



POPLIN VILLAGE

CITY COUNCIL
WORK SESSION

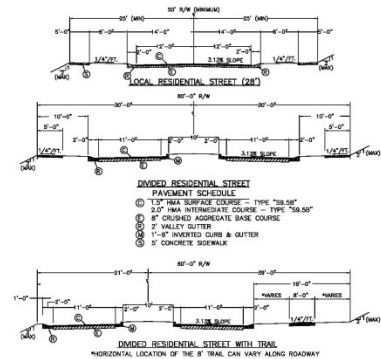
Tuesday November 13, 2018



Secrest Small Area Plan

On October 15th, the Secrest Short Cut Road Small Area plan was fully adopted.

- A nine month study meant to guide future growth near the Monroe Expressway interchange at Unionville-Indian Trail Road.
- We were initially asked to add additional property to our project so that we could conform to the goals of this plan.
- We have worked with planning staff and Town Manager for over a year to develop the site plan being presented today.
- Our plan has been designed to meet the recommendations of the Secrest Short Cut Small Area plan.
- Includes the recommended commercial, municipal park, single family detached housing and attached housing as called for in the plan.



DEVELOPMENT INFORMATION:

DEVELOPER: MT LAND
141 Providence Road
Charlotte, North Carolina 28207
Phone: (704) 200-4227
704204990, 704204988, 704204989, 704204942,
704204943, 70420495, 704204937

PARCEL NO.: 1

EXISTING ZONING: VARIES (H-40, CITY - Indian Trail, City - Moores)

PROPOSED ZONING: RUD 10

ACREAGE: 843.0 Acres

AREA 12 (COMMERCIAL): 423.4 Acres

AREA 3 (PARK): 23.6 Acres

AREA 4 (TOWNHOMES): 326.2 Acres

326.2 Acres (287 Units)

Min. Lot Width - 900' Sq. Ft.
Min. Lot Width - 20' Front Setback - 10' Rear Setback - 10'

AREA 5 (SINGLE FAMILY): 44.3 Acres (131 Lots)

Min. Lot Width - 6,250' Sq. Ft.
Min. Lot Width - 20' Front Setback - 20' Side Setback - 5' P/R 10' Sq. Ft. Comm. Rear Setback - 25'

AREA 6 (SINGLE FAMILY): 427.4 Acres (76 Lots)

Min. Lot Width - 7,500' Sq. Ft.
Min. Lot Width - 60' Front Setback - 20' Side Setback - 5' P/R 10' Sq. Ft. Comm. Rear Setback - 25'

| DESIGN STANDARDS | |
|-------------------|--|
| Density (D.U./A) | Project Density Requirements are based upon the limits listed in the Town of Union Hill Zoning Ordinance Code. |
| | Area 4 (Townhomes): 287 Units / 3.2 Acres = 8.90 Area 5 (Active Adult): 131 Units / 2.6 Acres = 5.04 Area 6 (Single Family): 76 Units / 2.7 Acres = 2.73 |
| Lot Standards | Minimum lot width has been listed above to develop information for each lot type. |
| Setbacks | Setbacks have been listed above in development information for each lot type. |
| Building Height | Maximum building height is 35 feet. |
| Open Space | A minimum of 25% of the gross land area shall be reserved for common recreation area and/or usable open space. |
| Perimeter Setback | A minimum 25-foot setback along the entire development perimeter is required. The minimum 25-foot setback shall be measured from the lot lines of the minimum required square footage of the single-family detached units. The minimum 25-foot setback shall be measured from the lot lines of the single-family detached units. The minimum 25-foot setback shall be measured from the lot lines of the single-family detached units. The minimum 25-foot setback shall be measured from the lot lines of the single-family detached units. |
| Streets/Roads | Streets shall be a minimum of 30 feet wide and 15 feet deep. All streets shall be paved with asphalt. All streets shall be paved with asphalt. All streets shall be paved with asphalt. All streets shall be paved with asphalt. |
| Cul de sacs | All permanent dead end streets shall have a Cul de sac and should be no shorter than 150 feet in length. |
| Signage | Signs must comply with Town of Union Hill Zoning Ordinance. |

ADDITIONAL DEVELOPMENT NOTES

1. A Town park may be incorporated in to the Commercial Area as long as it meets the approval of the Town of Indian Trail.
2. Commercial layout construction plans will be submitted as a separate package requiring approval by the Town of Indian Trail.
3. Tree Save/Tree Planting Plan/Landscape Plans shall be submitted as part of the overall engineering construction plans.

