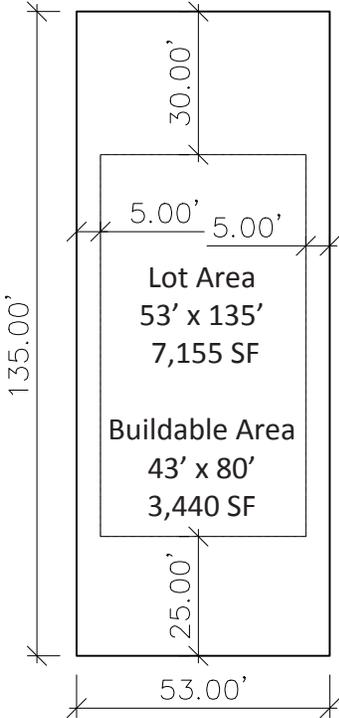


Lot Type A

53' Age-Restricted Product

Overall Lot Dimensions	53' x 135'
Lot Width (at Setback)	53'
Lot Depth	135'
Front Yard Setback	25'
Side Yard Setback	5'
Rear Yard Setback	30'



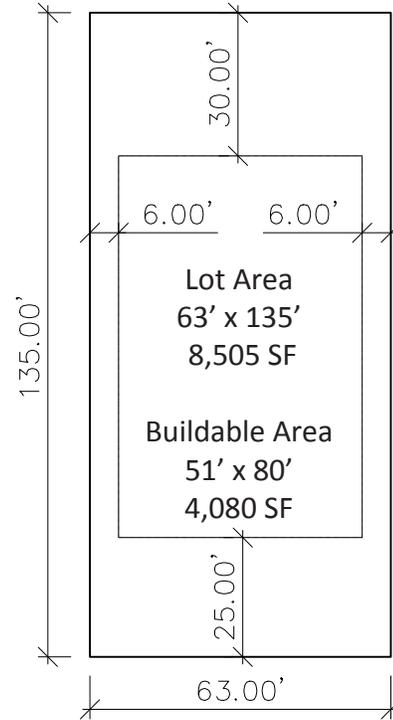
Lot Type A - Typical Architectural Character



Lot Type B

63' Age-Restricted Product

Overall Lot Dimensions	63' x 135'
Lot Width (at Setback)	63'
Lot Depth	135'
Front Yard Setback	25'
Side Yard Setback	6'
Rear Yard Setback	30'



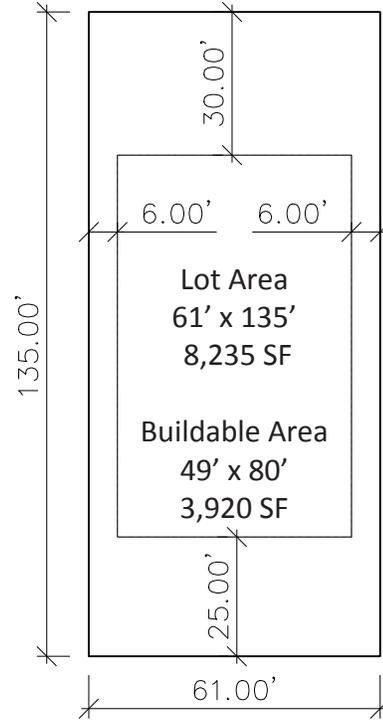
Lot Type B - Typical Architectural Character



Lot Type C

61' Traditional Product

Overall Lot Dimensions	61' x 135'
Lot Width (at Setback)	61'
Lot Depth	135'
Front Yard Setback	25'
Side Yard Setback	6'
Rear Yard Setback	30'



