



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

PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Conditional Zoning Staff Report

Case: CZ 2014-005			
Reference Name	Plyler Road Townhomes		
Request	Proposed Zoning	Conditional Zoning-Multi-Family Residential District (MFR-CZ)	
	Proposed Uses	35 Townhome Units	
Existing Site Characteristics	Existing Zoning	Light Industrial – LI-Conditioned	
	Existing Use	Undeveloped/Wooded	
	Site Acreage	6.5 acres (approximately)	
Applicant	Green River Fund, LLC		
Submittal Date	October 23, 2014		
Location	Plyler Road (across from Ridgefield Neigh & Adjacent to Cranston Crossings)		
Tax Map Number	07-084-332		
Plan Consistency	Comprehensive Plan	Designation	US 74 Corridor West
		Consistent with Request	Yes
Recommendations & Comments	Planning Staff	Recommend Conditional Approval	

Project Summary

This is a request to rezone a 6.5-acre property from Light Industrial-Conditioned (LI) to a Conditional Multi-Family Residential Zoning District. The intent is to develop a 35-unit, alley-loaded townhome community organized into seven building clusters. The proposed community is organized around a central green space/water quality bioretention area with pockets of open space located throughout the development. Access to the community will be provided by a single, private road providing one-way circulation through the community. A right turn lane along with public sidewalk, curb/gutter, and street trees will also be provided on Plyler Road.

Recommendation

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

Analysis

Location Characteristics, History, and Surrounding Zoning

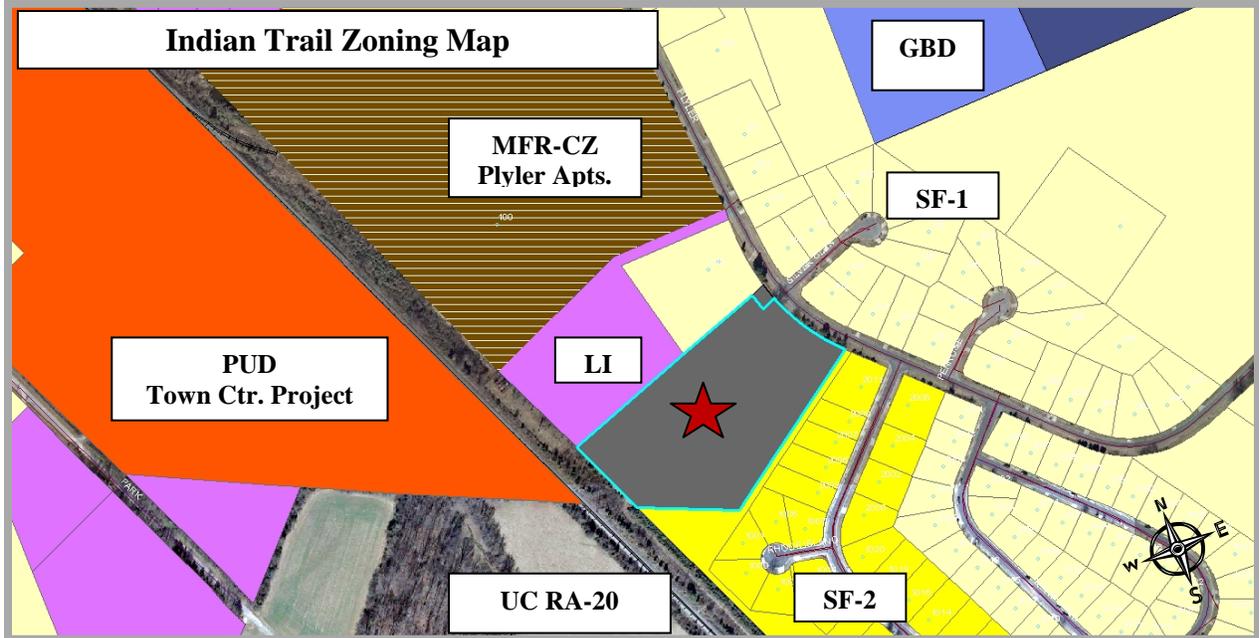
Location Overview:

The subject property is located along Plyler Road along one of the main gateways into Downtown Indian Trail. The area is generally characterized as a mix of rural residential/agricultural properties, residential subdivisions, and light industrial development.

As reflected in the map below, the subject property is located on Plyler Road approximately 1,150-ft from the intersection of Unionville-IT Road and 2,400-ft from the intersection of US-74. The subject property is directly across the street from the Ridgefield Phase II neighborhood and is abutting the Cranston Crossings neighborhood and the Coatings Technologies Inc. (CTI) facility. The CSX railroad ROW also abuts the subject property in the rear. A Piedmont Natural Gas transmission facility is also located at the front corner of the subject property on Plyler Road with transmission easements located along the western and northern boundaries of the subject property. The Plyler Townhomes subject property is also located approximately 425-ft from the future Plyler Road Apartments site, which is located on the former Genwove manufacturing site and will home to 348 multifamily apartments. There are also low density residential properties and rural residential/agricultural properties extended along the frontage of Plyler Road.



