TC Attachment 2 – Planning Board Report 8.16.16

P.O. Box 2430
Indian Trail, North Carolina 28079
Telephone (704) 821-5401
Fax (704) 821-9045
PLANNING AND NEIGHBORHOOD SERVICES

Conditional Zoning Staff Report

Case: CZ 2016-005			
Reference Name	Hawfield/Heritage		
Request	Proposed Zoning	CZ Single-family Residential (SF-4)	
	Proposed Uses	Single-Family Detached Residential, a portion of which is age-restricted	
Existing Site Characteristics	Existing Zoning	Single-Family Residential (SF-4) and Rural Single-Family (RSF) – Town of Indian Trail; Single-Family Residential (R-40) Unincorporated Union County	
	Existing Use	Single Family Home and Vacant	
	Site Acreage	Approximately 162.9 acres in Indian Trail	
***Note:**	This project is part of a larger development which is split between the Village of Wesley Chapel and the Town of Indian Trail. The portion located within the Village of Wesley Chapel proposes approximately 119 lots. The portion located within the Town of Indian Trail proposes approximately 316 lots. The combined development between both municipalities is approximately 435 lots.		
Applicant	Queen City Land, LLC		
Submittal Date	April 15, 2016		
Location	Wesley Chapel Road and Hawfield Road		
Tax Map Number(s)	Rezoning: 07120003, 07120005A, 07123001J, 07120005 90 and 07120008		
Plan Consistency	Comprehensive Plan	Designation	Sun Valley Village
		Consistent with Request	Yes
Recommendations & Comments	Planning Staff	Recommends approval of a Conditional Zoning District	

Project Summary

This is a request to rezone five (5) parcels totaling approximately 162.9 acres to moderate density single-family conditional residential zoning district (CZ-SF-4). The intent of this request is to develop approximately 316 single family detached residential units within the Town of Indian Trail. A portion of those units are intended to be age-restricted. See Attachment 1, Application.

Please note, the proposed 316 lots within Indian Trail are part of a larger overall development which is split between the Village of Wesley Chapel and the Town of Indian Trail. The proposed lots within the Village of Wesley Chapel total approximately 119 units. The total overall development between both municipalities could potentially provide 435 lots. See Attachment 2: Location Map

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

Background
A portion of the rezoning (i.e., parcel 07123001J) was originally part of the Sheridan subdivision approved under SUP1998-007. The site plans for Sheridan were approved in phases. The phase affecting the subject parcel was approved November 2016 and shows 25 single family residential lots. Those lots were never platted however and the parcel remains vacant. The subject parcel was not used as open space and therefore the open space calculations for Sheridan remain the same. The parcel also does not affect the overall density of the subdivision and the subdivision continues to meet the maximum 2.4 dwelling units per acre originally approved under SUP1998-007.

Staff Analysis
Current Use and Zoning
Four of the subject five parcels are currently wooded and vacant. One parcel has a single family home. The current zoning is Rural Single Family and Single Family SF-4 within the Town of Indian Trail and Single Family R-40 for the parcels previously within Unincorporated Union County and annexed concurrently with this rezoning application under Annexation #143. The potential development under the current zoning is approximately 273 single-family detached homes. See Attachment 3: Zoning Map and Table 1 below.

Table 1: Current Zoning for Subject Parcels

Parcel	Current Zoning	Acreage	Current Use	Current Allowed Development
07120003	SF-4	26.62	Vacant	Single Family Residential (115 Lots)
07120005A	RSF	115.03	Vacant	Single Family Residential (125 Lots)
07123001J	SF-4	13.06	Vacant	Single Family Residential (25 lots shown on 2006 Sheridan Site Plan)
07120005 90	R-40	3.26	Vacant	Single Family Residential (3 Lots)
07120008	R-40	5.00	Single Family Home	Single Family Residential (5 Lots)
TOTAL				**273 Lots potentially permitted under existing zoning**

Footnotes: 1. The above calculations are theoretical based on acreage and represent a maximum number of units potentially allowed. It does not account for any right-of-way dedication, open space or roads which could reduce the number of units effectively permitted. 2. Any development permitted under the current zoning is NOT subject to architectural standards pursuant to Senate Bill 25, signed into law June 2015, which invalidates any municipal requirements for architectural standards for residential development with existing development rights.