Lot Type C - Typical Architectural Character



AMENITIES

&

MONUMENTATION

HERITAGE

Development Amenities

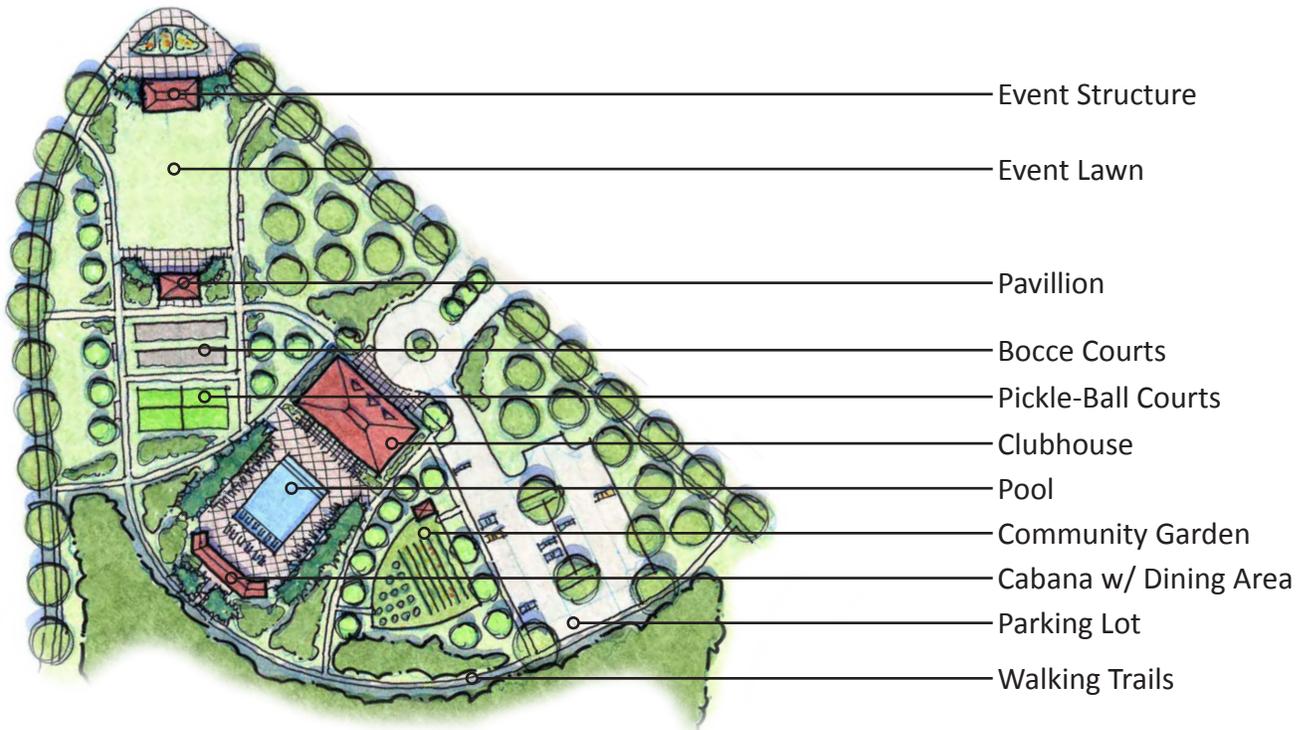
Amenities within the development shall consist of, but not be limited to a club house, pool, functional lawn space, shade structures, and walking paths along natural areas. Monumentation within the development shall consist of, but not be limited to entry signage and monumentation, street signage per Indian Trail standards, greenway signage, and other wayfinding signage. The images presented show design intent of scale and materiality.

Design Elements

1. All amenity structures shall express a base, middle, and top through the building's architectural details and the use of building materials.
2. Reveals and projections shall be incorporated into such buildings along with changes in texture and color.
3. Wall plane off-sets at multiple locations for any building with a front façade exceeding 50 feet in width shall be incorporated.
4. Deep set windows with mullions shall be incorporated into amenity structures to better articulate the façade and establish verticality within the horizontal plane.
5. Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Appropriate accent colors may be incorporated within building trim and accent areas of the façade.
6. Lighting fixtures are to be used to accentuate architectural features, materials, colors, or landscaping. These fixtures shall be provided along entry monumentation and common areas such as the amenity structure and mail structure.
7. Accent lighting shall not generate excessive light levels, cause glare, or direct light beyond the façade onto neighboring properties, streets or night sky.
8. All streets and sidewalks shall be sufficiently illuminated to ensure the security of the street right-of-way and safety of pedestrians present in the area.
9. A lighting layout and overall design shall be submitted.
10. All new lighting fixtures shall be installed on new metal poles, and shall meet spacing and illumination standards per Chapter 1330 of the UDO.
11. Within natural areas, special consideration shall be given to the protection of meaningful existing vegetation, topography, and wetland areas.