Area Zoning

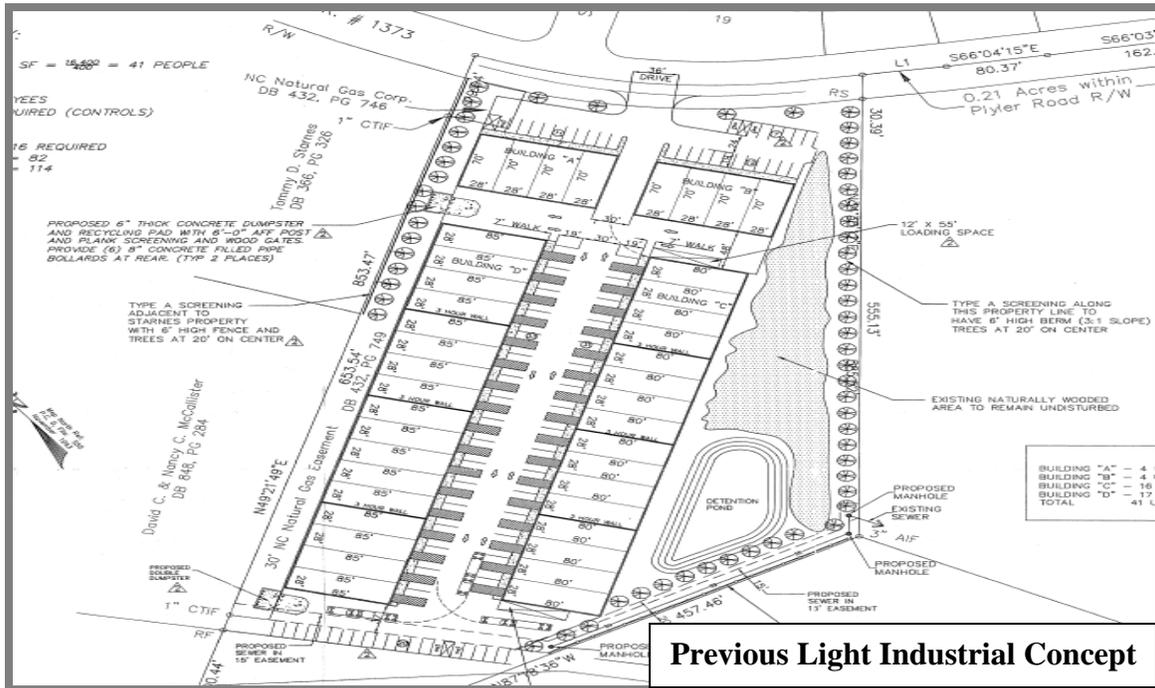


Zoning in the area varies from single-family residential, commercial, to light industrial, as identified in the map above and table below.

Direction	Zone Classification	Use
North	Single Family Residential -1 (SF-1), General Business District- (GBD)	Residential and Commercial- Office Warehouse
West	Light Industrial (LI) and SF-1	Manufacturing and Residential
South	Conditional District- Town Center –PUD, Union County RA-20	Vacant/ Light Agriculture/ Residential
East	Single Family Residential-2 (SF-2)	Residential

History

The subject property is currently a vacant, wooded tract that appears to have been cleared sometime between the late 1990s to early 2000s. In December of 2003, the property was conditionally rezoned from Office to Light Industrial-Conditioned. The rezoning was to support development of a 92,000 sq. ft. light industrial park (see concept plan below). The Comprehensive Plan in place at that time envisioned industrial as the future use of the property. Since 2003, the property owner did not take any substantive actions to implement the approved plan (i.e. obtain site plan approval, construction activities, etc.) and therefore the conditional rezoning approval expired. As part of the Town Council public hearing, the Council will officially revoke the existing LI-Conditioned zoning and establish a new district based on this MFR townhome proposal or another suitable zoning classification.



Previous Light Industrial Concept

Proposed Project/ Concept Plan

The Plyler Road Townhome proposal contemplates the development of 35 single-family townhomes on a 6.5-acre site (approx). The gross density for the project is approximately 5.4-units per acre. The applicant has indicated a desire to target the units to senior buyers aged 55 and older by incorporating elements into the project that might be enticing to senior buyers. These elements include having the master bedroom on the first floor and including passive open space areas for adults to enjoy versus providing facilities for children (i.e. playground equipment, etc.). The developer envisions the project being a maintenance free community where the homeowners association will manage yard/landscaping maintenance and other activities. The townhome units will be served by an alley system to help create an attractive streetscape free of the visual clutter created by garage doors and driveways. The townhome community is intended to help provide a development intensity transition between the adjacent light industrial site and the single-family neighborhood.

The Concept Plan provided below is a required element of the conditional rezoning application submittal. The following will provide a brief overview of key elements of the Concept Plan (Attachment 2).



