/27/14

Printed Name/Title Douglas Benoit

Signature of Notary Public _____ Date 6/27/14

My Comm. Exp. 12/15/17

Notary Seal

Property Owner's Certification

Signature Thomas J. Haney, Jr. Date 6/26/14

Printed Name/Title Thomas J. Haney Jr.

Signature of Notary Public Winona Ann Pilkington Date 6/26/14

My commission expires: 7-22-18.

Notary Seal WINONA ANN PILKINGTON NOTARY PUBLIC UNION COUNTY, N. C.

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: CZ 2014-003

DATE RECEIVED: 6-30-2014 AMOUNT OF FEE: $800.00

RECEIVED BY: KS - assigned RECEIPT #: _____

CONDITIONAL ZONING APPLICATION

Town of INDIAN TRAIL north carolina

Email _____

Applicant's Certification

Signature _____ Date 6/26/14

Printed Name/Title Douglas Benoit Project Manager

Signature of Notary Public _____ Date 6/26/14

My Commission Expires 12/15/17

Notary Seal

Property Owner's Certification

Signature _____ Date 6-25-14

Printed Name/Title Donald Wayne Goodman

Signature of Notary Public _____ Date 6/25/2014

Notary Seal

RICHARD RYALS HUTAFF
MY COMM. EXP.
NOTARY PUBLIC
07-11-16
UNION COUNTY, NC

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

DATE RECEIVED: _____ AMOUNT OF FEE: _____

RECEIVED BY: _____ RECEIPT #: _____

CONDITIONAL ZONING APPLICATION

Town of INDIAN TRAIL north carolina

Email _____

Applicant's Certification

Signature _____ Date 6/26/14

Printed Name/Title Douglas Benoit Project Manager

Signature of Notary Public _____ Date 6/26/14

My Commission Expires 12/15/17

Notary Seal

Property Owner's Certification

Signature BLACK DIAMOND HOMES, LLC by _____ Date 6/25/14

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

Signature of Notary Public _____ 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 _____ Date 6/26/14

Printed Name/Title Douglas Benoit Project Manager

Signature of Notary Public _____ Date 6/26/14

My Comm. Expires 12/15/17

Notary Seal

Property Owner's Certification

Signature _____ Date 6.25.14

Printed Name/Title Dennis W. Moser / member manager

Signature of Notary Public _____ Date 6.25.14

Notary Seal

RAENAE H. LITTLE
NOTARY PUBLIC
Stanly County, North Carolina
My Commission Expires 4/16/2017

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

DATE RECEIVED: _____ AMOUNT OF FEE: _____

RECEIVED BY: _____ RECEIPT #: _____

CONDITIONAL ZONING APPLICATION

Town of INDIAN TRAIL north carolina

Email _____

Applicant's Certification

Signature _____ Date 6/26/14

Printed Name/Title Douglas Benoit Project Manager

Signature of Notary Public _____ Date 6/26/14

(My Commission Exp 12/15/17

Notary Seal

Property Owner's Certification

B-F UNION PROPERTIES, LLP

Signature By _____ Date 6-25-14

Printed Name/Title David M. Furr, General Partner

Signature of Notary Public _____ Date 6-25-14

Notary Seal

SANDRA K. LINDLEY NOTARY PUBLIC MY COMMISSION EXPIRES 12-19-15 GASTON COUNTY, NC

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 _____ Date 6/27/14

Printed Name/Title Douglas R Benoit

Signature of Notary Public _____ Date 6/27/14

My Comm Exp. 12/15/17

Notary Seal

Property Owner's Certification

Signature Kay Francis H Albert Date 6-26-14

Printed Name/Title Kay Francis H Albert

Signature of Notary Public Angela K. Steinkraus Date 6.26.14

Notary Seal

OFFICIAL SEAL
ANGELA K STEINKRAUS
Notary Public - State of Illinois
My Commission Expires Jul 24, 2016

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

DATE RECEIVED: _____ AMOUNT OF FEE: _____

RECEIVED BY: _____ RECEIPT #: _____

CONDITIONAL ZONING APPLICATION

Town of INDIAN TRAIL north carolina

Email _____

Applicant's Certification

Signature _____ Date 6/26/14

Printed Name/Title Douglas Benoit Project Manager

Signature of Notary Public _____ Date 6/26/14

My Commission Exp 12/15/17

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 Linda Naddeo Date 6-25-2014

Notary Seal LINDA NADDEO Notary Public Union County State of North Carolina My Commission Expires Jan 24, 2016