| # | FID | OWNER | MAILING ADDRESS | QTY | STATE | ZIP |
|----------|--|-----------------------------------|-----------------|------------|-------|-----|
| 01200000 | DEPARTMENT OF TRANSPORTATION | 1546 MARK SERVICE CENTER | RALEIGH, NC | 28810 | | |
| 01200001 | ELI & BOTO | 2606 N. UNCLEVILLE RAILROAD TRAIL | RALEIGH, NC | 28810 | | |
| 01200003 | BAHAWT RAILROADS | 1030 WILEY CHAPEL-STATTS ROAD | MORRIS, NC | 28675 | | |
| 01200008 | JAMES T. & JANE L. LINDENBORG | 2803 BROWNSHOLE ROAD | RALEIGH, NC | 28810 | | |
| 01200009 | JOHN & JANE L. LINDENBORG | 2803 BROWNSHOLE ROAD | RALEIGH, NC | 28810 | | |
| 01200010 | GARY C. MARBLE | 5616 POTTER ROAD | MATTHEWS, NC | 28655 | | |
| 01200011 | GARY C. MARBLE | 5616 POTTER ROAD | MATTHEWS, NC | 28655 | | |
| 01200012 | JOHN L. & KATHLEEN TAMPSON | 14000 SHORTLEAF ROAD | RALEIGH, NC | 28810 | | |
| 01200013 | CLAY F. MARBLE | 27103 LAMMELINE-RAILROAD TRAIL | RALEIGH, NC | 28810 | | |
| 01200016 | ROBERT & PRESLEY DANDAN, REBEKA ANN SIMPSON | 600 BALCON ROAD | MORRIS, NC | 28675 | | |
| 01200018 | PIERO SIOU SIOU, MEDIA WARRIOR ASSOCIATES | 2601 N. UNCLEVILLE RAILROAD TRAIL | RALEIGH, NC | 28810 | | |
| 01200019 | FORREST ALAN JR. & P. B. WATKINS | 14000 SHORTLEAF ROAD | RALEIGH, NC | 28810 | | |
| 01200021 | THOMAS J. & M. C. WATKINS | 1210 CHEVROD DRIVE | MORRIS, NC | 28675 | | |
| 01200027 | DAVID A. & HEATHER C. CAMPE | 2420 CHEVROD DRIVE | MORRIS, NC | 28675 | | |
| 01200028 | ALAN & KATE | 4402 ROAD RIVER ROAD | MORRIS, NC | 28675 | | |
| 01200030 | FRANK & FREDMAN | 14000 SHORTLEAF ROAD | MORRIS, NC | 28675 | | |
| 01200034 | FRANKLIN H. JOEL JR. | P.O. BOX 329 | MORRIS, NC | 28675-0329 | | |
| 01200035 | JOHN T. TAMPSON | 14000 SHORTLEAF ROAD | RALEIGH, NC | 28810 | | |
| 01200040 | DEPARTMENT OF TRANSPORTATION | 1546 MARK SERVICE CENTER | RALEIGH, NC | 27881 | | |
| 01200042 | DEPARTMENT OF TRANSPORTATION | 1546 MARK SERVICE CENTER | RALEIGH, NC | 27881 | | |
| 01200046 | DEPARTMENT OF TRANSPORTATION | 1546 MARK SERVICE CENTER | RALEIGH, NC | 27881 | | |
| 01200048 | JENNIFER ANN GRACK HEDGECOCK & TERRY BENNY GRACK | 304 S. REDBETTS SHORTLEAF ROAD | MORRIS, NC | 28675 | | |
| 01200049 | JENNIFER ANN GRACK HEDGECOCK & TERRY BENNY GRACK | 304 S. REDBETTS SHORTLEAF ROAD | MORRIS, NC | 28675 | | |
| 01200051 | JENNIFER ANN GRACK HEDGECOCK & TERRY BENNY GRACK | 304 S. REDBETTS SHORTLEAF ROAD | MORRIS, NC | 28675 | | |
| 01200057 | RONAN & VERA KOSLOV | 5015 BROWN VALLEY ROAD | MORRIS, NC | 28675 | | |

| DATE | ISSUED FOR | REV |
|--|------------|-----|
| <div><div><div>811 Know what's below. Call before you dig.</div></div><div><div><div>Seal of the State of North Carolina</div></div></div></div> <div>Engineer:</div> <div><div><div>R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management</div></div><div><div><div>Seal of the State of North Carolina</div></div></div></div> <div><div><div>www.rjoe Harris.com</div></div></div> <div><div><div>This drawing shall not be used for construction purposes until the seal and signature of the responsible registered engineer on the drawing, and proper permit forms and related items are transmitted by the Owner, Owner's Agent or Contributor to the Authority having jurisdiction.</div></div><div><div>Corporate Seal</div><div>Engineer's Seal</div></div><div><div><div><div>Seal of the State of North Carolina</div></div><div><div><div>Seal of the State of North Carolina</div></div></div><div><div><div>Project Manager</div><div>Owner</div></div><div><div>T. Kelley</div><div>J. Vavrina</div></div><div><div>Responsible Manager</div><div>Owner</div></div><div><div>P. Murphy</div><div>T. Kelley</div></div><div><div>Print this Date</div><div></div></div><div><div>October 25, 2018</div><div></div></div><div><div>Admitted State</div><div>Admitted State</div></div><div><div>NC</div><div>NC</div></div></div><div><div>Client</div><div></div></div><div><div>MT LAND</div><div></div></div><div><div>141 PROVIDENCE ROAD</div><div></div></div><div><div>CHARLOTTE, NC 28207</div><div></div></div><div><div>P. (704) 304-4237</div><div></div></div></div><div><div>Project:</div><div></div></div><div><div>Poplin Road</div><div></div></div></div><div><div>Drawing Title:</div><div></div></div><div><div>Rezoning Plan</div><div></div></div></div> <div><div>Project No.</div><div>Drawing No.</div></div> <div><div>2067</div><div></div></div> <div><div>North Carolina</div><div></div></div> <div><div>1000 N. Salisbury Ave. - 10/24/18</div><div></div></div> <div><div>RP-1</div><div></div></div> | | |



