

owners, lodging establishments have the added benefit of bringing new customers to the community to help support local retail, restaurant, and other business establishments. The Indian Trail tax base can be further balanced with the addition of a hotel/motel use.

While there are several direct benefits to having hotel/motel uses within the community, there are also potential negative attributes that should be identified. Criminal activities can be associated with hotel/motel establishments. These activities can be perpetrated by guests inside the establishments or can be committed against hotel guests. Lieutenant Chase Coble with the Union County Sherriff Office (UCSO) has expressed concerns about introducing hotel/motel uses within the village center overlay areas due to the possibility of attracting a transient population.

If the amendment is adopted, staff believes it will be important for the UCSO to be directly involved in the site plan review process to help minimize safety issues attributed to the site layout. Staff also discussed this amendment with the Union County Fire Marshall's Office. They indicated both the Stallings and Hemby Bridge Volunteer Fire Departments have 100-ft ladder trucks that could serve a mid-rise building.

### **Amendment Overview**

The following will provide a summary level overview of the proposed UDO amendments. Please refer to Attachment 2, Ordinance Exhibit A for the proposed amendment in its entirety.

- *UDO Chapter 520.020 Use Table:* This section of the proposed amendment identifies hotel/motel uses being permitted within the General Business District, Village Center Overlay. A reference is included to direct readers to the hotel use-specific standards section.
- *Hotel/Motel Use-Specific Standards:* The following are use-specific standards staff is proposing based on its review of the applicant's proposed ordinance amendment and other research.
  1. Village Center Locations: The proposed amendment would only permit hotel/motel use within the General Business District, Village Center Overlay area of the Sun Valley Village, as identified in the Indian Trail Comprehensive Plan. Hotel/motel uses would not be permitted in any other village center area. Please refer to the enclosed Sun Valley Village Map for a location reference (Attachment 1). The village center areas identified in red as either existing Commercial or future Mixed Use would be potential locations for a hotel/motel use if the amendment is approved. In 2013, the Indian Trail Town Council identified the Sun Valley Village Center as a future "shopping and entertainment district," which further supports its appropriateness for lodging uses.

The UDO currently permits hotel/motel uses in the Regional Business District (largely along US-74), which will remain unchanged.

2. Interior Access: The amendment would require room access to occur inside the building unless there was a ground floor courtyard or pool area providing access to rooms. This is intended to create a cleaner, more attractive appearance by eliminating the "motor lodge" type design with individual, exterior doors. This will also help ensure hotel/motel guests or their visitors must pass through a "managed area" to gain entry.
3. Exterior Balcony Visibility: Hotel/motel buildings are prohibited from having exterior balconies within 200-ft of a residential property. This is intended to respect the privacy of adjacent residences.
4. Length of Stay: Individual length of stay is limited to 30-consecutive days. This is intended to help hotel/motel uses from being used for more permanent residences.

5. Accessory Use Size Limitations: Accessory uses (conference center, restaurant, etc.) are limited to 20% of the hotel/motel establishment floor area unless a larger percentage is approved through a conditional rezoning.
  6. Pool Location: Pool facilities are prohibited from being located between the building and the street or in front of the building. Screening is also required around pool areas.
  7. Height Limitations: Additional height limitations have been put in place for hotels located within Village Center Overlay areas in light of these areas potentially having surrounding residential uses. Height is limited to 50-ft. unless a higher height is approved through a conditional rezoning process.
  8. Enhanced Landscaping: Buildings located adjacent to residential properties shall have enhanced landscaping along the perimeter. The intent is to be able to specify taller growing trees or other improvements to help screen upper story floors.
- *Housekeeping Change Related to Conference Centers*: Conference or meeting centers often accompany larger hotel uses. In researching this proposed hotel/motel amendment, staff discovered the UDO does not have a conference center parking rate. A housekeeping aspect of this amendment is to establish a minimum parking rate of 1-stall per 3-building occupants. Staff also clarified in the parking section that hotels must also provide parking for their associated accessory uses.

### **Mixed Use Buildings Analysis/Overview**

This request is initiated by the Moser Group and refined by Town Staff to allow mixed use buildings in the General Business District (GBD) Village Center Overlay area in specific villages. In general, the Village Centers were envisioned in the Town's Comprehensive Plan to provide neighborhood shopping, civic activities, and compact neighborhoods within a 10 minute walk. The goal is to encourage sustainable development, reduce environmental impacts of scattered development, reduce traffic and provide economic opportunities for businesses. (See Town of Indian Trail's Comprehensive Plan, Chapter 1.)