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: _____

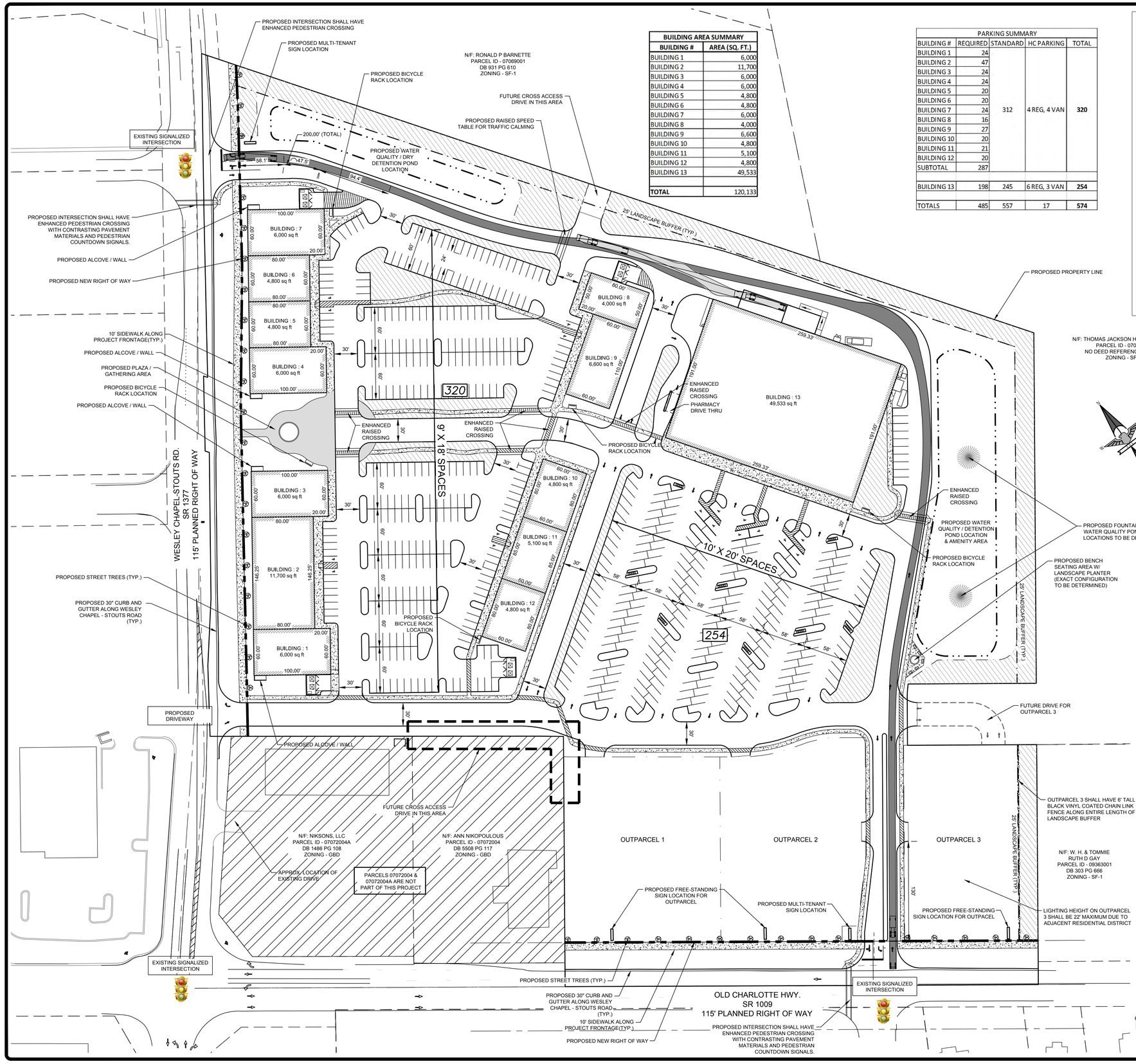
DATE RECEIVED: _____ AMOUNT OF FEE: _____

RECEIVED BY: _____ RECEIPT #: _____

The Shoppes at Hanfield Village - Property Owner List

Tax PIN	Owner	Address	City	State	Zip	Telephone	Email Address	Deed 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	jbostic@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