Community Meeting

On August 13th a Voluntary Meeting was held for neighbors at Town Hall

- Letters were mailed to adjacent home owners
- Annandale, Fieldstone Farms and Bonterra HOA's were notified
- Approximately 20 neighbors were in attendance
- Attendees asked questions about the following items:

Timing of development
Phasing of development
Access points
Realignment of Creekside Drive
Density
Price Points
Types of commercial
Park space uses

Types of amenities
Road improvements
Potential traffic impacts
Potential school impacts
Lot sizes
Parcels in Monroe
Water and sewer
Natural gas

At the last work session, we were asked to look in to a sound barrier along the Bypass. Installation would cost over \$3,000,000. We have added extra buffers along the bypass to compensate.



Required Road Improvements From the Traffic Study

Secrest Short Cut Road at Unionville-Indian Trail Road

- Intersection timing and phasing improvements.

Unionville-Indian Trail Road at Monroe Expressway Eastbound Ramp

- Installation of a traffic signal when warrants are met, with consideration to implementing permitted-protected phasing for the westbound left-turn movement.

Poplin Road at Unionville-Indian Trail Road

- Installation of a traffic signal when warrants are met.
- Construction of the northbound approach to include dual northbound left-turn lanes with 300 feet of storage each and a shared northbound through-right lane.
- Construction of an exclusive southbound left-turn lane and southbound through lane with 100 feet of storage each, with consideration to implementing permitted protected phasing for the southbound left-turn movement.
- Construction of an eastbound right-turn lane with 50 feet of storage.
- Construction of a westbound left-turn lane with 150 feet of storage.

Unionville-Indian Trail Road at Access #2

- Construction of an exclusive eastbound right-turn lane with 150 feet of storage.



Required Road Improvements From the Traffic Study

Unionville-Indian Trail Road at Access #3

- Construction of an exclusive eastbound right-turn lane with 75 feet of storage.
- Construction of an exclusive westbound left-turn lane with 100 feet of storage.
- Construction of an exclusive northbound right-turn lane with 75 feet of storage.

N Rocky River Road at Access #4

- Construction of an exclusive eastbound right-turn lane with 100 feet of storage.
- Construction of a northbound left-turn lane with 100 feet of storage.
- Construction of a southbound right-turn lane with 75 feet of storage.