Surrounding Development
The subject property is located within an area that is characterized by residential uses with varying densities and within multiple municipalities. Attachment 2: Location Map illustrates the subject property is adjacent to the approved Brandon Oaks, Taylor Glenn, and Sheridan Subdivisions, as well as adjacent to the recently approved Moore Farms age-restricted project within Unincorporated Union County. Below is a table with the surrounding developments. The proposed development is consistent with development in the surrounding area.

Table 2: Surrounding Development

Subdivision	Municipality	Current Zoning	Number of Units	Density*
Brandon Oaks	Town of Indian Trial	SF-4	1317 Lots	2.4 du/ac
Moore Farms	Union County	MPD – Master Planned Development	253 Lots	2.3 du/ac
Sheridan	Town of Indian Trail	SF-4	245 Lots	2.4 du/ac
Taylor Glenn	Town of Indian Trail	SF-4	433 Lots	2.4 du/ac

Table 2: Proposed Development

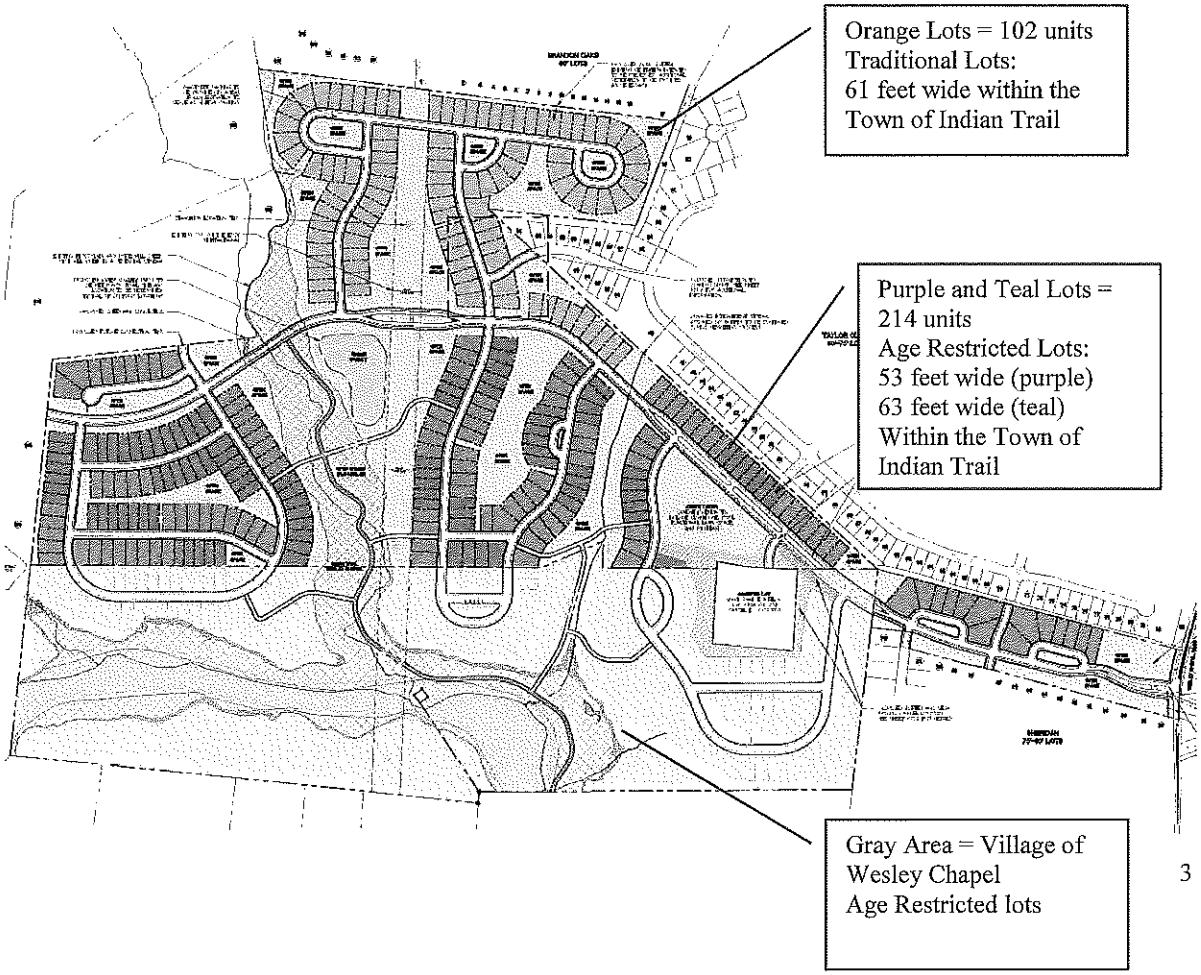
Subdivision	Municipality	Proposed Zoning	Number of Units	Density*
Proposed Hawfield (IT)	**Town of Indian Trail**	**Single Family SF-4**	**316**	**1.9 du/ac**
Proposed Hawfield (WC)	**Village of Wesley Chapel**	**Single Family R-40**	**119**	**1.7 du/ac**