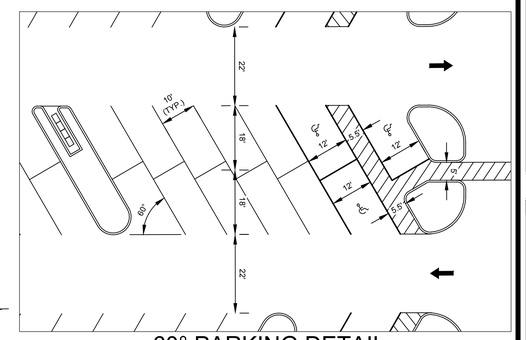
PARKING SUMMARY				
BUILDING #	REQUIRED	STANDARD	HC PARKING	TOTAL
BUILDING 1	24	312	4 REG, 4 VAN	**320**
BUILDING 2	47			
BUILDING 3	24			
BUILDING 4	24			
BUILDING 5	20			
BUILDING 6	20			
BUILDING 7	24			
BUILDING 8	16			
BUILDING 9	27			
BUILDING 10	20			
BUILDING 11	21			
BUILDING 12	20			
SUBTOTAL	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	
	REQUIRED	PROVIDED
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

* - IF ABUTTING RESIDENTIAL

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
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
07072010	SUGGS THOMAS ADAM & WF REBECCA L	DB 1974 PG 299
07072011	HANEY THOMAS JACKSON JR ET AL	
07072011A	GOODWIN DONALD WAYNE & KAY V	DB 0283 PG 675
07072017	BLACK DIAMOND HOMES LLC	DB 5460 PG 021
07072018	BLACK DIAMOND HOMES LLC	DB 5999 PG 589



60° PARKING DETAIL
SCALE: 1" = 20'

NOTES:
1. THE FOLLOWING USES WILL BE EXCLUDED FROM THIS PROJECT: MOTOR VEHICLE REPAIR SHOP, BUILDING MATERIALS SALES, FUNERAL AND INTERNMENT SERVICES, EXTERMINATION SERVICES, TRADE SCHOOLS, RECORDING STUDIOS
2. 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.
3. LANDSCAPE PLANTERS WILL BE PERMITTED IN LIEU OF FOUNDATION PLANTINGS ALONG BUILDING FRONTAGES.

- PROPOSED TREE SAVE AREA (SUBJECT TO CHANGE WITH FULL CONSTRUCTION PLANS)

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

*AREAS EXCLUDE PROPOSED R/W

EAGLE ENGINEERING
P.O. BOX 551
Alpharetta, GA 30009
(678) 339-0640
www.eagleonline.net
2013 Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4272

NO.	DATE	BY	ISSUE
1.	07/30/14	JLR	REVISIONS PER T.O.I.T. COMMENTS
2.	08/05/14	JLR	REVISIONS PER CLIENT COMMENTS
3.	10/11/14	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
Scale	AS SHOWN	DATE	06-27-14
		JOB NUMBER	5086

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet
RZ–1

X:\Land Projects\5086 Public Site - Indian Trail\dwg\5086 Lifestyle Plan A.DWG, 10/10/2014 11:44:13 AM

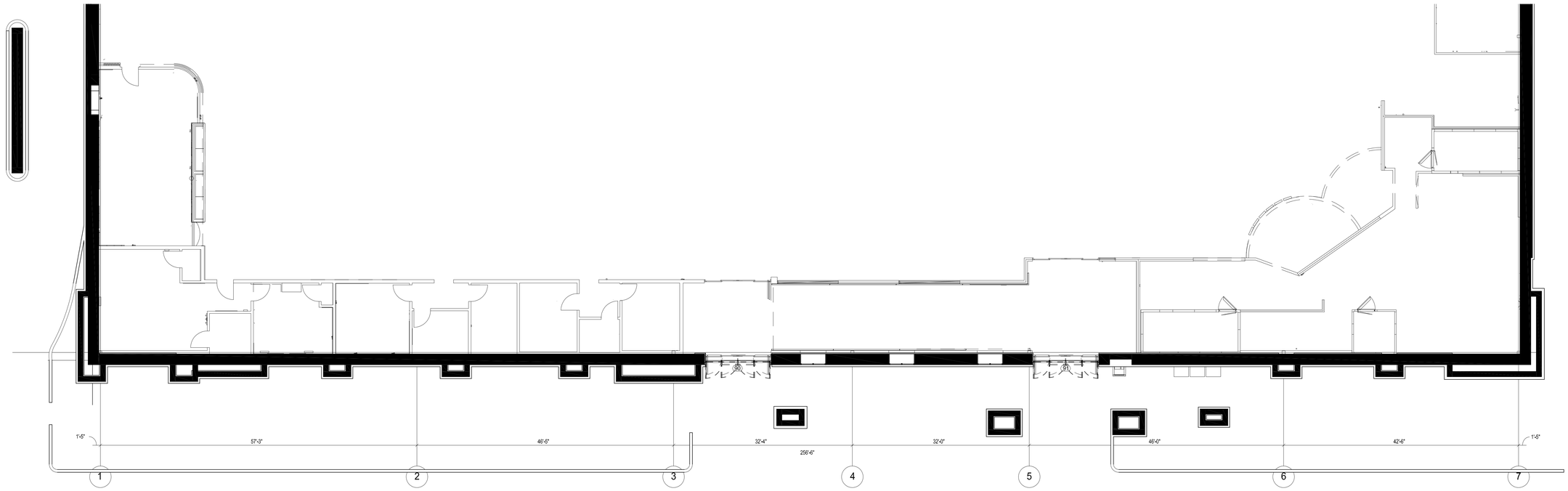
Cemex 316
"Blue Stone"
Split/Ground
Stone