1. *Site Layout:* The 35 Townhome units are organized into 7-building clusters that front directly on an open space and stormwater bioretention facility. Private alleys will be located in the rear of each unit to provide access to individual unit garages or parking pads. The proposed alley loaded concept combined with the units fronting an open space amenity is intended to help create an attractive streetscape within a Downtown Indian Trail gateway area.
2. *Plyler Road Improvements:* The site frontage with Plyler Road will be improved with curb/gutter, a 6-ft wide sidewalk, street trees, and ornamental lighting. If feasible, this frontage improvement treatment will be extended across the frontage of the adjacent natural gas transmission parcel (Parcel #07084332C), subject to final approval by Piedmont Natural Gas and NCDOT. While a TIA is not required for this project, a right turn lane is being provided into the site.
3. *Onsite Road Improvements:* The road fronting the townhomes will provide one-way vehicular circulation and will include approximately 25-on-street parking stalls for visitors and residents. The road will have a cross section generally consisting of a 15-ft one-way travel lane, 5-ft sidewalk on each side, raised curb/gutter, and street trees.
4. *Open Space/Tree Retention:* The community is designed with various open space areas throughout the site. An amenity area with a central green is proposed within the center of the community. The bioretention area will be landscaped with trees and shrubs and will feature small gathering spaces integrated around it. The development is conditioned to comply with Chapter 830- Tree Preservation Ordinance of the UDO which identifies a 15% Tree Canopy coverage requirement on the property. A Heritage tree survey and tree canopy plan is required within the site plan review process. All reasonable efforts will be made to retain the existing Heritage Trees on the site, however, it is recognized that many will need to be removed and mitigation will be undertaken in accordance with UDO Chapter 830(E) requirement.
5. *Stormwater Management:* The site will be served by two stormwater management facilities. The facility in the center of the community will be a bioretention area for water quality and will be ornamentally landscaped to create an attractive design feature. All reasonable efforts will be made to size the facility in a manner to maximize the “upland” common area near the mail kiosk. A second stormwater detention facility will be located in the back corner of the

site near Cranston Crossings and will also be ornamentally landscaped. Any required fencing in these areas will be of a decorative nature.

6. *Fencing*: The perimeter of the site will feature a fence to help provide a separation between the adjacent railroad, the light industrial use, and the Cranston Crossing neighborhood. Fencing located in the rear of the townhomes will be of a solid, non-wood design such as vinyl panel fencing, while any fencing in more visible areas will be of a decorative, open design.
7. *Architecture*: A builder has not been selected by the developer at this time and therefore detailed building design concepts cannot be provided. The image on the concept plan above provides a representation of what units could look like, subject to compliance with UDO design guidelines. The homes will need to comply with the UDO Statement of Integrity and Design (SID) guidelines. A minimum of 75% of all units will include a master bedroom located on the first floor to support the age-targeted concept. At least 75% of all units will include a front porch with a min. size of 4-ft (depth) x 6-ft (length).

Comments from Outside Agencies

- *North Carolina Department of Transportation (NCDOT)*: NCDOT has indicated a Traffic Impact Analysis will not be required due to the small size of the project. The proposed access point will need to meet NCDOT sight distance and separation requirements.
- *Union County Public Works (UCPW)*: No comments or approvals received.
- *Union County Fire Marshal (UCFM)*: Jon Williams, Asst. Fire Marshall reviewed the proposal and met with Town staff and the project engineer to further discuss the road and alley layout. The UCFM office indicated they have no concerns with the conceptual level information presented.
- *Union County Sherriff Office (UCSO)*: UCSO (LT. Chase Coble) wanted to make sure there was on-street parking for guests and overflow to ensure adequate parking facilities. The proposal contemplates approx. 25-onstreet stalls (beyond the 2-onsite stalls within garages).
- *Union County Public Schools (UCPS)*: The proposed 35 unit townhome development would be within the following school attendance areas:
 - Sardis Elementary School
 - Porter Ridge Middle School and High School

All three schools are anticipated to remain below cap levels for the near-term future.

However, both Porter Ridge MS and Porter Ridge HS currently exceed watch levels.

Additional residential construction can accelerate the approach and possibly force a capping situation. Prior to reaching a cap, high enrollments contribute to problems such as additional mobile classrooms, inadequate capacity for food service and restroom facilities, rationing of access to the media center, insufficient parking and queuing space for parents to safely deliver or pick up their children, and inadequate planning/meeting space for additional staff. Please note that since this development adds 35 homes in addition to at least 594 more (approved but as yet unbuilt) homes (Town Centre Apartments and Union Grove) in these attendance areas, capping and/or reassignment will be necessary sooner than previously expected.

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. 128-addresses), and posting signs on both street frontages. The first community meeting was held at the Union West Library on April 29, 2015 from 3:00 p.m. to 5:00 p.m. The second community meeting was held

later the same day 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 6-members of the public. The general sentiment represented by attendees was that townhomes were a good use of the property in that they help serve as a transition between the adjacent industrial development (CTI) and the existing single-family neighborhoods (Ridgefield and Cranston Crossing). Concerns were raised regarding potential increases in traffic and the existing speeding/cut thru problems on Plyler Road. General questions were raised regarding how Age-Targeted Housing is different than Age-Restricted, when construction would be initiated, likely sale price of the homes (\$150k-\$235k), likely unit sizes (1,500 sq ft. to 2,300), and information on noise associated with the adjacent gas line transmission facility. Please refer to the enclosed meeting minutes for a more complete summary of the topics discussed (Attachment 3).
- *Evening Meeting:* This meeting was attended by approximately 2-members of the public. The previously described support for the project and the questions raised mirrored the daytime meeting. These minutes can also be found in Attachment 3 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 Multi-Family Residential District.

