



Planning & Neighborhood Services
PO Box 2430, Indian Trail, NC 28079
704 821-5401

Memo

To: Planning Board

From: Gretchen Coperine, AICP, Senior Planner

CC: Rox Burhans, AICP, Planning Director

Date: September 12, 2016

**Re: CZ2016-005 Hawfield/Heritage - Information Requested at the August 16, 2016
Planning Board Meeting**

Background

The subject amendment was heard by Planning Board at the August 16, 2016 Planning Board meeting. At that meeting, Planning Board continued the item to the September 20, 2016 meeting, requesting more information on the items below. Attachments have also been included with this memo to provide additional information where necessary.

Information Requested

- 1. Request: Additional information on the tax base within the Town, and how it is affected by the proposed project.**
Response: See Attachment 1 (Provided by Developer)
- 2. Request: By-Right Plan showing development allowed under the current zoning.**
Response: See Attachment 2 (Provided by Developer)

3. Request: Additional age-restricted information and how the community is intended to function.

Response: 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. (Provided by Developer)

4. Request: What happens if there are people with children who have disabilities? How does a disability affect eligibility for age-restricted homes?

Response: Regardless of the situation, the eligibility for age restriction would be age 55 and older. (Provided by Developer)

5. Request: Does the student generation report include the students generated by the 20% of homes that would not need to have a resident that is 55+ within the 80%/20% breakdown for the age-restricted portion?

Response: Yes, the student numbers that were previously provided included the 20% of homes without a person age 55 or older. (Provided by Developer)

6. Request: Timeline for planned improvements to the Roads that follow.

Response:

- Old Monroe Road – anticipated completion date of 2023
- Waxhaw-Indian Trail Road – None listed at this time in the North Carolina State Transportation Improvement Program
- Potter Road - None listed at this time in the North Carolina State Transportation Improvement Program

(Provided by Staff)

7. Request: Timeline for Unincorporated Union County Moore Farm project:

Response: As of September 2016, the developer of the Moore Farm project is working on Construction Documents but has not made any submittal to Union County. There is no additional information regarding when Construction Documents would be submitted to or approved by the County. (Provided by Staff)

8. Request: Provide a breakdown of the development that is entitled or being built within the Town (in the last 5 years).

Response:

Development	Location	Number of Units	Date Approved
Glenn Oaks Apartments	Old Monroe Road	204 apartments	2013
Southgate	Poplin and Rocky River Road Area	542 single family, townhomes and apartments	2013
Union Grove	Unionville-Indian Trail Road (near Faith Church Road)	207 single family	2013
Arbors at Blanchard	Waxhaw-Indian Trail	Approx. 10 single family lot left	2013
Town Center Apartments	Plyler Road and Unionville-Indian Trail Road	348 apartments	2013
Plyler Townhomes	Plyler Road across from Cranston Crossing	35 townhomes	2014
Walden at Austin Village	Chestnut Lane	51 single family age targeted	2015
Waxhaw Indian Trail Road	Waxhaw-Indian Trail Road north of Blanchard Circle	49 single family age targeted	2015