Unionville-Indian Trail Road at Monroe Expressway Eastbound Ramp

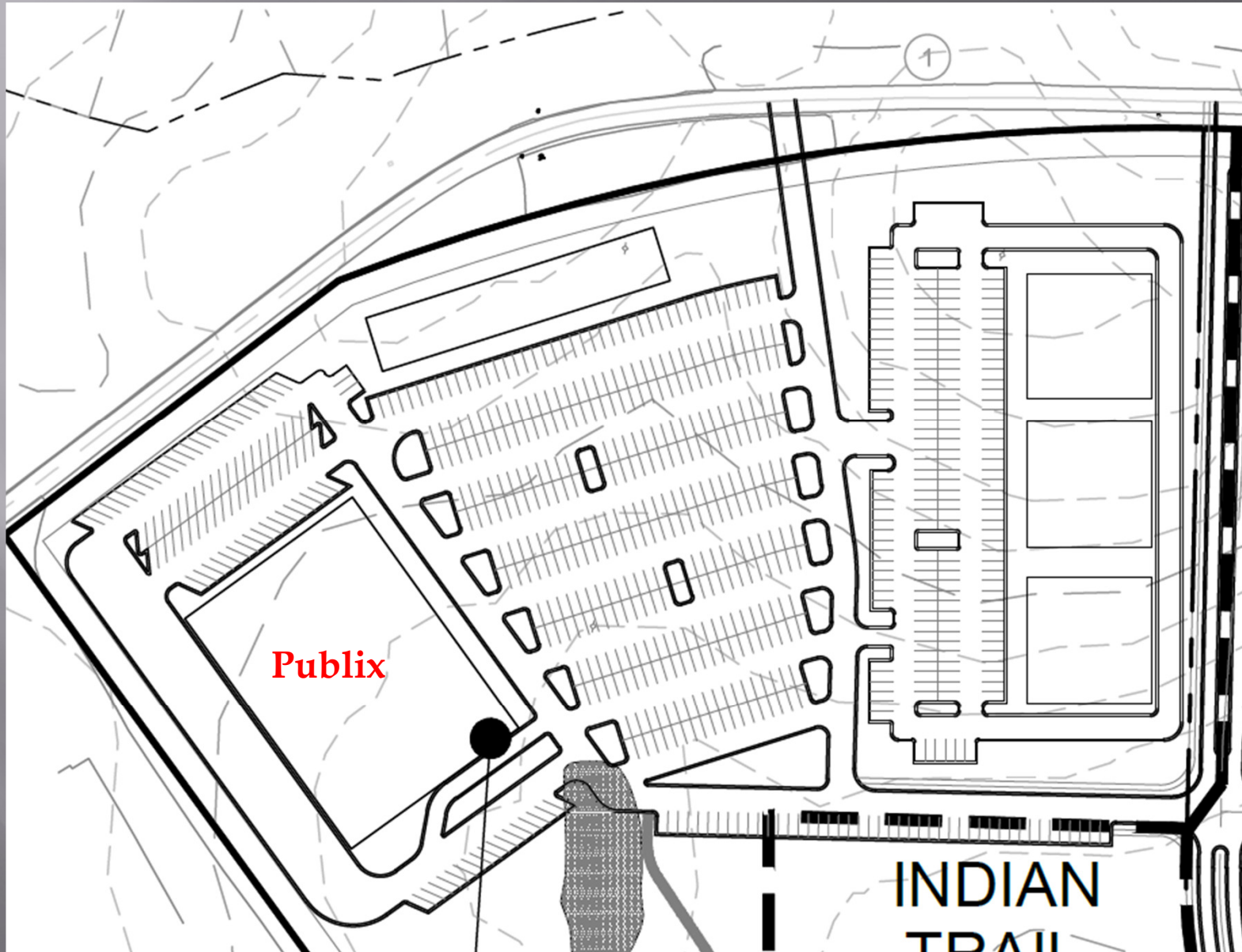
- Installation of a traffic signal when warrants are met, with consideration to implementing permitted-protected phasing for the westbound left-turn movement.

Unionville-Indian Trail Road at N. Rocky River Road

- Construction of eastbound and westbound left-turn lanes with 150 feet of storage each.