1. *Site Layout:* The development shall be designed and constructed consistent with the concept site plan and conditions of approval found herein. The concept plan shall be attached to the approval documents for CZ2014-005 and recorded at the Union County Records of Deeds office.
2. *Townhome Units:* The maximum dwelling units is limited to 35-units.
3. *Architecture:* The townhomes will meet all UDO Section 1310.030 and 040 Statement of Integrity and Design (SID) guidelines. The townhomes will also comply with the following:
 - a. A min. of 2-parking spaces (garage or parking pad) will be provided on each townhome lot meeting Town dimensional standards.
 - b. A minimum of 75% of all units will include a master bedroom located on the first floor to support the age-targeted marketing concept.
 - c. At least 75% of all units will include a front porch with a min. size of 4-ft (depth) x 6-ft (length).
 - d. The townhome units shall be constructed with sound-attenuating wall materials to achieve a “average rating” of NC25-30 (37dB(A)) as defined within HUD Guidelines.
 - This guideline is used for the sole purpose of a measurable performance standard and is not associated with any funding or status of this development.
4. *Building Setbacks and Height:* Building setbacks on each townhome lot shall consist of:
 - a. 10-front
 - b. 0-ft-interior side, 5-ft exterior side
 - c. 5-ft rear with garage, 22-ft without garage.
 - d. 40-ft maximum building height
5. *Plyler Road Improvements:* The site frontage with Plyler Road will be improved with curb/gutter, a 6-ft wide sidewalk, street trees, and decorative street lighting consistent with the two lane boulevard cross section. To the extent feasible, this improvement treatment will be extended across the frontage of the adjacent natural gas transmission parcel (Parcel #07084332C), subject to final approval by Piedmont Natural Gas and NCDOT. A right turn lane on Plyler Road and pedestrian safety/warning signage (subject to NCDOT approval) will

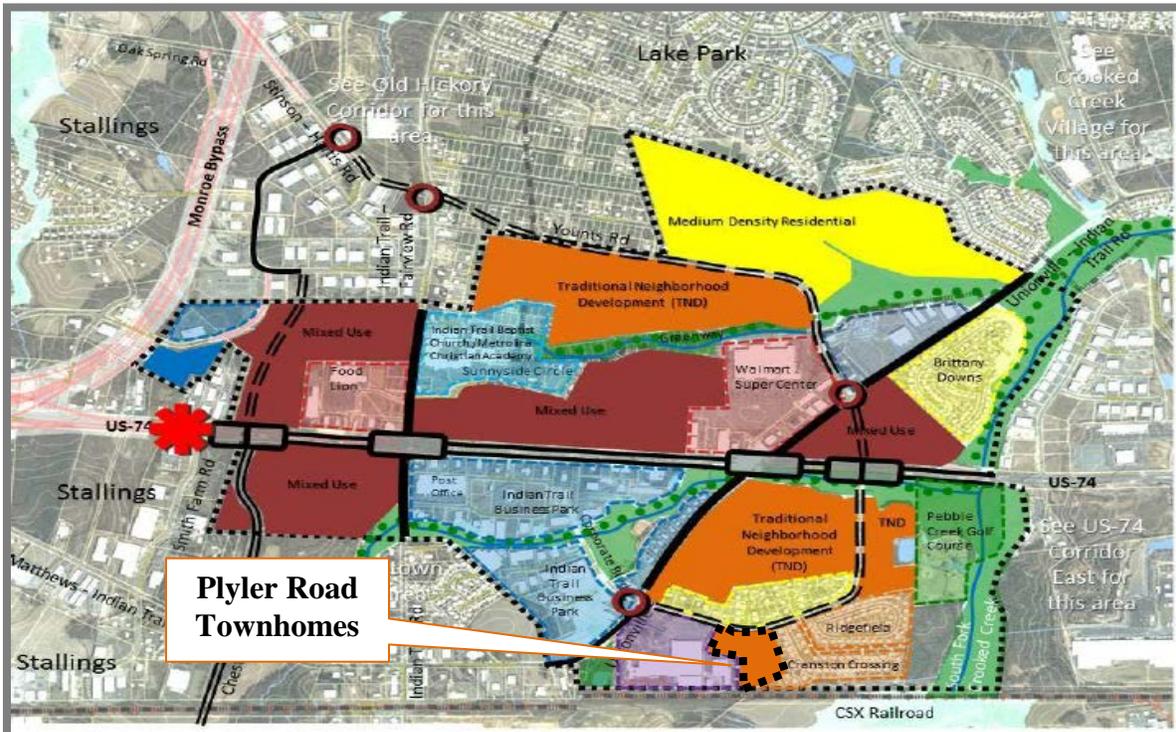
also be constructed in compliance with NCDOT and Town requirements. Right of Way will be dedicated consistent with the Indian Trail Comprehensive Plan 2-lane Boulevard Cross Section.

