



Town of
INDIAN TRAIL
north carolina

Indian Trail, North Carolina 28079

Telephone 704-821-5401

Fax 704-821-9045

PLANNING BOARD TRANSMITTAL

Planning Board Transmittal for the February 8th, 2011 Town Council Meeting

Reference Name	Case: ZT 2010-010 Integrity and Design Standards Amendment		
PB Meeting Date	January 18, 2011		
Members Present	Chair Whitehurst <input checked="" type="checkbox"/>	Gary Vaughn <input checked="" type="checkbox"/>	Larry Miller <input checked="" type="checkbox"/>
	Vice-Chair Cowan <input checked="" type="checkbox"/>	Kathy Broom <input checked="" type="checkbox"/>	Robert Rollins <input type="checkbox"/>
	Sidney Sandy <input checked="" type="checkbox"/>	Cathi Higgins <input checked="" type="checkbox"/> Alternate	John Simulcik <input type="checkbox"/> Alternate
	Vacant Seat <input type="checkbox"/>		
Case Found Complete	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Motion	Recommend approval w/modifications as transmitted		
Member making the motion	Boardmember Higgins		
Second the motion	Boardmember Vaughn		
Vote	7-0		

Background

This is a request to amend Chapter 1310 Integrity and Design Standards and Chapter 1320 – Nonresidential Design Standards – of the Unified Development Ordinance (UDO) regulating architectural requirements within the town limits. This amendment is the result of combined efforts of Town Staff and the Architectural Task Force which was commissioned by the Town Council on September 14, 2010 to review the Town’s regulations. The Planning Board heard this item at its January meeting and transmits a unanimous recommendation to approve.

Town Council Action: *Receive transmittal report and public testimony and:*

1. *Concur with the findings and transmittal of the Planning Board to approve; or*
2. *Concur with the findings and approve as modified by Council; or*
3. *Do not make the findings and disapprove the amendment.*

Planning Board Meeting

The Planning Board heard this item at its January 18, 2011 regular meeting. This amendment is designed to:

1. Provide additional protection, with regard to architectural requirements, within planned developments that do not have architectural requirements within associated approval document for the development; and
2. Clarify applicability of the requirements as it pertains to planned developments and possible amendment of architectural standards in associated approval documents; and
3. Clarify and expand on general requirements; and
4. Restructure the non-residential architectural standard sections within the Chapter.

The Planning Board recognized the hard work put into this project and voiced their appreciation for the collaborative effort by the Architectural Task Force and staff in the development of this amendment. Hearing all of the information the Planning Board made the following draft findings and transmits a recommendation to approve.

Draft Findings:

1. The proposed UDO amendment is consistent with the following goals:
 - 1.3.1 of the Comprehensive Plan – Quality of Life because the proposed amendments will help to promote a diverse range of housing options; and
2. This UDO ordinance amendment request is reasonable and in the best interest of the public because it strengthens the Town's architectural standards recognizing existing planned development design and clarifies architectural requirements for development.

Project Contact

Shelley DeHart, AICP
Director of Planning and Neighborhood Services
srd@planning.indiantrail.org

Attachment 1 -Planning Board Report
Attachment 2 – Draft Ordinance

TC ATTACHMENT 1



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PLANNING AND DEVELOPMENT DEPARTMENT

Zoning Staff Report

Case: ZT 2010-010 Integrity and Design Standards		
Reference Name	Amendment of Chapter 1310 and Chapter 1320 of the UDO	
Applicant	Town of Indian Trail	
Submittal Date	01/03/2011	
Location	Town-wide	
Tax Map Number	n/a	
Plan Consistency	Comprehensive Plan	
Recommendations & Comments	Architectural Task Force Planning Staff	Recommend approval to Town Council.

A request to amend Chapter 1310 Integrity and Design Standards and Chapter 1320 – Nonresidential Design Standards – of the Unified Development Ordinance (UDO) regulating architectural requirements within the town limits. This amendment is the result of combined efforts of Town Staff and the Architectural Task Force commissioned by the Town Council on September 14, 2010 to review the Town’s regulations.