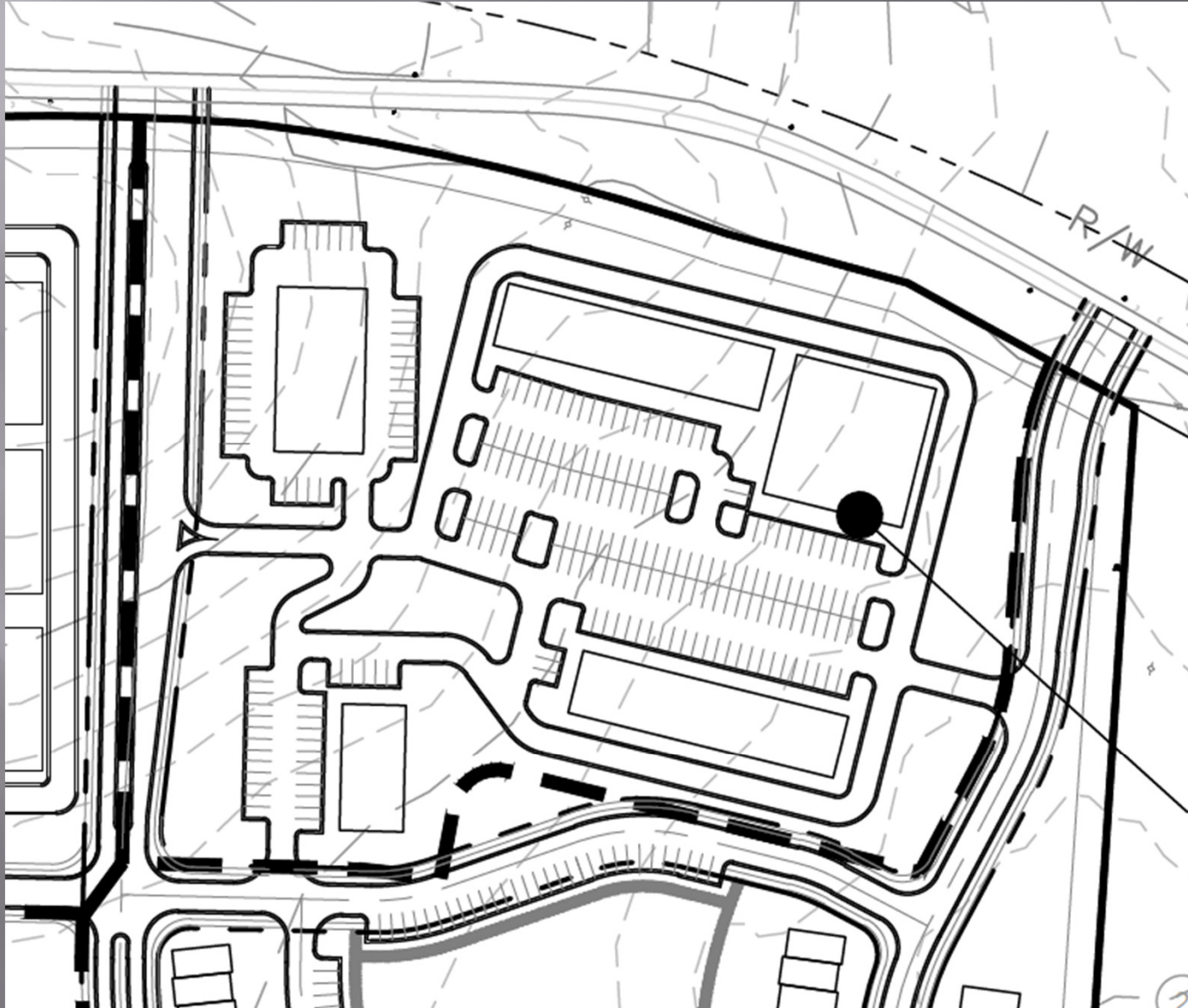


Commercial Component





Commercial Component





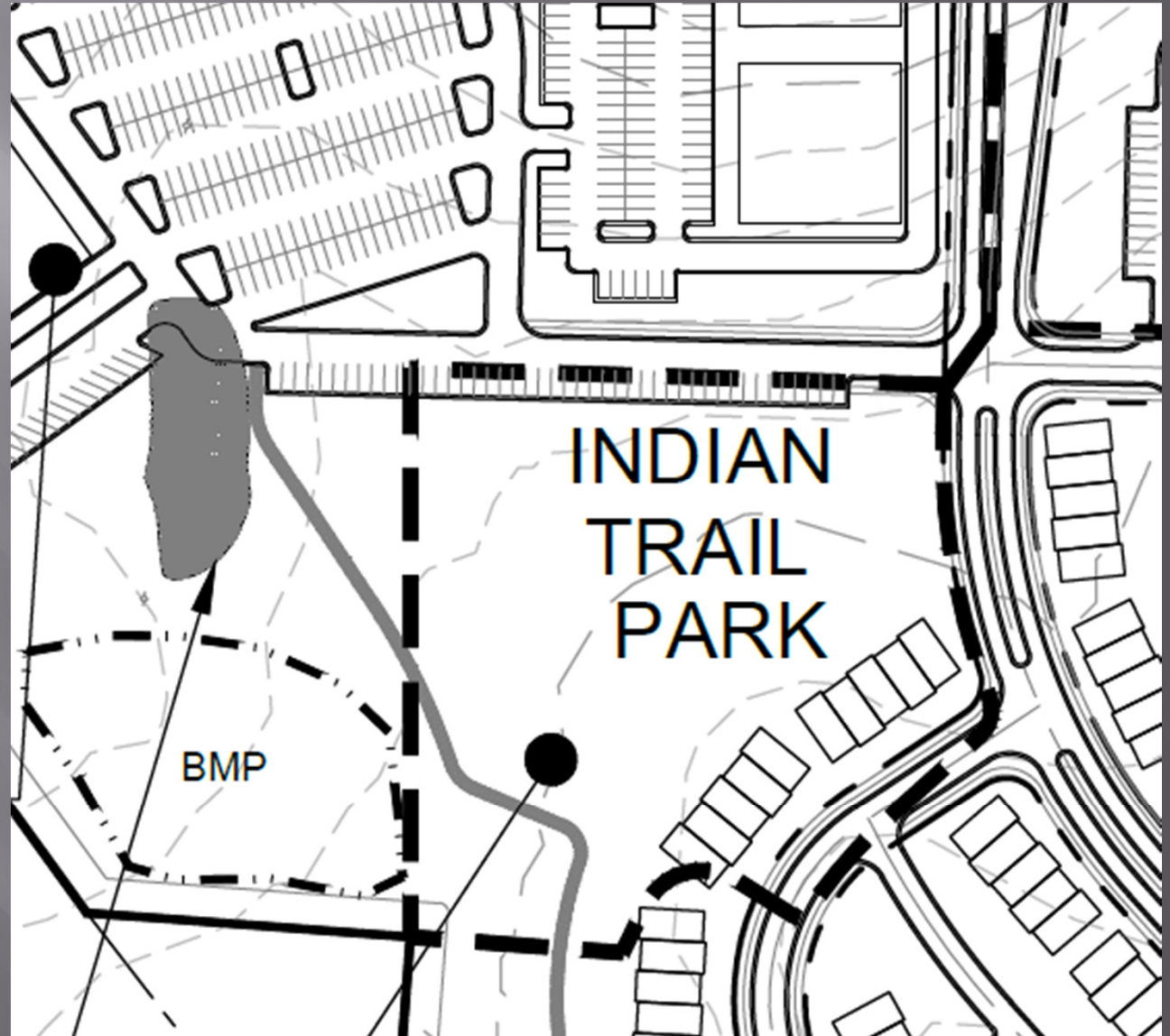
Municipal Park

Strategically located

Walking trails provide easy access from all over the neighborhood

Provides an area for people to go while waiting for a table at a possible restaurant or a place to go on lunch if office space is built.