6. *Onsite Road Improvements:* The interior road will include approximately 25-on-street parking stalls for visitors and residents. The road will have a cross section generally consisting of a 15-ft one-way travel lane, decorative street lights, 5-ft wide sidewalk on each side, raised curb/gutter, and street trees. The road will be constructed to the Indian Trail Land Development Regulations public road standard.
7. *Alleyway:* The townhome community will be served with a private alleyway that will generally consist of a 14-ft wide asphalt drive surface, 1-ft of flat curb on each side (or 1-side valley curb), and a 2-ft grass strip on each side. The 20-ft alley ROW will be privately maintained by the developer and/or a future homeowners association. Parking directly on the alleyway will not be permitted. The alley will be constructed to the Indian Trail Land Development Regulations public road standard.
8. *Open Space:* The community is designed with various open space areas throughout the site. An amenity area with a bioretention feature and central green is proposed within the center of the Plyler Townhomes. The bioretention area will be landscaped with trees and shrubs and will feature passive park fixtures to help integrate small gathering spaces into it. The remaining open spaces will be landscaped with ornamental trees and shrubs and include passive park fixtures, as needed.
9. *Tree Retention:* The development is conditioned to comply with Chapter 830- Tree Preservation Ordinance of the UDO which identifies a 15% Tree Canopy coverage requirement on the property. A Heritage tree survey and tree canopy plan is required within the site plan review process. All reasonable efforts will be made to retain the existing Heritage Trees on the site, however, it is recognized that several will need to be removed and mitigation will be undertaken in accordance with UDO Chapter 830(E) requirement.
10. *Perimeter Landscaping:* Perimeter landscaping is required along the site frontage on Plyler Road. Landscaping consisting of trees, shrubs, ground cover, and other elements shall be used to create an attractive appearance. The remaining perimeter of the site will comply with the 25-ft buffer standard except for areas prevented by the existing natural gas easement. The gas easement area will be fenced and kept in a maintained condition with a domestic grass treatment (Fescue, Bermuda, etc.).
11. *Stormwater Management:* The site will be served by two stormwater management facilities. The central facility will be a bioretention area for water quality and will be ornamentally landscaped with trees and shrubs to create an attractive design feature. A second stormwater facility will be located in the back corner of the site and will also be screened with trees and shrubs. Any required fencing in these areas will be of a decorative nature.
12. *Overhead Utilities:* All utilities shall be placed underground within the community.
13. *Fencing:* The perimeter of the site will feature a fence to help provide a separation between the adjacent railroad, the light industrial use, and the Cranston Crossing neighborhood. Fencing located in the rear of the townhomes will be of a solid, non-wood design such as vinyl panel fencing, while any fencing in more visible areas will be of a decorative, open design.
14. *Compliance with various agencies:* The project shall comply with local, state, and federal permitting regulations. The property owner/applicant shall obtain a Union County Sketch Plan approval for water and sewer service prior to submittal of any Town Site Plan applications.
15. 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 Comprehensive Plan identifies the rezoning subject property as being within the US-74 West Corridor that generally extends between Smith Farm Road and Crooked Creek (see map below). This corridor underwent a master planning process as part of the US-74 Corridor Revitalization Study, which was a multijurisdictional study involving the North Carolina Dept. of Transportation, Union County, the Towns of Indian Trail and Stallings, and the City of Monroe. The overall goal for the study was to create a unified plan/vision for this vital corridor that would make long term improvements in the areas of transportation, land use, economic development, aesthetics, and civic identity. The study's recommendations were incorporated into the future land use map of the updated Indian Trail Comprehensive Plan.

US-74 WEST CORRIDOR FUTURE LAND USE



As referenced in the above map, the CZ2014-005 subject property is identified as being within a Traditional Neighborhood Development (TND) land use classification.

This land use classification envisions higher density residential uses intermingled with limited amounts of office, retail, and institutional type uses to help create a lively, walkable environment that is primarily of a residential character. The higher density residential uses within this classification are intended to locate close to a Town Center or Downtown environment and act as a buffer for conventional single-family uses. The subject property's location and proposed use as a medium density, single-family townhome community lends itself to serving as a prominent gateway into Downtown Indian Trail, while also serving as a buffer between the Ridgefield and Cranston Crossing neighborhoods and the adjacent light industrial and the (future) multifamily area.

The proposed density of approximately 5.45 dwelling-units per-acre contemplated by CZ2014-005 would be appropriate given the project's location at intersecting arterial and collector roads and due to its proximity to existing non-residential development and an active railroad corridor.

Both the Indian Trail Comprehensive Plan and the US-74 Revitalization Study recognize the overall US-74 Corridor as being primarily intended for future retail, service, and other employment-generating type uses. Residential uses (of all types) should generally be limited to 15% of the total land use. The table below will provide an approximation of the corridor acreage relative to existing and proposed residential land uses. This information demonstrates the rezoning proposal's consistency with the residential use parameters of the US-74 Corridor.

US 74 CORRIDOR RESIDENTIAL LAND USE SUMMARY (Approximate)	
Total Approx. US 74 Corridor Acreage	2,200 Acres (Indian Trail only)
Existing or Approved Residential Land Use in Corridor	228.25 Acres
Proposed Residential Land Use in Corridor	6.43 Acres (CZ2014-005)
Total Residential Acreage	234.68 Acres or 11.7% of Total Corridor

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 a quality residential use at an appropriate location providing a more appropriate transition between land uses than the previous light industrial zoning district would have.

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 an adjacent roadway to meet the future transportation needs of our community.