Analysis

Since the UDO’s adoption in December of 2008, staff has brought forth amendments of various chapters for fine tuning. Chapters 1310 and 1320 provides minimum architectural standards for development within the Town and has been found to be in need of modification, expansion, and clarification of requirements to meet the needs of our residents. This amendment consists of:

- *Expanding Section 1310.020 Compliance – adding language to address compliance within Planned Developments; and*
- *Modification of Section 1310.030 – Articulation Standards for All Residential Buildings – expanding, clarifying, and adding criteria.*
- *Modification of Section 1310.040 Building Materials Standards for All Site-Built Housing – this amendment includes modification of the title, expansion of this section’s intent, and clarification and expansion of the building material criteria.*
- *Modification of Section 1310.050 – Manufactured Housing Units on Individual Lots – clarifying and standardizing language within the UDO.*
- *Relocation of Section 1320.030 (C) to 1320.030 to address building design for stand-alone nonresidential structures as well as within Shopping Centers.*

1310.020 Compliance - This Section is proposed to be amended as follows:

Plans demonstrating compliance with the design standards of this Chapter will be reviewed by the authorizing permit authority at the time of development's initial review and consideration for approval.

- A. Any proposed changes to an approved Integrity and Design Permit such as a change in building design or building materials, shall require approval by the Planning and Development Director.
- B. *Any proposed changes to an approved Integrity and Design Permit associated with a Planned Development (PUD, PRD, PND, CZ) shall be bound by the conditions of approval, this Chapter, and the following:*
 - i. *Building materials and colors shall be similar to the materials already being used in the neighborhood, and/ or if dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that enough similarity exists for the buildings to relate to the rest of the neighborhood.*
 - ii. *Any proposed deviation from conditions of approval of a Planned Development approved by the Town Council or Board of Adjustment shall require an amendment of the approval permit authorized by the appropriate discretionary board.*

This modification provides additional criteria applicable to planned residential developments that have limited architectural requirements within the approval documents. The goal is to establish criteria that will result in a product that blends with the existing neighborhood.

1310.030 Articulation Standards for all Residential Buildings- This Section is proposed to be amended as follows:

All residential buildings on individual lots in R districts must include at least 5 of the following design features:

- A. ~~bay~~ or bow windows on the front façade (Note: the provision of one such window is sufficient);
- B. ~~d~~ormers (Note: the provision of one such roof feature is sufficient);
- C. ~~a~~ roof pitch greater than or equal to a ~~3~~ 6 to 12 (6:12) *for primary roof*;
- D. ~~e~~eaves with a minimum 10-inch projection on all sides of the building;
- E. ~~d~~ecks or patios with a minimum size of 64 square feet per dwelling unit;
- F. ~~f~~ront porch and entry facing the front lot line (Note: entryway can be located on the long or short axis of the dwelling);
- G. ~~o~~ff-sets on building face with a minimum depth of 12 inches;
- H. ~~d~~ecorative pillars or posts. *Square post or columns shall not be less than six (6) nominal inches on any side and round columns shall not be smaller than eight (8) nominal inches in diameter from the bottom of the column unless consistent with a distinct architectural style.* (Note: requires at least one pair, decorative or plain, but finished in manner that is consistent with the dwelling exterior);
- I. ~~r~~ecessed entry with a minimum depth of 18 inches; *Distinct Architectural Style (2 point value). The use of a distinct architectural style shall be determined by a qualified professional contracted by the Town at the cost of the applicant.*

The following design features are required on all residential structures:

- J. ~~Openings including doors and/or windows on street facing building facades. Window shutters are required on said windows~~ *are required to have appropriate window trim per style of architecture.* Blank walls are prohibited.
- K. ~~M~~masonry (preferably brick) perimeter enclosure at base but also including poured concrete so that each home has the appearance of a raised foundation (Note: wood products covered with a treatment to appear as masonry do not qualify). Poured concrete shall be treated with brick, ~~hard coat stucco, or stone,~~ or *color & textured material appropriate foundation style per style of architecture.*
- L. ~~C~~hanges in the use of wall facing materials should occur at wall setbacks or projections, or to articulate the transition between the building base middle and top. *Material changes should return to inside corners of front façade. Those materials however are not required to wrap the outermost front corner of the home.*
- M. *Front loading garages shall not extend further than 4 feet past the predominant front façade of the house unless a front porch is used and then the garage shall not extend further than 4 feet past the porch excluding side loading garages. A maximum of 1/4 of the front façade is allowed to be front facing garage door (s).*

These modifications are intended to further clarify requirements and provide for established architectural style, form and characteristic features of houses.