***Dwelling Units per Acre (du/ac)**

CONCEPT PLAN

The Conceptual Plan (see below) reflects development of an approximately 316 home neighborhood with corresponding recreational amenities, and proposed road improvements to mitigate traffic impacts. The following will provide a brief overview of key elements of the Concept Plan.

Concept Plan



1. GENERAL

Site Layout: The Concept Plan contemplates lots with minimum widths reflecting 51 foot, 61 foot and 63 foot wide, several detention ponds, sections of the public Carolina Thread Trail, walking paths, and an amenity area which includes a clubhouse, pool and associated parking area, as well as on-street parking in key locations. The entrance into the development at the existing Hawfield Road will be shifted from its original alignment, to help address an existing sight distance issue. Several access points have been provided as required by the Unified Development Ordinance (UDO). Roadway Improvements per the Traffic Impact Analysis (TIA) dated June 2016 must be provided as a result of this development.

Table 3: Lots and Dimensions:

Municipality	Lot Color	Lot Size	Lot Type
Town of Indian Trail	Purple	53 feet wide	Age Restricted
Town of Indian Trail	Orange	61 feet wide	Traditional/Conventional
Town of Indian Trail	Teal	63 feet wide	Age Restricted
Wesley Chapel	Gray Area	61 and 63 feet wide	Age Restricted

Age-Restricted Housing: The proposed development is a mixture of conventional lots (102 of 316 within the Town of Indian Trail) and age restricted lots (214 of the 316 within the Town of Indian Trail). The conventional lots and age-restricted lots will have two (2) separate HOAs with separate Covenants, Conditions and Restrictions (CC&Rs). Requirements for age-restricted housing are set forth by the Federal Government under the Housing for Older Persons Act (HOPA) (24 CFR Part 100). The Town of Indian Trail UDO does not distinguish between conventional and age-restricted housing.

HOPA: The Housing for Older Persons Act allows for an exemption to the Fair Housing Act, which prohibits housing discrimination. See the following link for more information: http://www.hud.gov/offices/fheo/library/hopa_final.pdf. In essence, HOPA defines exemptions as follows: (1) that the housing be intended and operated for persons 55 years of age or older; (2) that at least 80 percent of the occupied units be occupied by at least one person who is 55 years of age or older; and (3) the housing facility or community publish and adhere to policies and procedures that demonstrate its intent to qualify for the exemption. The housing facility or community must also comply with rules issued by HUD for the verification of occupancy.

The developer has stated the project will comply with the above-mentioned HOPA requirements. The age-restricted portion of the development will have separate CC&Rs and be managed by a separate HOA from the conventional lots portion. As stated previously, the Town of Indian Trail does not have use-specific requirements for age-restricted housing. In that regard, the Town of Indian Trail would not regulate the CC&Rs.

The developer has offered the following statement with regard to the operations of the overall development:

Community Operations

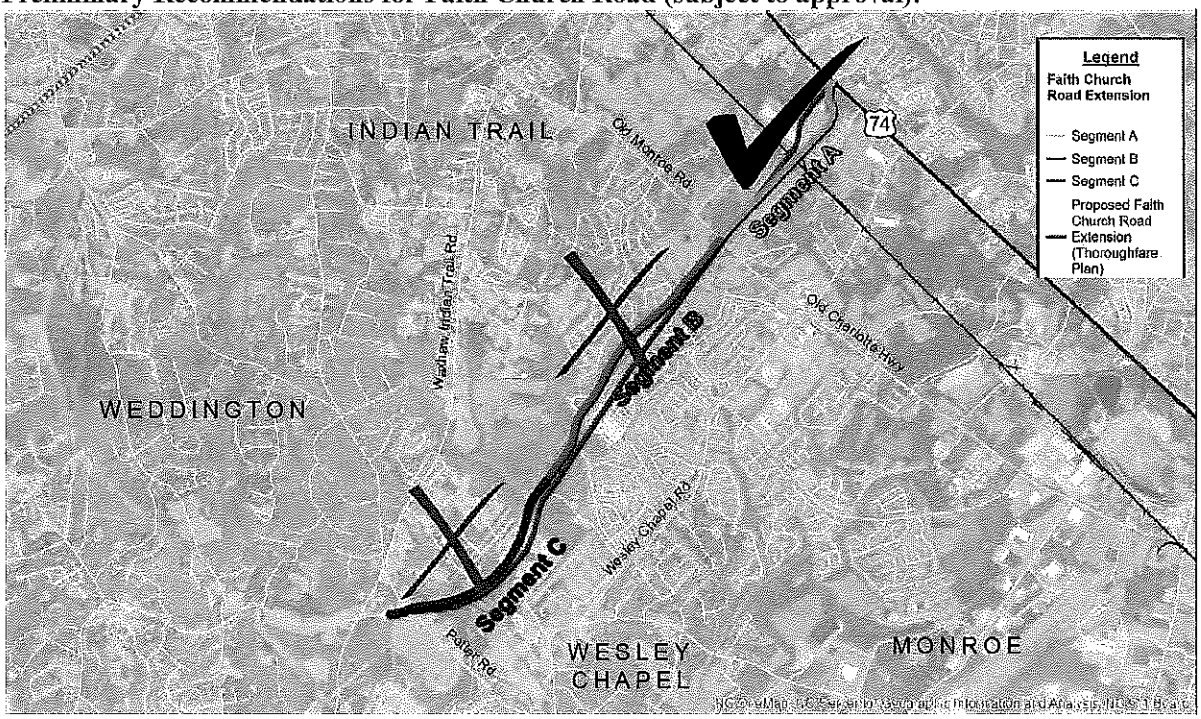
Kolter's visions of the community and of the house type offering is to meet the demands of the market. We see the opportunity for retirees to be close to the remainder of the family and vice versa. The traditional homes section of the community offers 102 two-story homes and the age-restricted section of the community offers 333 ranch-type homes. The 80/20 rule dictated by the HOPA Act will be applied within the age-restricted section and not take into account the traditional section. Each section of the community will be separate and distinct. There will be a set of covenants that guide each section. The Homeowner's Association (HOA) will be the sole management of the covenants. If by chance, the community is in violation of the 80/20 rule, the community will most importantly be in violation of the zoning. We have offered and will file annual reports to show community compliance with the aforementioned rule. The HOA will manage and file these reports with the Village of Wesley Chapel and

the Town of Indian Trail. Under the HOA documents, the developer will be the declarant and retain oversight and control of the community until the last home is sold.

2. *INFRASTRUCTURE*

Faith Church Road Extension Abandonment: The Town of Indian Trail in July 2016 completed a feasibility study for the abandonment of Faith Church Road Extension, which bisects the subject parcels. Currently, Faith Church Road Extension is on the adopted Charlotte Regional Transportation Planning Organization's (CRTPO) Thoroughfare Plan, and extends from Highway 74 south to Potter Road. Due to environmental constraints, the current Faith Church Road Extension is being studied for potential removal from the Thoroughfare Plan. A determination regarding same is anticipated to be reached in Fall 2016. The subject proposed development would be predicated on the abandonment of Faith Church Road Extension. A draft Condition of Approval #14 has been included with the draft Ordinance for this project.

Preliminary Recommendations for Faith Church Road (subject to approval):