The main amenity area is to consist of a clubhouse, pool, functional lawn space, and parking. The images presented depict a representation of the proposed amenity area. Design and materials are subject to variation.





Other amenity areas are to consist of functional lawn space, seating areas, and walking paths. The images presented depict a representation of the proposed amenity areas. Design and materials are subject to variation.



MONUMENTATION





July 22, 2016

CONFERENCE MEMORANDUM

Re: Conditional Zoning Petition CZ2016-005 – Indian Trail
Conference: Indian Trail Community Meetings
Date: June 22, 2016
Purpose: Public input and information session.

The first meeting was held at the Bakers Fire Department from 3:00 PM to 5:00 PM located at 4425 Old Charlotte Highway, Monroe, NC 28110. The second meeting was held at the Indian Trail Civic Building from 6:00 PM to 8:00 PM located at 100 Navajo Trail, Indian Trail, NC 28079. The following items were discussed at both of the meetings.

1. Wesley Chapel Road Entry

- a. Concerns were presented in regards to sight distances for the proposed entry location.
 - i. Kolter Land (KL) confirmed that all required sight distances must be met as a part of the Site Plan review.
- b. Concerns were presented in regards to separation distances from the entrances of Sheridan and Taylor Glen.
 - i. KL confirmed that all required separation distances have been met.
- c. Concerns were presented for the possibility of a traffic light.
 - i. KL and Ramey Kemp (RK) confirmed that signal warrant studies were completed and no signal has yet to be warranted.
 - ii. KL, Town Staff, and ColeJenest & Stone (CJS) agreed to discuss the validity of the current studies with NCDOT and discuss potential updates to the studies.

2. Connectivity

- a. Concerns about Downing Court and Magna Lane connections were presented in regards to crime, children safety, and increased traffic volumes.
 - i. Town Staff stated that they will require the connections to be made per their Transportation Plans and Unified Development Ordinance (UDO) requirements.
 - ii. In regards to Downing Court, CJS presented the possibilities of dedicating right-of-way for future build-out, creating a pedestrian connection only, and removing the connection all together and agreed to discuss with Town Staff.
 - iii. Town Staff indicated that the Town Council would have the final vote in terms of abandoning such connections.

- b. Concerns about the proposed East / West connector were presented in regards to additional traffic potential for Taylor Glen and Brandon Oaks.
 - i. CJS indicated that the proposed connector should mitigate traffic impacts by providing an additional means of traverse from Wesley Chapel Road to Waxhaw-Indian Trail Road.

3. Buffering

- a. Requests were made to preserve all trees within Parcel 07120003 that directly abuts Brandon Oaks.
 - i. CJS indicated that under the UDO, no buffer is required. However, KL agreed to a 20' buffer along a portion of Taylor Glen and a 25' buffer along Brandon Oaks.
 - ii. Existing vegetation is intended to be preserved within the buffers and additional vegetation to be provided if necessary to meet performance standards.

4. Schools

- a. Concerns about school impacts were presented. Many residents feel the entire community should be age-restricted and that further restrictions should be added into HOA Covenants.
 - i. KL stated that, based upon their experience and from discussions with builders and developers in the area, that the homes are projected to produce 2 to 3 children per 100 homes.
 - ii. CJS stated that a school impact study directly tied to this proposed development was underway and would be ready for public input in the following weeks.