1310.040 Building Material Standards for All Site-Built & Modular Housing - This Section is proposed to be amended as follows:

All residential buildings constructed on-site must be improved with *quality* materials ~~that enhance and protect property values~~ and these materials must be durable, safe, and require limited maintenance. *Materials shall be selected for suitability to the type of building and design for which they are used.* All facades visible from public or private streets must be constructed of the following materials: *Such materials may include, but need not be limited to:*

- A. Brick, natural stone, wood, architectural cast stone, hardcoat stucco, *cementitious siding*, glass or EIFS (*when applied according to manufacturer specifications*) ~~other comparable, durable materials approved during the plan review process.~~
- B. Vinyl siding (*minimum of .44mm*), galvanized, aluminum coated, or zinc-aluminum coated metal finishes provided such materials do not exceed 20% of those façades visible from public or private streets.

These modifications provide for additional building materials such as the cement fiber board and EIFS (Exterior Insulation and Finish Systems) also known as synthetic stucco as well as establishes a minimum thickness for vinyl siding.

1310.050 Manufactured Housing Units on Individual Lots- This Section is proposed to be amended as follows:

Permitted Class A ~~or B~~ manufactured housing units may be placed on individual lots in R districts that permit detached only if they:

- A. are constructed in accordance with the National Manufactured Housing Construction Safety Standards Act of 1974 as amended on August 22, 1981.
- B. are multi-sectional (double-wide or wider);

- C. enclose a floor area of not less than ~~one~~ 1,000 square feet in any residential zoning districts (Note: single-wide manufactured dwellings, including expandable units, pop-outs and tilt-outs are allowed only in ~~mobile~~ **manufactured** home parks);
- D. are placed on an excavated and/or backfilled foundation and the open portion under the home enclosed with pressure treated wood, masonry, or concrete walls, so that the top of the perimeter wall is not more than 8 inches above the finish **ed** ground level, except on a sloping lot where the top of the perimeter wall may be no more than 8 inches above the finish **ed** ground level at its highest point along the perimeter wall (Note: when pressure treated wood is used for the perimeter wall, a covering similar in appearance to the manufactured housing unit siding, or a finished concrete wall will be used to cover the wall);
- E. have exterior siding and roofing with the color, material and appearances similar to the exterior siding and roofing material used on residential dwellings within the neighborhood, or that is similar in appearance to the predominant materials typically used for construction of site-built detached houses;
- F. do not have bare metal siding or roofing;
- G. are not adjacent to any structure listed as a locally designated historic landmark or ~~n~~**N**ational ~~r~~**R**egister property.

These modifications are to clarify and standardize language within the UDO.

1320.030 (C) – Building Design – This section is proposed to be relocated establishing itself under its own heading and Section (1320.030) standardizing building design for all non-residential development. (See Attachment 1).

Required Consistency Findings

The Planning Board is required to make two findings with their recommendation. One for consistency with Town adopted plans and another regarding the benefit of the public. Staff is of the opinion the following findings can be made:

- 3. The proposed UDO amendment is consistent with the following goals:
 - 3.3.1 of the Comprehensive Plan – Quality of Life because the proposed amendments will help to promote a diverse range of housing options; and
- 4. This UDO ordinance amendment request is reasonable and in the best interest of the public because it strengthens the Town’s architectural standards recognizes existing planned development design and clarifies requirements for development.

Staff Recommendation

Staff recommends that the Planning Board make the required consistency findings and recommend adoption of the UDO ordinance amendment to the Town Council.

Staff Contact

Shelley DeHart, AICP
 Director of Planning
srd@planning.indiantrail.org

TC ATTACHMENT 2

SO ORDAINED THIS 8TH DAY OF FEBRUARY, 2011.

THE TOWN COUNCIL OF INDIAN TRAIL

By _____
Honorable John J. Quinn, Mayor

Attest:

Peggy Piontek, Town Clerk