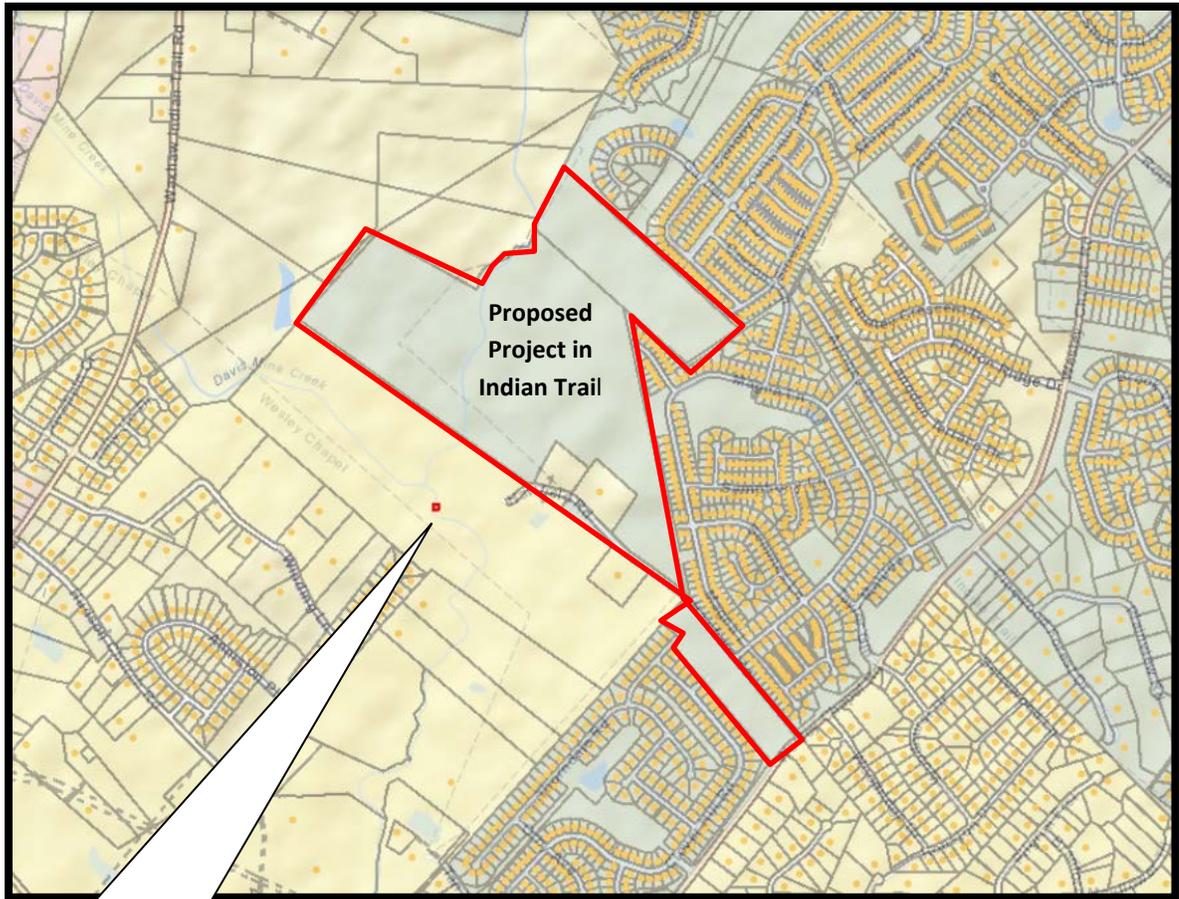
Virginia Trace (Unionville-Indian Trail Road and Oakwood Lane) 92 single family units currently undergoing approval process.

(Provided by Staff)

9. Request: Is there a Lot that ends in the letter “B” for lot number 07120005A?

Response: Based on staff’s research through Union County’s mapping system, lot 07120005B is a parcel totaling 0.05 acres which has a pump station on it and is located within the jurisdiction of the Village of Wesley Chapel. Please see the map below.

(Provided by Staff)



Parcel 07120005B small red dot within the Village of Wesley Chapel

10. Request: Streams and Wildlife being affected:

Response:

Streams – Per Town of Indian Trail Engineering Department requirements for water detention and water quality, the runoff from any impervious area (including any streams which are covered due to development) is required to be detained and treated. Runoff would have to be less than the amount of runoff pre-development. This step is a requirement at the site plan phase.

Wildlife – Using online resources Staff has done preliminary research of potential endangered wildlife species and did not find any endangered species in the vicinity of the development. The endangered species staff found information on was the Carolina Heelsplitter, a species of mussel found in the Catawba and Pee Dee Rivers. The Catawba and Pee Dee Rivers are not close proximity to the subject project.

In any event, the Unified Development Ordinance allows staff to request an Environmental Impact Analysis at the site plan level. (Provided by Staff)

Please note: there are additional attachments which have been provided by the developer and the residents of the adjacent neighborhoods. See the attachment descriptions below:

Attachment 3 –Impact Study of Residential Property (Mark and Jill Ramige), dated August 2016, submitted by Kolter. This analyses the impact on the home of the Ramiges. (Provided by Developer)

Attachment 4 – Petitions submitted by residents of the adjacent developments requesting the following:

- That Downing Court becomes a Cul de Sac.
- That 100 feet minimum of buffer between the property lines of all affected property owners and the proposed development be required.

(Provided by Resident)