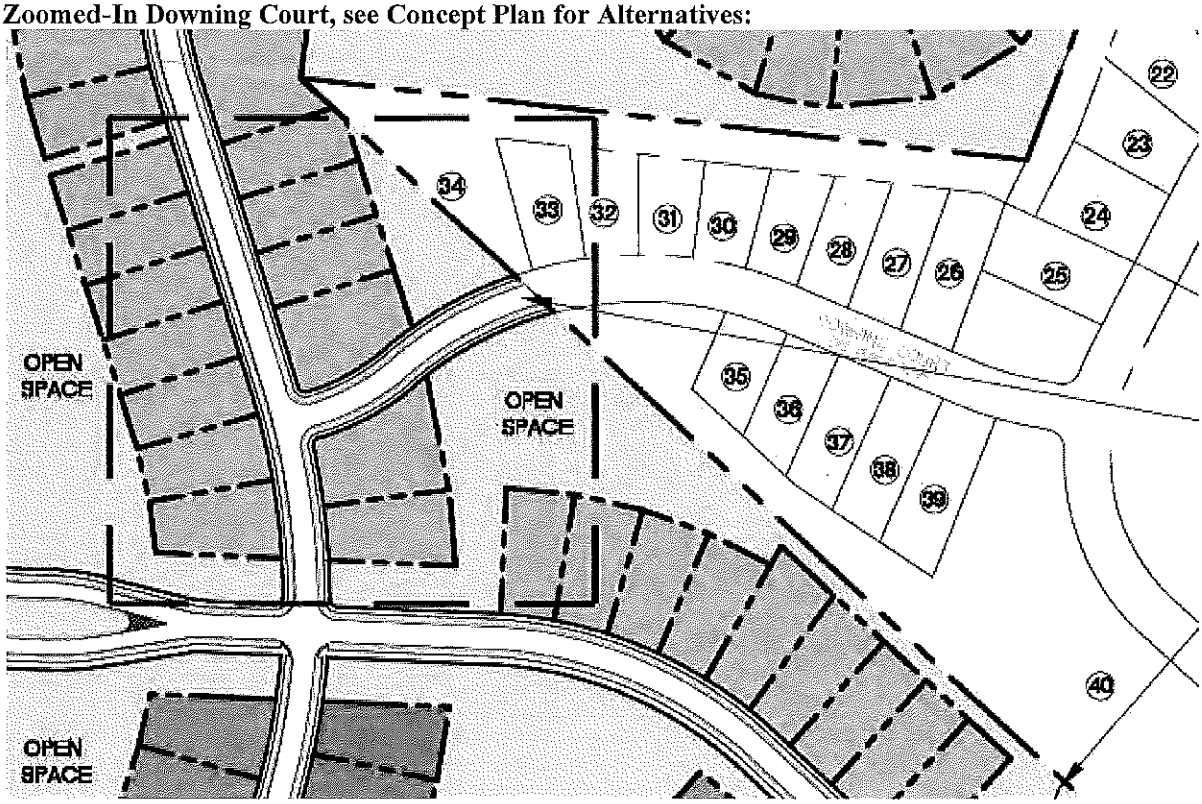


Connectivity to Surrounding Development: UDO Chapter 1110.090(B) Coordination and Continuation of Streets, as it related to subdivisions, states that "the proposed street system shall be designed to provide a network of interconnected streets so as to facilitate the most advantageous development of the entire neighboring area. Access to adjacent properties may be gained by extending proposed streets to the property line, dedication to the boundary of such property and a temporary turn around must be provided. The proposed street system must extend existing streets on their proper projection."

The proposed development offers connection points to the adjacent Taylor Glenn and Sheridan subdivisions. The subject connections points where planned stub streets, approved at the time the final plats for the respective subdivisions were recorded. Town of Indian Trail Planning and Engineering staff are recommending the connections to the Taylor Glenn and Sheridan neighborhoods be provided with this development in accordance with UDO Chapter 1100. Connectivity between neighborhoods is necessary for the proper implementation of a regional transportation plan and is one of the key tenets of sound planning to alleviate traffic congestion.

Downing Court Connection: A number of residents have expressed concerns with the particular connection at Downing Court into the Taylor Glenn subdivision. In order to address the concerns regarding additional traffic and potential for speeding cars traveling from the subject development through Downing Court, the developer has worked with the neighborhoods and provided alternatives to the planned stub street. Please see the concept plan for the mentioned alternatives.

Zoomed-In Downing Court, see Concept Plan for Alternatives:



Traffic Impact Analysis

A Traffic Impact Analysis, dated June 2016, was provided with this Conditional Zoning application and can be found at:
http://www.indiantrail.org/cms_wfc/uploads/comment/HeritageDevelopmentTIS06-02-2016.reduced4492.pdf. The list of improvements to be constructed by the developer in order to mitigate any road impacts are summarized by the key recommendations in the report:

Wesley Chapel Road and Hawfield Road / Site Drive 1

- Construct an eastbound Site Drive 1 right turn lane with 100 feet of storage and appropriate taper.
- Construct a northbound Wesley Chapel Road left turn lane with 75 feet of storage.
- Construct a southbound Wesley Chapel Road right turn lane with 50 feet of storage.