5. Miscellaneous

- a. A resident asked what the proposed home prices would be.
 - i. KL stated that all homes, both traditional and age-restricted would range from \$300,000 to \$400,000.
- b. Concerns about the amenity were presented in regards to the statement by KL that the amenity would only be accessible to the age-restricted residents of the community.
 - i. KL stated that other amenities for the traditional pod were being reviewed and vetted.
- c. Concerns about street widths were presented.
 - i. KL stated that all cross-sections are per the Town of Indian Land Development Standards.
 - ii. CJS stated that the proposed 24 feet width was sufficient for one side of on-street parking, but was not too wide as to encourage high vehicular speeds.
- d. A resident requested that an Environmental Impact Study be conducted and asked if Heelsplitters were being impacted.
 - i. KL stated that the site is not within the Heelsplitter district.
 - ii. KL stated that the site preserves close to 50% open space which far exceeds UDO standards and that the intent is the fauna and flora flourish within these spaces.

- e. A resident asked if the Town can push back on the TIA recommendations.
 - i. Town Staff indicated that the Engineering Department would review and provide feedback on all TIA recommended improvements.
- f. Concerns about the proposed mix of lots in regards to traditional lots and age-restricted lots were presented.
 - i. KL indicated that the market will support a mixture of lot types.
 - ii. KL stated that the purpose of the proposed mixture is to avoid a homogenous community.
- g. Concerns about the rezoning process and receiving appropriate notification was presented.
 - i. KL stated that all protocols have been met and that an additional meeting with residents of Taylor Glen was also scheduled to hear concerns and present information.
 - ii. Town Staff indicated that all meeting times and locations can be found online.
 - iii. Town Staff indicated that the applicant has met all UDO requirements in terms of meetings and notifications.
- h. A resident indicated concern about the Town's tax base as it relates to residential development versus commercial development.
 - i. Town Staff indicated relevance of this concern, but stated that the site in question was not an appropriate site for commercial development.
- i. A resident indicated concern for call rates of traditional development versus age-restricted development.
 - i. KL stated that the plans have been reviewed and preliminarily approved by all service providers.

Please contact the undersigned with any additions or corrections to these minutes.

Respectfully submitted,

Lucas A. Shires
COLEJENEST & STONE, P.A.

krm

cc: All Attendees



3-5pm

Community Meeting

Sign-In Sheet

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE#/EMAIL</u>
Barbara Ashley	(Brandon Oaks) 4028 Garden Oak Dr.	704-681-5960
Cynthia Malone	2019 Magna Lane	704 301-1713 howeharming4u@yahoo.com
Bob & Debbie Perry	1009 Fountainbrook Dr.	704-839-0085 debboyperry@gmail.com
Pat Mower	2022 Canopy Dr.	704-576-8517 mmower@carolina.rr.com
Colli Higgins	3004 Clover Hill	colli_higgins@hotmail.com
DAVE VAUDERHOOF	5017 Symphonic Ln	DVAN122@GMAIL.COM
Jill Ramirez	6309 Newfield Rd.	704-661-5497 jillramirez@yahoo.com
Allan Hamilton	1613 WHIPPOORWILL	704 821-8745
FLORENCE HERBERT	1012 Whippoorwill Ln Brandon Oaks	704 821-0601 1037
CAROL HAMILTON	1011 Whippoorwill Ln	704-821-8937
Carol Grigg	7002 Fountainbrook Dr	704-684-5356
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