The request for this conditional zoning district is a reasonable request and is in the public interest because it converts an area previously zoned light industrial to a more appropriate transitional use between the single-family community, creates a mix of housing sizes within the US 74-West corridor 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 Plan

Attachment 3 – Community Meeting Minutes

Attachment 4 – Draft Ordinance

Staff Contact

Rox Burhans

704 821-5401

rburhans@planning.indiantrail.org

PB Attachment 1
Application and Associated Documents

R-00567

**CONDITIONAL ZONING
APPLICATION**

Invoice
22094



PLANNING AND NEIGHBORHOOD SERVICES

PO Box 2430

Indian Trail, NC 28079

Telephone (704) 821-5401

Fax (704) 821-9045

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ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee: <2 acres \$400, 2-10 acres \$800, >10 acres \$1,500, Minor Modification \$250

Engineering Fees: <2 acres \$100, 2-10 acres \$175, >10 acres \$250

Notification Fee \$2.50 per adjoining property owner

Date Received 10-23-14

CONDITIONAL ZONING APPLICATION

Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- 5 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 Plyler Road

City Indian Trail State NC Zip 28079

Tax Parcel ID 07-084332 Zoning Designation Unzoned

Total Acres 6.993 Impervious Area 3.5 Acres (est.)

Project Description Development of Single Family Attached Homes

Contact Information – Applicant

Name Green River Fund, LLC

Address 231 Post Office Drive, 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 Green River Fund, LLC

Address 231 Post Office Drive, B8

City Indian Trail State NC Zip 28079

Phone 704-882-1700 Fax 704-882-2220

Email dmoser@themosergroupinc.com

CONDITIONAL ZONING APPLICATION

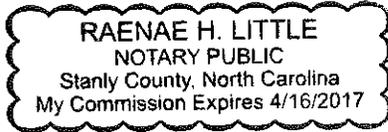
Applicant's Certification

Signature [Signature] Date 10-22-14

Printed Name/Title Dennis W. Moser / Partner

Signature of Notary Public Raenae H. Little Date 10-22-14

Notary Seal



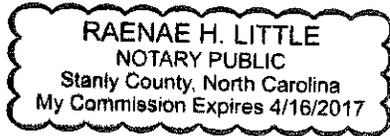
Property Owner's Certification

Signature [Signature] Date 10-22-14

Printed Name/Title Dennis W. Moser / Partner

Signature of Notary Public Raenae H. Little Date 10-22-14

Notary Seal



TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: C2-2014-005

DATE RECEIVED: 10-23-14

AMOUNT OF FEE: \$800

RECEIVED BY: KPI / LRF

RECEIPT #: 22094

SCHEDULE

PB Attachment 2
Concept Plan



PROPOSED ELEVATION

SITE INFORMATION

TAX ID# 07-084-332
 Indian Trail
 Union County, NC

ACREAGE:
 TOTAL = 6.43 Acres

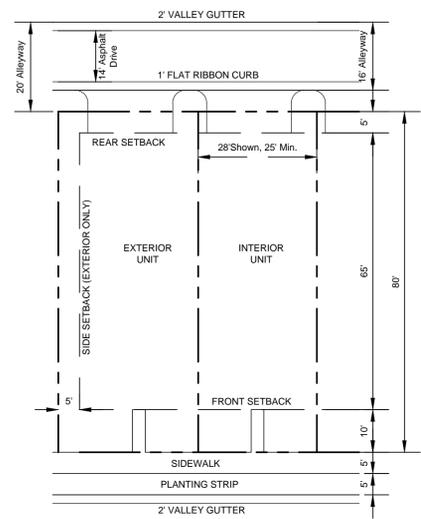
ZONING:
 Conditional Multifamily
 Residential (CMR)

-All units to be constructed
 in one phase.

-35 single family attached
 units in 7 buildings.