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



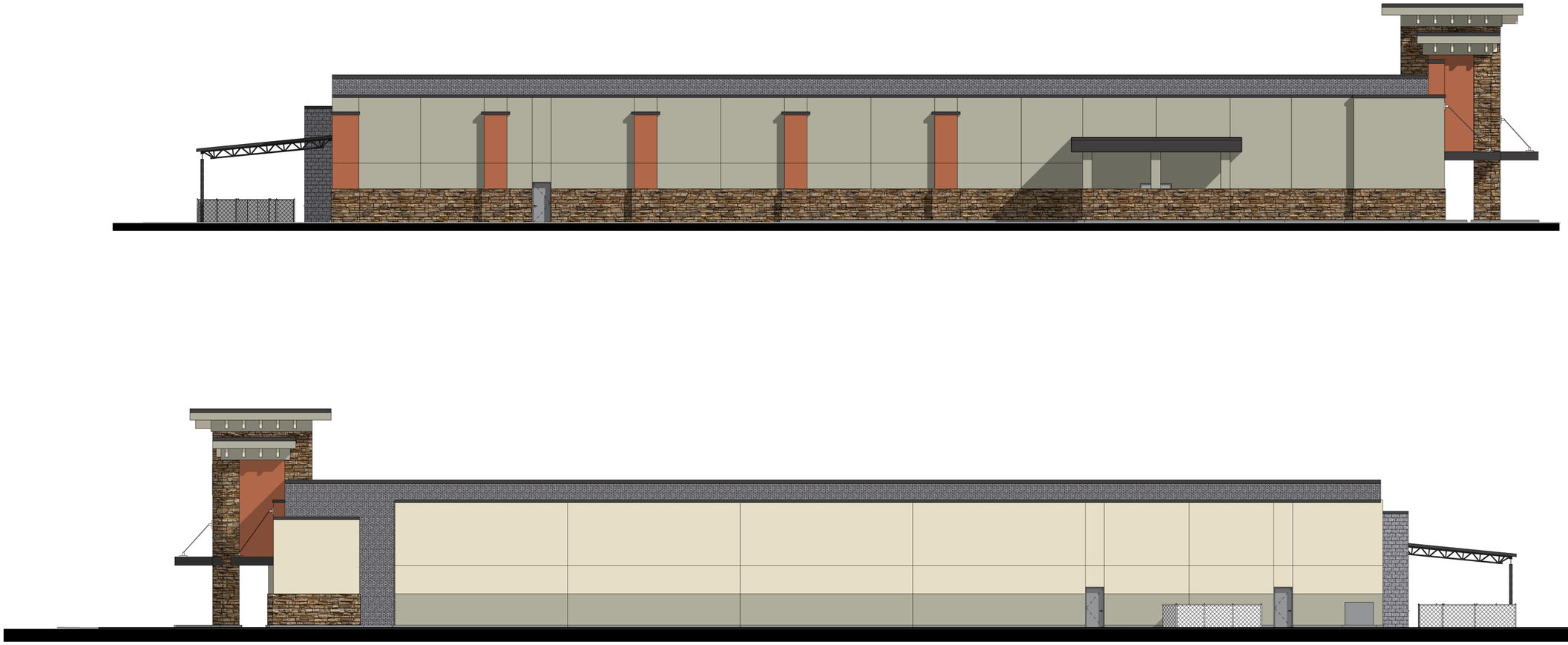
Cemex 316
"Blue Stone"
Split/Ground
Stone