3-5pm

Community Meeting

Sign-In Sheet

NAME

ADDRESS

PHONE#/EMAIL

BEN HERMAN

Emily Herman

1002 Downing Ct

704-562-6419 / RLHerman64@hotmail.com

Rosanne Dukes

5001 Magna Ln.

904-577-8760 / ldrd712@hotmail.com

Emily + Ryan Engel

2024 Canopy Dr

704 234 6579 / emilyengel@gmail.com

Carol Albert

2018 Canopy Dr

jla001@aol.com



Community Meeting

Sign-In Sheet

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE#/EMAIL</u>
<u>Rete Kimbell</u>	<u>4026 Garden oak Dr Indian Trail 28079</u>	<u>704-953-0006</u>
<u>MICHAEL PASTERNAK</u>	<u>_____</u>	<u>_____</u>
<u>MICHAEL PASTERNAK</u>	<u>4011 Garden Oak Dr. INDIAN TRAIL</u>	<u>704 589 5251</u>
<u>Larry Dukes</u>	<u>5001 Magna Ln.</u>	<u>704-999-8934</u>
<u>Pat Mower</u>	<u>2022 Canopy Dr. Indian Trail</u>	<u>704-576-8517</u>
<u>Brian & Olivia DeBrand</u>	<u>4038 Garden Oak Dr Indian Trail.</u>	<u>704-582-9773</u>
<u>Kathy Miller</u>	<u>1106 Alyssum Ln Indian Trail</u>	<u>704 574 0026</u>
<u>Jay Hutcher</u>	<u>4030 Garden oak</u>	<u>980-328-1531</u>
<u>MARK Connolly + Cheryl</u>	<u>3003 Secret Garden CT Indian Trail 28079</u>	<u>617-589 0750</u>
<u>JOHN LAURENZANA</u>	<u>7012 MAUNA LN IND. TR. 28079</u>	<u>704-242-5511</u>
<u>Nancy Fallatt</u>	<u>1028 FOUNTAINBROOK INDIAN TRAIL 28079</u>	<u>704-684-5192</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>

From: [Rox Burhans](#)
To: [Gretchen Coperine](#)
Subject: FW: Brandon Oaks & Taylor Glenn Traffic
Date: Monday, June 27, 2016 3:58:34 PM

FYI

Rox Burhans, Planning Director

Town of Indian Trail
P.O. Box 2430
Indian Trail, NC 28079
704-821-5401
www.indiantrail.org

From: France Knight [mailto:flk53@aol.com]
Sent: Monday, June 27, 2016 2:57 PM
To: Dave Cohn; Gordon Daniels; Gary Savoie; Amy Stanton; mwireman@council.indian.org; Michael Alvarez
Cc: Rox Burhans; flk53@aol.com
Subject: Brandon Oaks & Taylor Glenn Traffic

Hello,

Thank you each for your service and support. I would like to address the issue of traffic that will be created with the new development that is being planned between TG & BO.

I am not totally against the development, but I am against the traffic it will cause in the area. I could not attend the meetings, but wanted to share with each of you. Per the developer he plans to connect to TG, which means more traffic coming into BO. I (with help from others) have worked for almost 3 years to get traffic cushions in our area. They have finally been put in and it has helped to slow traffic and to actually cut some of the traffic out. There is NO reason a road should be cut through TG.

Some back ground. We invited An Engineer and Town Manager to sit on our front porch to see the problem. It wasn't the busiest time of the day. A traffic counter was put on Sipes place in BO's. It showed between 1100 - 1300 vehicles a day traveling Sipes. With study it was found many cars were coming off of Wesley Chapel Rd through TG and then coming out into BO. They wanted to miss the traffic and come out at stop lights. They use this traffic pattern to get to the shops at HT and across the street.

All this traffic has caused major repair problems to the roads. Mustang is a mess and pavement comes up in pieces.

We are thankful for the speed cushions and worked hard to get them. Also the main stop light from our parkway to Old Charlotte Hwy. There has not been one complaint from anyone about the cushions. Only comments is we need some on Fountainbrook.

All of this has been a Safety issue. We are so thankful that a child has not been hit while playing in their yards. We have lost mail boxes and garage doors which can be replaced. We do not want to see a child hurt or killed.

Do not let a developer tell you that traffic will not increase. Indian Trail is overloaded with traffic. We welcome everyone but need to control what we have.

Thanks to all of you for reading this and acting as needed to not make a bad situation become worst.

Thank you,

Frances Knight

flk53@aol.com

704-661-7108 - cell

From: [Mike & Pat Mower](#)
To: [Michael Alvarez](#); [Dave Cohn](#); [Gordon Daniels](#); [Gary Savoie](#); [Amy Stanton](#); [Mark Wireman](#)
Cc: [Gretchen Coperine](#); [Richard Herman](#); [Home](#)
Subject: Unnamed, intermittent streams located within the proposed Hawfield development
Date: Monday, June 20, 2016 9:54:56 PM
Attachments: [Unnamed, intermittent streams.jpg](#)

Mr Mayor, Council Members and Gretchen,

I will be away on a business trip for the Wednesday, June 22 Community Meetings regarding the proposed Hawfield Residential rezoning in Indian Trail. I have several points of concern that I will address in a series of emails. This first email is a concern for numerous watershed streams within the proposed development that, according to the developers proposed plan, appear in danger of being bulldozed over.