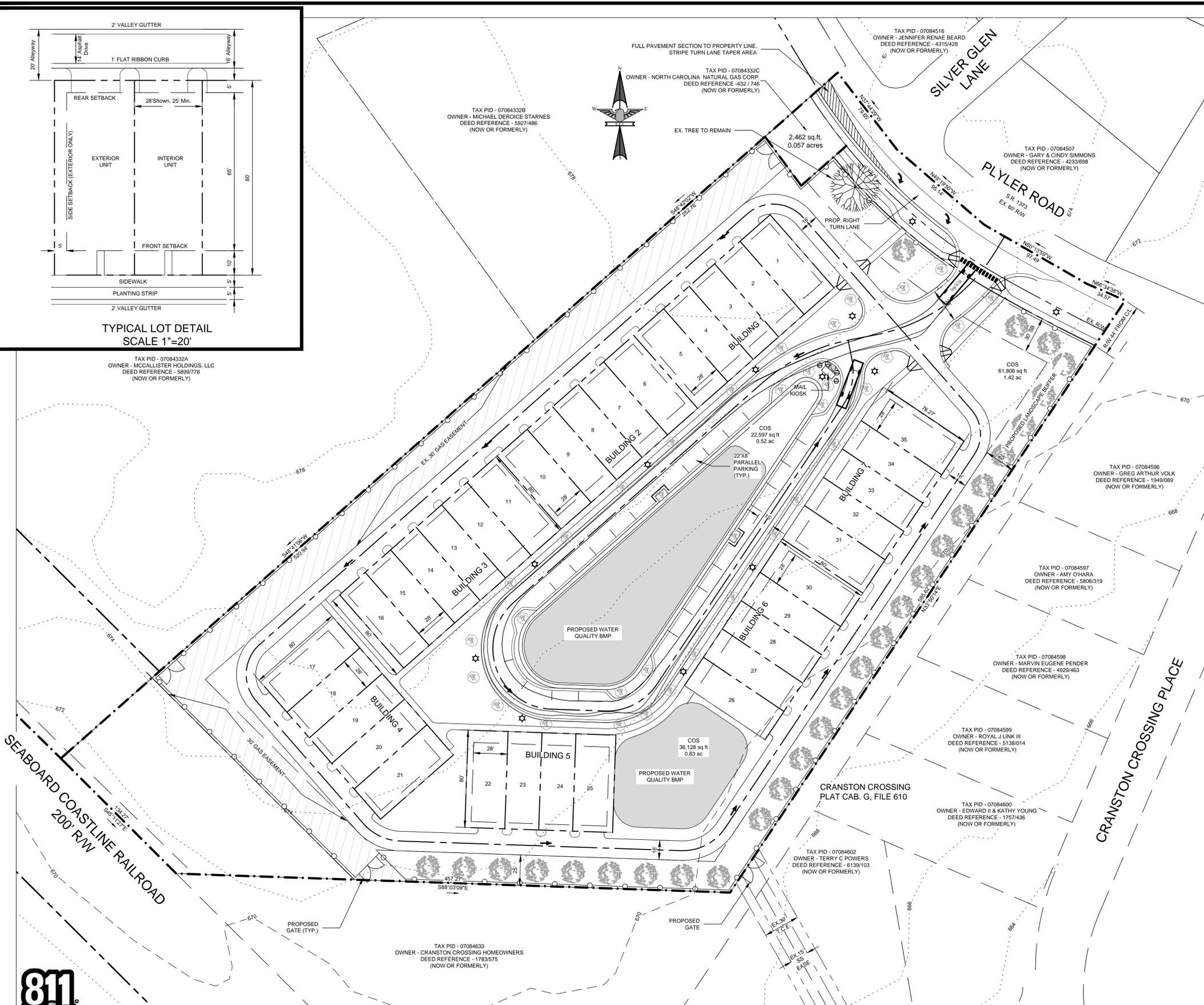
-Age targeted to 55+





TYPICAL LOT DETAIL
SCALE 1"=20'

TAX PID - 07084332A
OWNER - MCCALLISTER HOLDINGS, LLC
DEED REFERENCE - 5899/778
(NOW OR FORMERLY)



ENGINEERING FIRM: EAGLE ENGINEERING, INC.
STREET ADDRESS: 2013A VAN BUREN AVENUE
CITY, STATE, ZIP: INDIAN TRAIL, NC 28079
PHONE: 704.882.4222
FAX: 866.775.0329
EMAIL: JMURPHY@EAGLEONLINE.NET
PROJECT ENGINEER: JEREMIA S. MURPHY, P.E.

DEVELOPER: GREEN RIVER FUND, LLC
STREET ADDRESS: 231 POST OFFICE DRIVE, SUITE B8
CITY, STATE, ZIP: INDIAN TRAIL, NC 28079
PHONE: 1.704.882.1700
FAX: 1.704.882.2220
EMAIL: DMOSER@THEMOSERGROUPINC.COM
CONTACT: DENNIS MOSER

OWNER: GREEN RIVER FUND, LLC
STREET ADDRESS: 231 POST OFFICE DRIVE, SUITE B8
CITY, STATE, ZIP: INDIAN TRAIL, NC 28079
PHONE: 1.704.882.1700
FAX: 1.704.882.2220
EMAIL: DMOSER@THEMOSERGROUPINC.COM
CONTACT: DENNIS MOSER

PROJECTED CONSTRUCTION SCHEDULE

BEGIN CONSTRUCTION	MAY 1, 2015
END CONSTRUCTION	NOVEMBER 1, 2015

PARCEL DATA	
TAX ID #	070 84 332
OWNER	GREEN RIVER FUND, LLC
DEED BOOK AND PAGE	DB 3809 PG 595
TOTAL ACRES	6.73 ACRES
ACRES IN R/W	0.30 ACRES
NET ACREAGE	6.43 ACRES

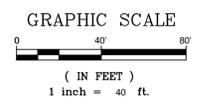
ZONING INFORMATION	
PROPOSED ZONING	MFR-CONDITIONED
MIN. LOT WIDTH	25 FT.
FRONT SETBACK	10 FT.
REAR SETBACK	5 FT.
SIDE SETBACK	0 FT., 5' END UNITS
TOTAL LOTS	35
LF OF STREET	1,060 FT.
LF OF ALLEY	1,701 FT.
OPEN SPACE REQUIRED	1.00 ACRES (1/35 OF DWELLING UNITS)
OPEN SPACE PROVIDED	2.77 ACRES

ESTIMATED CONSUMPTIONS	
WATER	
35 SINGLE FAMILY HOMES	14,000 GPD
2.7 ACRES OF IRRIGATION*	5,200 GPD
SEWER	
35 SINGLE FAMILY HOMES	9,975 GPD
FIRE FLOW	
1000 GPM AT 20 PSI	