The developer will submit a cost estimate for the following improvements:
Wesley Chapel Road and Weddington Road

- Construct one southbound Wesley Chapel Road right turn lane with 300 feet of storage and appropriate taper.

Wesley Chapel Road and Rogers Road

- Construct one northbound Wesley Chapel Road right turn lane with 175 feet of storage and appropriate taper.

Signal Warrant at Wesley Chapel Road Entrance: Several Taylor Glenn residents inquired about the possibility to have the subject development provide a traffic signal at the Wesley Chapel Road entrance

into the subject community. Based on information received from North Carolina Department of Transportation (NCDOT), a traffic signal is not warranted at that location. NCDOT has further stated that their office has undertaken signal warrant studies at the Taylor Glenn entrance on Wesley Chapel Road as recent as 2014. A traffic signal was not warranted at that time. NCDOT will not accept traffic signal improvements on NCDOT roads unless and until the threshold for a signal is reached.

Note: NCDOT has requested the Taylor Glenn HOA remove vegetation along Wesley Chapel Road at the entrance to Taylor Glenn, in order for NCDOT to undertake additional analyses of that intersection. The Taylor Glenn HOA has not complied with NCDOT's request. NCDOT has stated the Department will not conduct any further signal warrant analyses until the Taylor Glenn HOA complies.

Onsite Roadway Improvements: Access within the site will be provided by a series of interconnected roads with 50-ft to 60-ft wide Rights-of-Way (ROW) that will be designed with curb/gutter, sidewalks, street lights and street trees. The main or spine road within this development will provide a connection point between Wesley Chapel Road through the Moore Farms project approved within Union County, through to Waxhaw Indian Trail Road. It will serve as an east/west connector for the area which does not currently exist. Roads within the development will be maintained by the Town of Indian Trail on the Indian Trail side of the project. Roads within the Village of Wesley Chapel will be built to Town of Indian Trail standards but maintained by North Carolina Department of Transportation (NCDOT). Wesley Chapel Road will be improved with curb/gutter, sidewalk, and street trees as required by the UDO.

3. *ARCHITECTURE*

***Architectural Design*:** Supplementary architectural design guidelines have been provided in Attachment 4: Draft Ordinance with Exhibits to ensure development of an attractive, well-coordinated community. All development features must be consistent with the supplemental design guidelines attached. Key features will include: a mix of hardiplank with masonry, stone or shingle accents; articulated front facades, design elements such as bay or bow windows, dormers, decorative posts or pillars, carriage doors; as well as additional decorative elements found in the attached design guidelines.

Lot Types and Dimensions:

Lot Sizes and Setbacks proposed with this conceptual plan are as follows:

Lot Sizes (minimums)	Setback Requirements
53 foot (7,155 square feet)	Front façade: 25 feet
61 foot (8,200 square feet)	Rear: 30 feet
63 foot (8,500 square feet)	Sides: 6 feet
Height shall not exceed 35 feet	

4. *OPEN SPACE*

Green Space and Tree Retention: A proposed 25 foot perimeter buffer is being provided along the majority of the property lines abutting the adjacent subdivisions. This buffer is above and beyond any UDO requirement and will consist of undisturbed natural vegetated landscaping where feasible and additional landscaping where needed to achieve a semi-opaque screen to adjacent property owners. Green space and open areas between lots have been provided throughout the community which connect and provide access to walking trails.

Carolina Thread Trail and Walking Paths: The proposed development will provide an interconnected network of sidewalks, Carolina Thread Trail and walking paths.

The Carolina Thread Trail is a regional network of greenways, trails and blueways in 15 counties, 2 states affecting 2.3 million people. The Thread Trail preserves natural areas and provides a place for exploration of nature, culture, science and history. This is a public benefit for the entire community. The Thread Trail within this project will be built by the developer and run along the existing Price Mill Creek. It will be the second section built within the Town and provide approximately 0.66 miles of paved surface open to the general public indicated by the provide parking at specific areas. The walking trails will be approximately 0.81 miles long and provide connectivity between the pods of homes within the community.