These are unnamed, intermittent streams that only carry water following major periods of rain. Attached is a Google Earth image with the approximate locations of these stream beds. In the image the two northern most streams, indicated by red and yellow lines, begin behind Canopy Drive (2016 and 2024 respectively) in Brandon Oaks and the stream indicated by the blue line begins behind Downing Court in Taylor Glenn. These three stream beds are NOT indicated on the developers proposed plan. A fourth stream bed, shown by the orange line, is indicated in the plans with a proposed 50 foot buffer to protect the stream.

Today I walked and videoed the three unmarked stream beds, which empty into Price Mill Creek. YouTube links for the three streams are placed below. These streams carry rain runoff from the Brandon Oaks and Taylor Glenn neighborhoods to Price Mill Creek. Their respective stream beds serve to filter lawn chemicals and road oils and grime from the creek. Should these streams be converted to culverts and storm drains, those chemicals and oils will be directly fed in to Price Mill Creek.

I would request that this development not be approved. Or, at the very least the development plan be changed to buffer the three unmarked intermittent streams to protect the environment and habitat of Price Mill Creek.

Thank you for considering my request,

Mike Mower
2022 Canopy Drive
Indian Trail, NC 28079

<https://www.youtube.com/watch?v=x84q2Hx3v4Q>

https://www.youtube.com/watch?v=1ENwnHhMu_U

<https://www.youtube.com/watch?v=f9pBgxI2phA>

From: katmillerhar@gmail.com on behalf of [Kat Miller 704-574-0026](tel:704-574-0026)
To: [Gretchen Coperine](mailto:Gretchen.Coperine)
Subject: CASE: CZ 2016-005
Date: Monday, June 20, 2016 4:17:29 PM

I've tried to read thru the proposal

what does CZ-SF-4 stand for?
existing SF-4, RSF (Indian Trail) and R-20 (Union County) stand for?

we are residents can't agree or disagree without the correct information

at the meeting this wed june 22,
can we voice are disagreement?
do we need traffic studies first or someone in authority to speak, or can we just say
we don't want this attached to our subdivisions?

Thanks and have a Blessed Day

[Kat Miller](mailto:katmillerhar@gmail.com)

Your "Purrfect" Agent

704-574-0026

Realtor/Broker

Century 21 REC

Licensed in NC & SC

Certified Military Specialist

Relocation Specialist

1stChoiceCharlotteHomes.com

KatSellsHomes4U.com

From: [Mike & Pat Mower](#)
To: [Gretchen Coperine](#)
Subject: proposed Hawfield development
Date: Tuesday, May 24, 2016 6:49:23 PM

Hello Gretchen,

My name is Pat Mower; my husband Mike and I have lived in the Brandon Oaks community since 2007. I believe Emily Herman gave you my name as one of the Brandon Oaks residents who will be directly affected by the proposed Hawfield development. Our address is 2022 Canopy Drive. We are extremely grieved to learn of the plan to remove the beautiful wooded area behind our property line in order to build a housing development. When we purchased our home, we specifically chose this location because we were told there wasn't room between our home and the power lines for any housing to go in, and we'd always have the trees behind us.. We paid a lot premium to ensure that. And now we hear about this proposal. As I've spoken with our neighbors up and down Canopy Drive about this proposal, the immediate response is the same...*We were told they couldn't build behind us!* So we're all reeling from the deception and wonder what, if any, recourse we have.

We plan to be at the Indian Trail Town Hall Meeting on Thursday to hear the development proposal be presented. In the meantime, may I ask a favor? My husband and I are trying to determine how much tree buffer we may have between our property and the proposed houses. Would you be able to tell us how much land behind our home is owned by the HOA? My understanding is that we'd have perhaps double that distance as the buffer. As I mentioned earlier, our address is 2022 Canopy Drive (Lot 33, Block 20)

Thank you so much for your time and help.

