

**Town of Indian Trail, P.O. Box 2430
Indian Trail, North Carolina 28079**

Telephone 704-821-5401

PLANNING BOARD AGENDA

November 16, 2004 - 7:00 P.M.

- 1) **CALL TO ORDER**
- 2) **Swear in New Members**
- 3) **Approval of Minutes:** October 19, 2004
- 4) **PUBLIC HEARINGS**
 - a) **ZA 2004-013 Houser Text Amendment:** A request to amend Section 100 and Section 116 of the Town of Indian Trail Zoning Ordinance regulating Planned Unit Developments. This request proposes to modify requirements of Planned Unit Developments located within the Downtown Overlay District. Applicant: WKB Homes
 - b) **SUP 2004-010 WKB Homes Planned Unit Development:** a request to establish a planned unit development consisting of a B-3 district, R-6 Multi-family district, and R-6 single-family zoning district on a 49.49 acre lot located within the Downtown Overlay District. This request proposes the development of 135 single-family residential units, 48- multi-family residential units, and 4- commercial office condominium buildings representing a total of 19,352 square feet of office area. The project includes an amendment of the Zoning Map to reflect a R-20 PUD Zoning District. Location 304 Matthews-Indian Trail Road. Applicant: WKB Homes. Parcel Number 07-105-011
 - c) **za 2004-014 WILLIAMS' TRACT FROM LIGHT INDUSTRIAL (li) TO R-20:** Tax parcels 07105035 and 07105035A (47.16 acres more or less); is being considered by the Indian Trail Planning Board for a zoning map amendment (rezone) from Light Industrial (LI) to R-20. APPLICANT: Downtown Indian Trail. LLC.
 - d) **SUP 2004-016 DOWNTOWN INDIAN TRAIL (PUD):** Tax parcels 07105035 and 07105035A (47.16 acres more or less) are being considered by the Indian Trail Planning Board for a Special Use Permit application in order to develop a Planned Unit Development (PUD). The proposed development would be a mixed-use commercial and residential development with commercial, office, condominiums, town homes and apartments. APPLICANT: Downtown Indian Trail. LLC.
- 4) **OTHER BUSINESS:** 1) Town Council Meeting Brief
- 5) **ADJOURN**