Manor White
Ashlar Stack
Stone

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

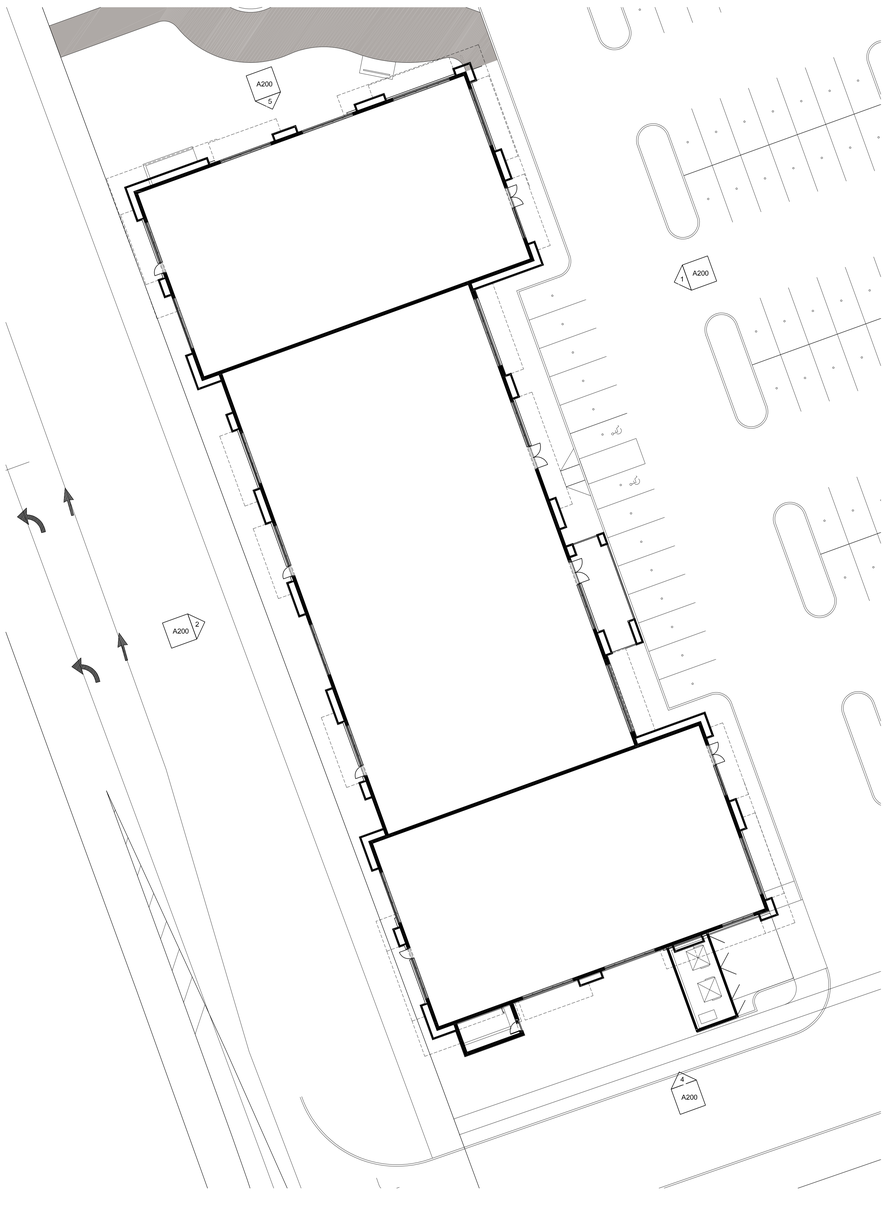
DFS/EIFS w/ IP-16
"Red Cent"
Paint Finish