Pat Mower
704-576-8517

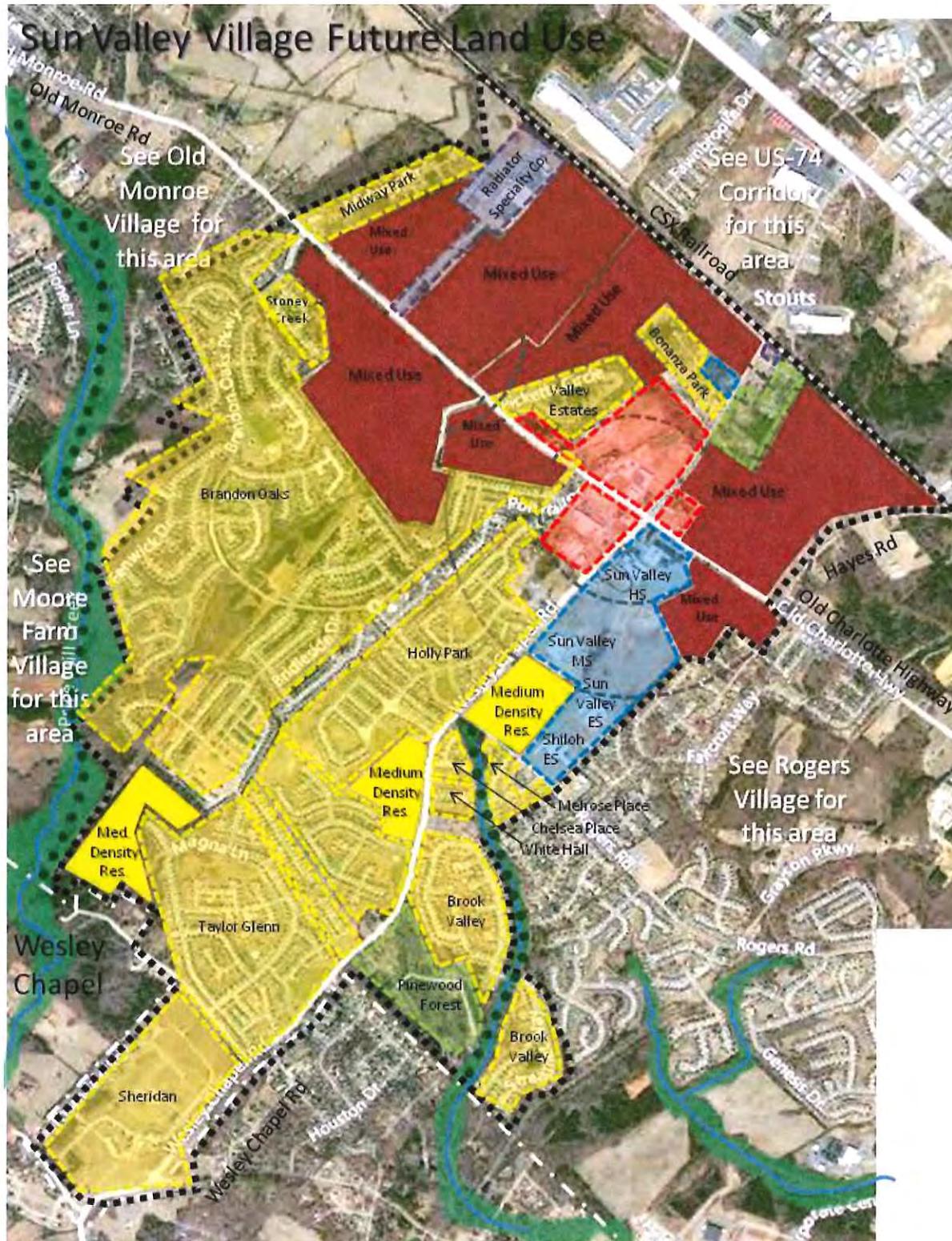


Fig. 5.1.63 Sun Valley Village Future Land Use

Heritage Subdivision

School Enrollment Impact Study for the School Years 2020-21 and 2025-26

Introduction

The focus of this report is to ascertain the impact of the 435 single family detached housing unit Heritage subdivision on the elementary, middle school and high enrollment for the school years 2020-21 and 2025-26. The subdivision will be split between 333 age restricted housing units (55 year old and older) and 102 traditional housing units. All 119 housing units proposed to be built in the municipality of Wesley Chapel will be age restricted. In the municipality of Indian Trail, 214 will be age restricted and 102 will be traditional. These calculations assume the following:

- A. The subdivision will be built out and sold over a 5 year period (2017 through 2021) with roughly 20% of the homes sold and occupied each year.
- B. The age restriction regulations will be enforced on 333 of the housing units
- C. The homes will sell in the mid \$300,000 range.
- D. The U.S. 74 bypass is completed by the end on 2018.
- E. There are no water or sewer restrictions implemented over the next 4 years.
- F. The 30 year fixed home mortgage rate stays below 5% over the next 4 years.

Methods and Data

Using single year of age data from the 2010 census and geo-coded student information by grade from the Union County Schools, yield factors by age were calculated for subdivisions in the Union County area that have similar housing unit types and sale prices (N=800 housing units) as the proposed Heritage subdivision. The calculated average yield factors by housing unit were then summed into four categories, preschool (age 0-4), elementary (age 5-10), middle school (ages 11-13) and high school (ages 14-17). These yield factors were then applied to the proposed 405 housing units to be built in the Heritage subdivision to establish the estimated number of school age and preschool students living in the area for the 2020-21 school year. These results were then aged forward to estimate the total student impact by school for the 2025-26 school year.

Results

The results of the yield calculations for the traditional housing units by age categories are as follows: Preschool - 0.29 average child per housing unit, elementary - 0.37, middle school - 0.12 and high school - 0.05. The results of the yield calculations for the age restricted housing units by age categories are as follows: Preschool - 0.05 average child per housing unit, elementary - 0.03, middle school - 0.01 and high school - nil.

When these yield rates were applied to the Heritage subdivision, the results for the 2020-21 school year in the Indian Trail area was as follows: 40 preschool students, 44 elementary, 15 middle school and 5 high school, for a total of 63 students. (See Appendix A) When these yield rates were applied to the Heritage subdivision, the results for the 2025-26 school year in the Indian Trail area was as follows: 14 preschool students, 40 elementary, 27 middle school and 16 high school, for a total of 83 students. (See Appendix A)

Given the housing unit type and price range of the traditional housing units in the Heritage subdivision, this section of the development will contain a relatively large number of preschool students by 2020. Thus the full impact of the development on school enrollment will not be seen until the 2025-26 school year.

To establish the full impact, the estimated number of students was aged forward from 2020-21 school year to 2025-26. The total estimated impact for 2025-26 is 83 students for the Indian Trail area and 7 students for the Wesley Chapel area.

Appendix A: Enrollment Impact

**Heritage Subdivision: Municipality of Indian Trail
(102 Traditional Units)**

Grade Level	Yield Factor	2020-21 School Year	2025-26 School Year
Preschool	0.29	30	6
K-5	0.37	38	32
6-8	0.12	12	24
9-12	0.05	5	16
Total K-12 Students		55	72

**Heritage Subdivision: Municipality of Indian Trail
(214 Age Restricted Units)**

Grade Level	Yield Factor	2020-21 School Year	2025-26 School Year
Preschool	0.05	10	8
K-5	0.03	6	8
6-8	0.01	2	3
9-12	nil	0	0
Total K-12 Students		8	11

**Heritage Subdivision: Municipality of Wesley Chapel
(119 Age Restricted Units)**

Grade Level	Yield Factor	2020-21 School Year	2025-26 School Year
Preschool	0.05	6	7
K-5	0.03	3	5
6-8	0.01	1	2
9-12	nil	0	0
Total K-12 Students		4	7

Respectfully,
Jerome N. McKibben, Ph. D.
Senior Demographer, McKibben Demographic Research