Mixed use buildings are considered a form of sustainable development as they support development where people can live, work and play. Some of the benefits of mixed-uses are: more efficient use of available land, preservation or creation of community's sense of place, and vibrant city centers. There is also economic benefit to areas with mixed uses. Not only do mixed uses provide an opportunity to increase commercial tax revenue from the businesses located within it, but also increase foot traffic from patrons who live walking distance to those businesses.

Numerous studies and surveys continue to show that both millennials (those born between 1980s to the early 2000s) and baby boomers (those born between 1946 and 1964) are choosing to live closer to where they work and want to be able to walk to shopping and leisure activities as much as possible. Mixed uses provide such opportunities.

The following will provide a summary level overview of the proposed UDO amendment as it pertains to Mixed Use Buildings:

- *New Use Category*: The proposed amendment adds "Mixed Use Buildings" as a new category to be allowed in the General Business District within select Village Center Overlay areas.
- *Definition*: The definition of a mixed use building is a multi-story building that contains at least one floor devoted to nonresidential uses and at least one devoted to residential uses. Uses may generally include retail, office and apartments or condominiums.

- *New UDO Section - Development Standards:*
  1. Mixed Use Buildings will be subject to the Conditional Zoning approval process. At that time, standards such as density will be determined based on site location, overall community features, building form, as well as massing and scale. The Conditional Rezoning approval process provides Planning Board and Town Council the opportunity to determine the appropriateness of a development as a whole on a case by case basis.
  2. Commercial and office uses will be permitted on the 1<sup>st</sup> and 2<sup>nd</sup> floors, and residential on the subsequent floors. The buildings must provide separate or secured entrance access to the residential uses and shall
  3. Buildings will have limitations on the total floor area (square footage), and on the amount of residential area that may be provided.
  4. The building design will be subject to existing Architectural standards for non-residential development, balconies will need to be screened when adjacent to residential, and the height will be limited to 50 feet or 4 stories.
- *Locations:* Specific villages have been identified where mixed use buildings would be allowed. These are limited to Austin Village, Sun Valley, Rocky River, and Old Monroe Village Centers. Other restrictions include height limits, balcony locations, and landscaping and screening requirements.
- *Floor Area:* changes to UDO Chapter 520.040 to allow defined floor area square footage proposed with this amendment.

Based on staff's findings, we offer the modifications attached to the Draft Ordinance for the Board's consideration. For ease of reference, proposed new text is referenced in **red/underlined** font and deletions are referenced in ~~striketrough~~ font. The respective Hotel/Motel and Mixed Use Building proposed language is found in Attachment 2, Exhibits A and B.

In light of the unique nature of mixed use buildings and the inability to define appropriate densities at the ordinance level, a Comprehensive Plan Amendment (CPA2016-001) has also been proposed with this text amendment. See Attachment 3.

### **Required Consistency Findings**

The Planning Board is required to make two consistency findings, 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:

1. The proposed UDO amendments are consistent with the following goals of the Comprehensive Plan:
  - ***Land Use and Housing Goals #1, 2, 4 and 5:*** The proposed amendments are consistent with the Comprehensive Plan because they will enable diverse uses, densities and housing types, avoid potential land use incompatibilities, promote sustainable development through the use of smart growth principles, and encourage high quality design; and
  - ***Economic Development #1:*** The proposed amendments will also enable investment in the commercial areas of Indian Trail that will help foster economic development initiatives that ensure a more balanced tax base within our community as well as locate residents and customers in close proximity to local businesses.
2. This UDO ordinance amendment is in the best interest of the public because it seeks to

concentrate more intense development within the village centers, protect the low density single-family areas as envisioned in the comprehensive plan, while also expanding the opportunities for lodging uses in a way that will benefit of Indian Trail residents and business owners.

Staff recommends that the Planning Board make the required consistency findings and recommend adoption of this UDO Text Amendment ZT2016-001 as presented.

**Staff Contact**

Rox Burhans, AICP, Planning Director  
Gretchen Coperine, AICP, Senior Planner  
704-821-5401  
[rburhans@planning.indiantrail.org](mailto:rburhans@planning.indiantrail.org)  
[gcoperine@planning.indiantrail.org](mailto:gcoperine@planning.indiantrail.org)

Attachment 1: Sun Valley Village Map-IT Comp Plan

Attachment2 Draft Ordinance: Exhibit A, Draft language for Hotel/Motel Use

Exhibit B, Draft language for Mixed Use Buildings

Attachment 3 Draft Resolution: CPA2016-001