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



1 A200 Shop Storefront Elevation
1/16 1 0

2 A200 Wesley Chapel Elevation
1/16 1 0



3 A200 Site Plan (True North)
1/16 1 0

Cemex 316 "Blue Stone" Split/Ground Stone

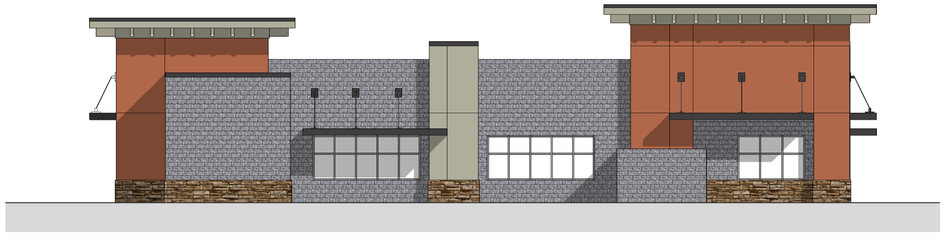
Manor White Ashlar Stack Stone

DFS/EIFS "Chatroom" Paint Finish

DFS/EIFS "Red Cent" Paint Finish

DFS/EIFS "Antique White" Paint Finish

5 A200 Building 2 - Schematic Walking Entrance Elevation
1/8 1 0



4 A200 Building 2 - Schematic South Elevation
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:

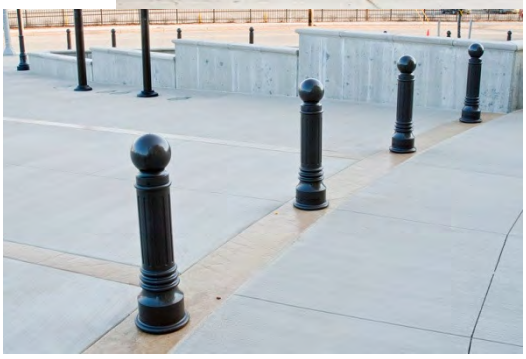
Lighting fixtures shall be decorative and consistent throughout entire shopping center.

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

NORTH CAROLINA PROFESSIONAL SEAL 036792 ENGINEER J. ANDREW EAGLE
8-22-14

August 22, 2014

RKA Project #14176

RAMEY KEMP & ASSOCIATES

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 approximatley 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 Hwy Norwood, MA	Bill@ARISTADEVLLC.com	781-769-5900
4	Doug Benoit	520 Providence Hwy Norwood, MA	doug@ARISTADEVLLC.com	781-769-5900
5	Jeremy Fisher	5845 Westpark Dr. Charlotte, NC	jfisher@littleonline.com	704.581.3423
6	Andrew Eagle	8307 University Executive Park Dr Suite 260 Charlotte, NC	AEagle@rameykemp.com	704-549-4260
7	George Nikopoulos	6442 Morven Ln Charlotte N.C. 28270		704-778-2441
8	Cathi Higgins	3004 Clover Hill Rd. Indian Trail NC 28079	cathi_higgins@hotmail.com	704-635-8121
9	Rax Burhans	Town of Indian Trail	rburhans@planning.indiantrail.org	704-821-5401
10	Katherine Southard		katherine@inaninvestments.com	704-661-3165
11	Van Southard	231 Post Office Dr. B-8 Indian Trail	vsouthard@themorgroupinc.com	704 882 1700
12	Ryan Pitkin	Charlotte	ryan@carolinaweeklynewspapers.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 WAGERS REACH LN. IT 28079	SEVJA@YAHOO	704-821-6577
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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 pedestrians crosswalk tables. Details with 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 potion 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 approximatley 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	2015 A Van Buren Indian Trail	jross@eagleonline.net	704 882 4222
2	Bill Prentice	520 Providence Hwy, Norwood, MA	Bill@aristadevllc.com	781-769-5900
3	Doug Benoit	520 Providence Hwy, Norwood, MA	Doug@aristadevllc.com	781-769-5900
4	Jeremy Fisher	5331 Westpark Dr Charlotte NC	jfisher@littleonline.com	704.561.3423
5	Mark Elliott	2017 A Van Buren 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 Monroe, NC	stainlessb@AOL.com	704-345-8646
8	Amanda Faulkenberry	519 Pickett Circle IT, NC		704-289-1055
9	Tom & Bev Huney	3716 Hayes Rd		
10	Don Goodwin	3010 Wesley Chapel Stouts Rd		
11	Michael Faulkenberry	519 Picketts Cir. Indian Trail	on file	704-289-1055
12	Ann Pilkinston	1624 Matthews Mint Hill Rd #134	ANN@PilkingtonLawNC.com	704-846-0683
13				
14				

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 cam 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 asses 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

cell 704 778·2441

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 ZOING 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 Placeholder the motion to

transmit a recommendation to Placeholder as conditioned to the Town Council; and

WHEREAS, the Town Council held a public hearing on November 11, 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 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 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.

Section 2 – This ordinance shall be effective on November 12, 2014 at 12:01 a.m.

AND IT IS SO ORDAINED this 11th day of November, 2014

TOWN OF INDIAN TRAIL COUNCIL

Attest:

Michael Alvarez, Mayor

Peggy Piontek, Town Clerk

APPROVED AS TO FORM:

TOWN ATTORNEY