Possible to use as a place for entertainment, concerts, etc, similar to Stonecrest.





Town Homes

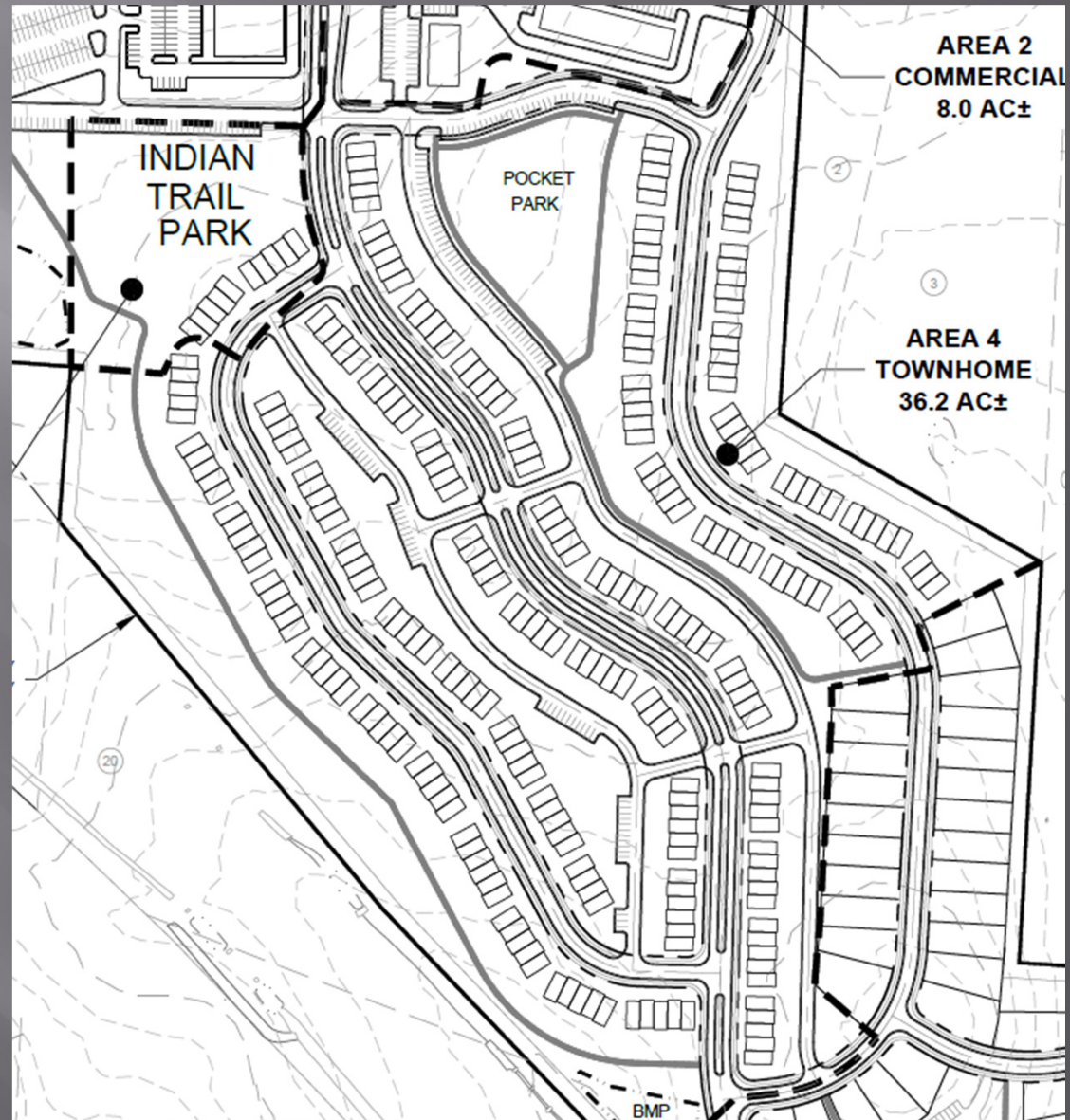
Mix of front load and rear load product

Increased buffer (75') along Bypass

Walking trails throughout

Pocket Park provided

Proximity to commercial encourages type of retail seen at Ayrsley Town Center





Town Homes



Hardi-board, stone or brick exteriors

Vinyl accents/soffits/trim/doors

1 car rear load garage

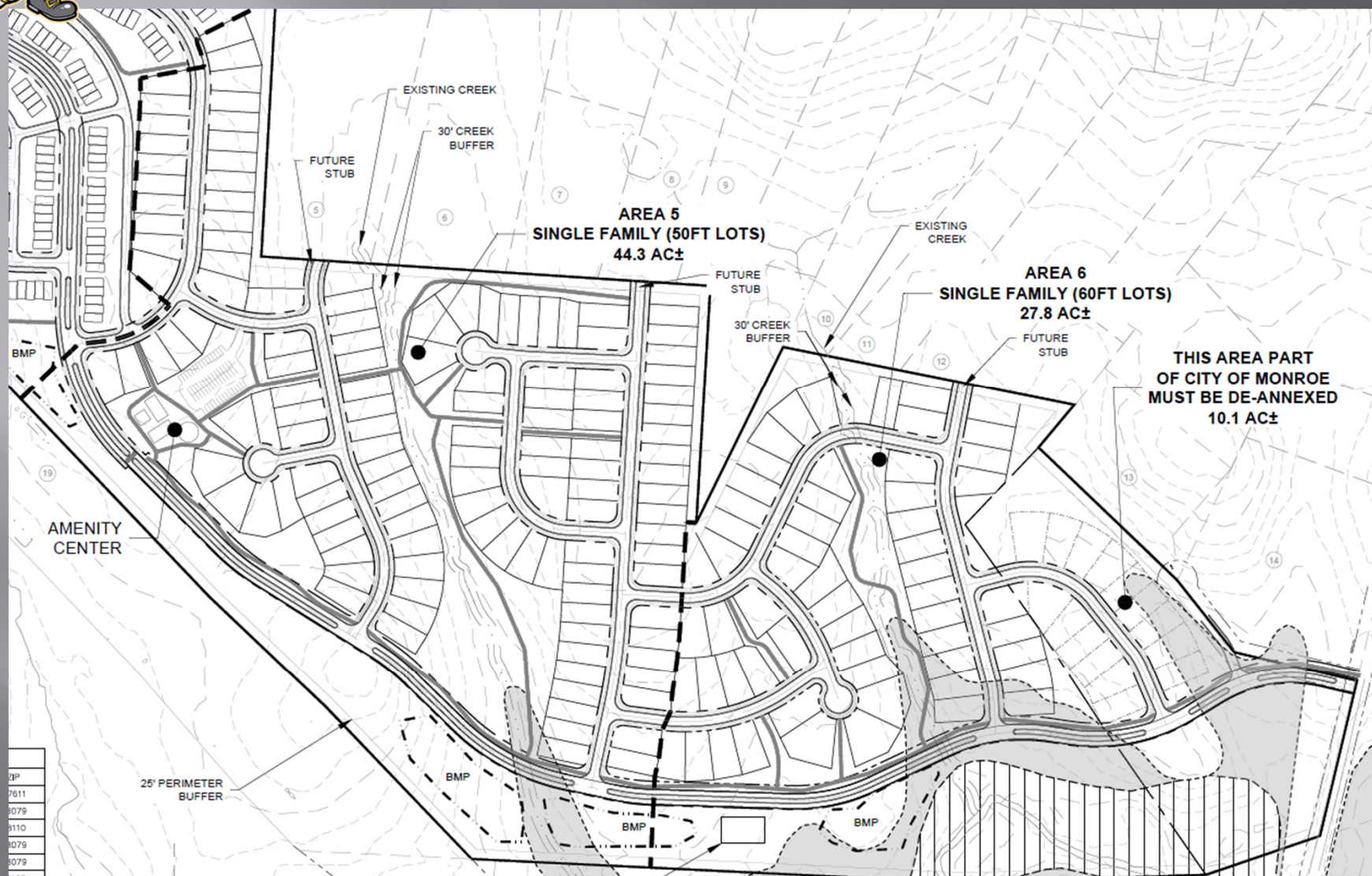


Town Homes