*ASSUMES ONE HALF INCH IRRIGATION OVER 2.7 ACRES WEEKLY
WATER FLOW ASSUMES 400 GALLONS PER DAY PER RESIDENTIAL UNIT
SEWER FLOW ASSUME 285 GALLONS PER DAY PER RESIDENTIAL UNIT
35 LOTS - SINGLE FAMILY RESIDENTIAL
WATER = 35 LOTS x 400 GALLONS PER DAY
SEWER = 35 LOTS x 285 GALLONS PER DAY (DOMESTIC SEWAGE)

OPEN SPACE REQUIREMENTS: 1/35TH ACRE PER DWELLING UNIT = 1 ACRE OPEN SPACE PROVIDED: 2.77 ACRES

- SITE NOTES:
- TOWN REZONING CASE # C22014-005
 - PROPOSED ORNAMENTAL LIGHTING. USE DUKE DELUXE ACORN OR APPROVED EQUIVALENT.
 - MAIL KIOSK TO BE A DECORATIVE DESIGN TYPE NOT A CONVENTIONAL GALVANIZED UNIT.
 - PLYLER TOWNHOMES TO BE AN AGE TARGETED COMMUNITY. THE FOLLOWING ITEMS WILL HELP DEFINE THE PROPOSED DEVELOPMENT:
 - A. OUTDOOR MAINTENANCE TO BE INCLUDED WITH HOA DUES, AND
 - B. MARKETING SALES OF UNITS TO (BUT NOT RESTRICTED TO) 55 YRS+, AND
 - C. MAJORITY OF UNITS TO BE MASTER DOWN, AND
 - D. MARKETING OF SITE PROXIMITY TO TOWN OF INDIAN TRAIL DOWNTOWN, NEW PARK AND COMMERCIAL DEVELOPMENT.
 - ARCHITECTURE TO MEET THE REQUIREMENTS OF THE TOWN OF INDIAN TRAIL UDO AND THAT OF THE ADJACENT COMMUNITIES (SILVER GLEN AND CRANSTON CROSSING) ARCHITECTURAL DETAILS.
 - TO THE MAXIMUM EXTENT POSSIBLE HERITAGE TREES WILL REMAIN. IF REMOVAL IS NECESSARY TREE MITIGATION WILL BE PER THE TOWN OF INDIAN TRAIL REQUIREMENTS.



811
Know what's below.
Call before you dig.
CALL 1-800-632-4949 OR 811
WWW.NC811.ORG
NC ONE-CALL CENTER
IT'S THE LAW!



NO.	DATE	BY	ISSUE
1.	06/06/2015	PMQ	REV PER COMMENTS FROM COMM. METS AND TOWN OF IT

PLYLER ROAD TOWNHOMES
PLYLER ROAD
GREEN RIVER FUND, LLC
231 POST OFFICE DRIVE, SUITE B8
INDIAN TRAIL, NC 28079

SKETCH PLAN	
DESIGNED BY	KEL
DRAWN BY	KEL
CHECKED BY	JHR
DATE	12/13/2013
JOB NUMBER	5051
SCALE	AS SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION

Sheet
C-2.0

PB Attachment 3
Community Meeting Minutes

PB Attachment 4
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 07-084-336. LOCATED AT 100 PLYLER ROAD FROM LIGHT INDUSTRIAL TO CZ-MFR (CONDITIONAL ZONING MULTI-FAMILY RESIDENTIAL) IN THE TOWN OF INDIAN TRAIL, UNION COUNTY, NORTH CAROLINA

WHEREAS, the property owner and designated applicant Green River Fund, LLC, petitioned to rezone tax parcel 07-084-332 from Light Industrial-Conditioned to CZ-MFR (Conditional Zoning Multi-Family Residential District) with the intent of developing a 35-unit townhome community; and

WHEREAS, this Conditional Zoning Amendment (CZ2014-005) was duly noticed in compliance with North Carolina General Statutes; and

WHEREAS, two community meetings were held on April 29, 2015; and

WHEREAS, a public meeting was held by the Planning Board on May 19, 2015 to consider this conditional zoning request; and

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

Goal – Land Use and Housing - The proposed conditional district provides for a quality residential use at an appropriate location providing a more appropriate transition between land uses than the previous light industrial zoning district would have.

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 an adjacent roadway to meet the future transportation needs of our community.

WHEREAS, the request for this conditional zoning district is a reasonable request and is in the public interest because it converts an area previously zoned light industrial to a more appropriate transitional use between the single-family community, creates a mix of housing sizes within the US 74-West corridor 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 the motion to transmit a recommendation to as conditioned to the Town Council; and

WHEREAS, the Town Council held a public hearing on June 9, 2015 to consider said request and recommendation of approval from the Planning Board; and

WHEREAS, the Town Council concurred with the Planning Board's consistency findings and hereby endorses said findings; and

NOW, THEREFORE, IT SHALL BE ORDAINED by the Town Council of the Town of Indian Trail, North Carolina hereby takes the following action:

Section 1 – Approves CZ 2014-005 Conditional Zoning Petition thereby granting the Zoning Map amendment to establish a Conditional Multi-Family Residential District on parcel number 07-084-332 subject to the following conditions:

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

AND IT IS SO ORDAINED this 9th day of June, 2015.

TOWN OF INDIAN TRAIL COUNCIL

Attest:

Kelly Weston, Interim Town Clerk

Michael Alvarez, Mayor

APPROVED AS TO FORM:

TOWN ATTORNEY