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 and Homeowners Associations within 500 feet of the project site. The first community meeting was held at the Bakers VFD Fire Department Training Room on June 22, 2016 from 3pm-5pm and the second was held at the Town of Indian Trail's Civic Building on the same day from 6pm-8pm. The following will provide a brief summary of the Town required community meetings. Please see Attachment 5 for Community Meeting Minutes.

- *3pm-5pm Meeting*: There were approximately 17 members of the public, the applicant's team, and staff.

- *6pm-8pm Meeting:* There were approximately 10 members of the public in attendance in addition to the applicant's team and town staff. General questions were raised at both meetings regarding:
    - Concerns with overall size of the development
    - Desire to see the entire development be age-restricted
    - Additional traffic generated by the overall development
    - Lack of a traffic light at Taylor Glenn entrance or the entrance for this development
    - Connectivity to the adjacent neighborhoods as it relates to added traffic, potential for increased crime, and potential for increase in speeding cars cutting through adjacent neighborhoods
    - Buffering to the adjacent properties
    - Decrease property values
    - School Impacts
    - Impacts to any wildlife within the subject wooded parcels

In addition to the official community meetings scheduled above, the development team met on several occasions with residents from the neighboring communities in attempts to address their concerns.

Staff received correspondence from residents within the neighboring communities with regard to this project. Please see Attachment 6: Public Comments.

Comprehensive Plan
The Indian Trail Comprehensive Plan organizes the Town into a series of interconnected villages which not only helps create a well managed growth and community development pattern, but also provides meaningful identify for Indian Trail residents. The subject property is located within Sun Valley Village of the Comprehensive Plan, which is the largest of the Indian Trail Villages. See Attachment 7: Future Land Use Map. This Village consists of a developing sub-regional center to promote commercial development at the intersection of Wesley Chapel Road and Old Monroe Road and be supported by a neighborhood setting with single-family detached houses as its primary development type as well as other types of housing types supported within the village. The proposed future land use of subject properties is Medium Density Residential, which allows for a density of 2 to 4 dwelling units per acre. The proposed overall project density of 1.9 dwelling units per acre is consistent with the future land use map. Staff is of the opinion that the proposal is consistent with the goals of the Comprehensive Plan.

Draft Conditions
See the attached draft Ordinance with the recommended Conditions of Approval.

Comments from Outside Agencies
- *North Carolina Department of Transportation (NCDOT)*: NCDOT has reviewed and is in agreement with the attached Traffic Impact Analysis, dated June 2016. See link: http://www.indiantrail.org/cms_wfc/uploads/comment/HeritageDevelopmentTIS06-02-2016.reduced4492.pdf

- *Union County Public Works (UCPW)*: At present, adequate water and sewer capacity exist to serve the proposed project. Potential off-site improvements may be required (i.e., extension of existing water lines).

- *Union County Public Schools (UCPS):*
  The total proposed 435 sfu (320 sfu in Indian Trail) subdivision will be within the following school attendance areas for the 2016-2017 school year:

  Split between Wesley Chapel Elementary School and Sun Valley Elementary School
  Sun Valley Middle School
  Sun Valley High School

  Both of the elementary schools, as well as the middle school are expected to remain below their respective Watch Levels for the foreseeable future. However, Sun Valley HS is expected to exceed its Watch Level as soon as 2017. Additional residential construction may accelerate the approach to a Watch Level and conceivably to a Cap Level. 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

Please note, the applicant has submitted additional information regarding supplemental School Enrollment Impact Study prepared by Jerome McKibben, Senior Demographer for McKibben Demographic Research. (See Attachment 8: Student Generation). This study provides the total forecasted students generated by this development for the school years 2020-21 and 2025-26.

Based on the attached report, the number of student generated by the development within Indian Trail is as follows: 63 total for the years 2020-21 and 83 total for the years 2025-26 with the age restricted portion calculated into those figures.

For informational purposes, Staff has done an estimate of the student generation for the portion within Indian Trail, assuming that all the units are conventional lots (without any age restricted lots). If the student generation rates within the report are correct, staff's estimate of the number of students that would be generated if the development where all conventional lots are: 260 for the years 2025-26.

- *Union County Fire Marshall (UCFM):* No comments at this time. The site plan will be routed to UCFM Office during the site plan review stage of development.

  Note: The subject project will provide a reinforced grass area along the spine road to provide emergency vehicles a second access point to the pod of homes at the northwestern portion of the project.