Single Family





Eastwood Homes





Eastwood Homes





Amenity Center

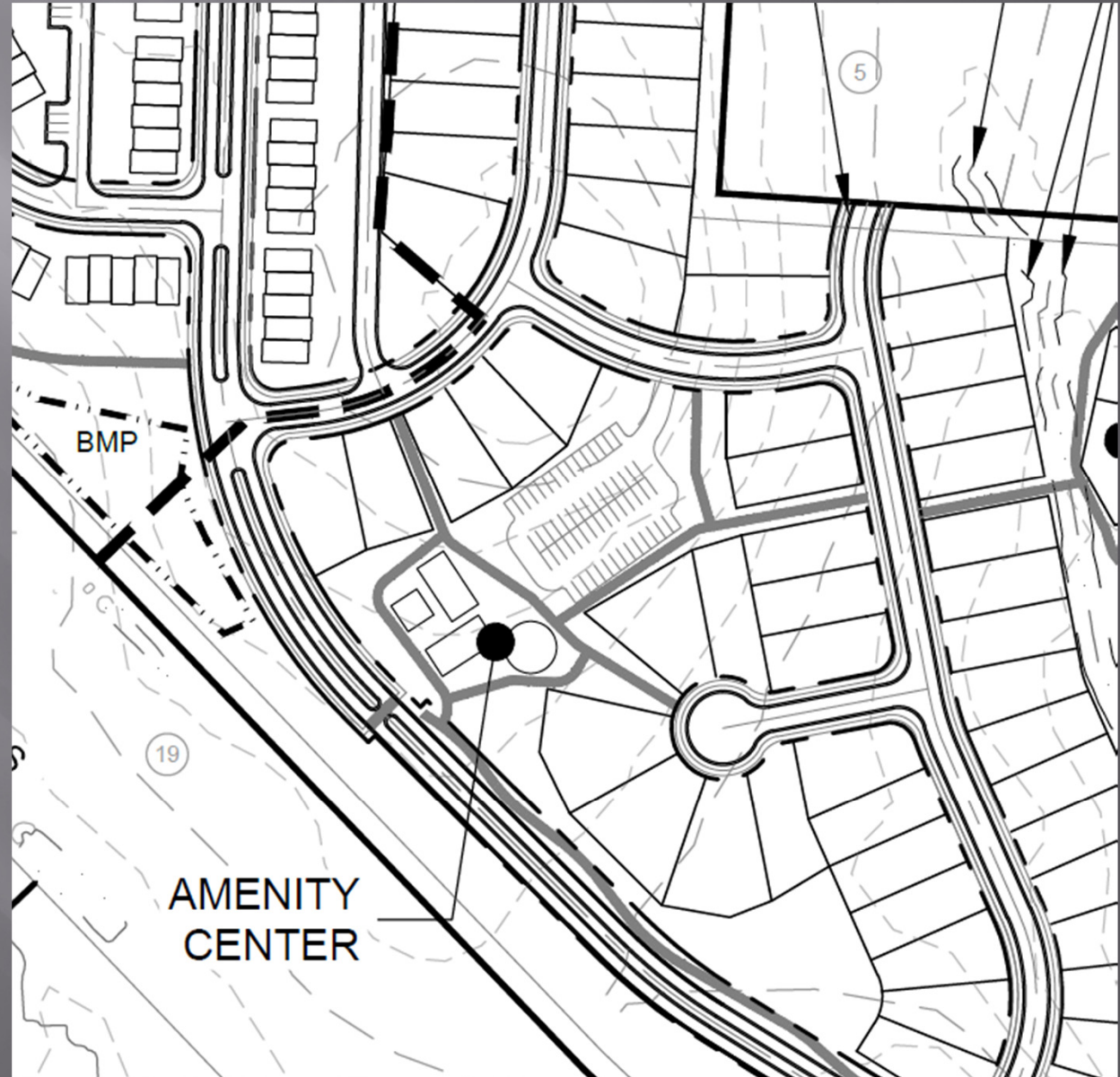
Centrally located

Walking trails provide easy access from all over the neighborhood

High visibility from Poplin Road

Includes:

- Pool w/ kids area
- Clubhouse w/ meeting room
- Playground
- Covered picnic area
- Tennis/Basketball Court

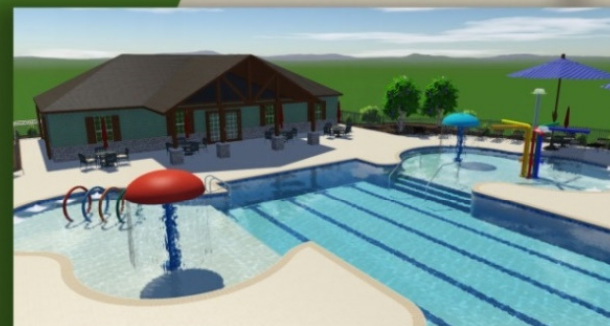




1st Class Amenities



4,500 sf Pool
Clubhouse w/1,800 sf meeting room





1st Class Amenities





Poplin Village Summary

▣ Top Notch Community

- Single Family Exteriors will be similar to Town Homes
 - ▣ Mix of hardi-board, brick, stone
 - ▣ Vinyl only used for accents/trim/soffits/doors
 - ▣ Decorative garage doors
- Price Points
 - ▣ Town homes will be in low to mid \$200's
 - ▣ 50' Lot Homes will be from \$265,000
 - ▣ 60' Lot Homes will be from Low \$300's
- Pedestrian Friendly
 - ▣ Walking trails throughout the community
 - ▣ Easy access from amenities to retail center
 - ▣ Lots of open space parks



Poplin Village

Questions?