- *Union County Sherriff:*
  1. The additional parking stalls will surely help. The remaining areas that do not have on street parking stalls will be where the challenge for residents and motorist will be, since the streets are 24 feet wide. Be mindful that the current town ordinance states there must be 16 feet of open roadway for on street parking, but does not limit drivers as to which side of the road to park on, thus creating a "slalom" effect while driving to avoid parked cars.

  2. Traffic calming devices are not shown on the plans.
     i. *Connectivity will effect neighboring streets – so traffic calming review can become an issue on those streets not in this project in the future.

3. To have effective sidewalks that are open for pedestrian traffic, we must keep the distance from the sidewalk to garage enough room to adequately park a vehicle and walk around it. I suggest using a full sized SUV or Truck for comparison. The length of a few of the larger family style vehicles are: 2017 Ford Expedition EL – 220" (18.3 feet) & 2017 Ford F-150 crew cab with long bed – 227.9" (18.9 feet).

4. The narrow divided entrance road will pose a problem for the homeowners along that route because when someone stops a vehicle along the street, it is going to be blocked. This happens with delivery drivers quite often in the Bonterra neighborhood. It will also make backing out of the driveway more difficult for those homeowners.

5. I've heard that the developer has told Wesley Chapel's Planning Board that there will be an 8 foot wide sidewalk available for golf carts, bicycles, and walkers. If it is a sidewalk, Golf Carts won't be allowed by state law because they are a motorized vehicle.

6. The main entrance location on Wesley Chapel Road is close to the problem area already identified at the Taylor Glen neighborhood entrance. The crest of that hill needs to be cut down during this entrance construction or additional problems and complaints will surface as the development gets occupied.

Conclusion

Staff is cognizant of key issues contemplated by the Boards when considering conditional zoning projects. The following is summary for the Board's consideration in making a recommendation.

Town of Indian Trail staff finds that the proposed 316 dwelling units would be generally compatible with the surrounding single family area.

With regard to the **roadway impacts** of this development, the developer has agreed to provide the recommended roadway improvements found in the June 2016 Traffic Impact Analysis provided by Ramey Kemp & Associates and agreed upon by the North Carolina Department of Transportation. In addition, all interior roads will be required to have traffic calming mechanism where needed.

With regard to **connectivity to adjacent neighborhoods,** the proposed development shows the planned connections to the Taylor Glenn and Sheridan subdivisions as required by UDO Chapter 1100. Alternatives to the connection at Downing Court have been provided.

With regard to **school impacts,** the proposed development is within the Wesley Chapel E and Sun Valley Elementary School and Sun Valley Middle School which are expected to remain below watch level. Sun Valley High School is expected to exceed watch level as soon as 2017. The development is forecasted to generate approximately 63 total student for the years 2020-21 and 83 total students for the years 2025-26 with the age restricted portion calculated into those figures. The numbers represent forecasted students for the development within the Town of Indian Trail. Considering a 214 of the 316 lots within Indian Trail will be age-restricted, the impact to the schools could potentially be mitigated to some extent, albeit not entirely, by the fact that not everyone within the community will have school-aged children.

Staff is of the opinion that the proposal is consistent with the goals of the 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:

- *Land Use and Housing Goals #1, 2 and 5:* The proposed project promotes compatibility of land uses between neighboring properties and surrounding municipalities, provides a range of housing options, and proposes high quality design to promote attractive land development; the proposed project also provides buffering between adjacent uses and preserves naturally sensitive areas within the floodplain; and

- *Mobility and Transportation Goal #3:* The proposed development incorporates pedestrian amenities by way of 0.66 miles of Carolina Thread Trail and 0.81 miles of walking trail, and provides vehicular and pedestrian connectivity both within the community and for area residents.

  The request for this conditional zoning district (CZ-SF-4) is a reasonable request and is in the public interest because supports the goals of the adopted Comprehensive Plan and includes elements that benefit the general public in the areas of transportation, land use and housing.

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 – Location Map
Attachment 3 – Zoning Map
Attachment 4 – Draft Ordinance with attached Design Guidelines
Attachment 5 – Community Meeting Minutes
Attachment 6 – Public Comments
Attachment 7 – Future Land Use Map
Attachment 8 – Student Generation

Staff Contact
Gretchen Coperine, AICP
704 821-5401
gcoperine@planning.indiantrail.org