

Wesley Chapel

Land Use Plan Public Hearing

December 8, 2003

Wesley Chapel Villagers Group

- **Who:** Comprised of area residents, who are very concerned about Wesley Chapel, its institutions and its way of life.
- **Mission:** To foster a community of informed and involved citizens to mold Wesley Chapel's future development in order to ensure it continues to be a wonderful place to live.

“The well being of our community and a safe environment to raise our children is a goal worthy of all of us.”

Growth...

Growth is a good thing. It is the lifeblood of a vital community, creating jobs and opportunity.

It is inevitable.

If not managed properly, it can strangle a community and overrun the core values that a community sets for itself.

Core Value

What is the core value of Wesley Chapel?

“A Great Place to Live and Raise a Family”

Each item in our Land Use Plan should uphold this core value of our village...

Perspective on Time

The Land Use Plan specifies a 10-year timeframe...

“The map projects future land use patterns in the Village’s corporate limits and potential future annexation areas over the next ten years through 2013.”

Where were we 10 years ago?

1993 - Wesley Chapel does not exist.

1995 - Portion of Wesley Chapel area attempted to be involuntarily annexed into Indian Trail.

1998 - Village of Wesley Chapel is born... covering an area of approximately 2,500 acres with a population of 1,100.

2003 - Approval of a “Regional” Shopping Center

What's already approved?
What is the future impact?

Commercial

	<u>Zoning</u>	<u>Acres</u>	<u>Retail</u>	<u>Office</u>
Village Commons Phase I	B-2	9.00	71,638	0
Village Commons Phase II - IV	B-2	44.00	325,600	40,000
Village Commons Phase I Outparcel	B-1	1.50		
Newtown & Waxhaw-Indian Trail	B-1?	1.45		
TOTAL:		55.95	397,238	40,000

The full impact of these approved developments on our village will not be known for another 10 -12 years.

Revenue for Retail Development

A study, conducted by Tischler & Associates, compares the tax revenue generated by different kinds of residential and commercial development with the actual cost of providing public services for each land use.

- Big Box Stores - net annual deficit of \$468 / 1000 sq. ft.
- Shopping Centers - net annual deficit of \$314 / 1000 sq. ft.
- Fast Food Chains - net annual deficit of \$5,168 / 1000 sq. ft.
- Uses that create a positive annual return are: specialty retail, business parks, offices, and hotels.

Why the Deficit? Higher road maintenance costs (due to a much greater number of car trips per 1,000 square feet) and greater demand for public safety services.

Revenue Loss for Village Commons

Shopping Center:

$$(241,238 \text{ sq. Ft} * \$314) / 1000 \text{ sq. ft.} = \$75,748$$

Big Box Store:

$$(156,000 \text{ sq. ft} * \$468) / 1000 \text{ sq. ft.} = \$73,008$$

Already approved Commercial development will result in a net annual deficit of roughly \$150,000 to the Village of Wesley Chapel, Union County, and the State of NC.

Future Traffic

Traffic Impact Report provided by our Town Engineer predicted:

- Daily Trips will increase to over 17,000 per day.
 - This number excludes the Centex Development.
 - This number has already subtracted pass-by reduction.
- Including the Centex Development, Daily Trips will increase to over 20,000 per day.

From the Institute of Traffic Engineers:

<u>Trips Per Day</u>	<u>Traffic Calming Measures</u>
1,000 - 4,000	Driver Education Efforts & Modifications to the Street
> 5,000	Add Police Enforcement
> 8,000	Add traffic constraint measures (traffic signals)
> 15,000	All items above fail, implement other measures

Future Crime

The Institute for Local Self Reliance (ILSR) provides specifics on how retail development increases crime in communities. An example close to home:

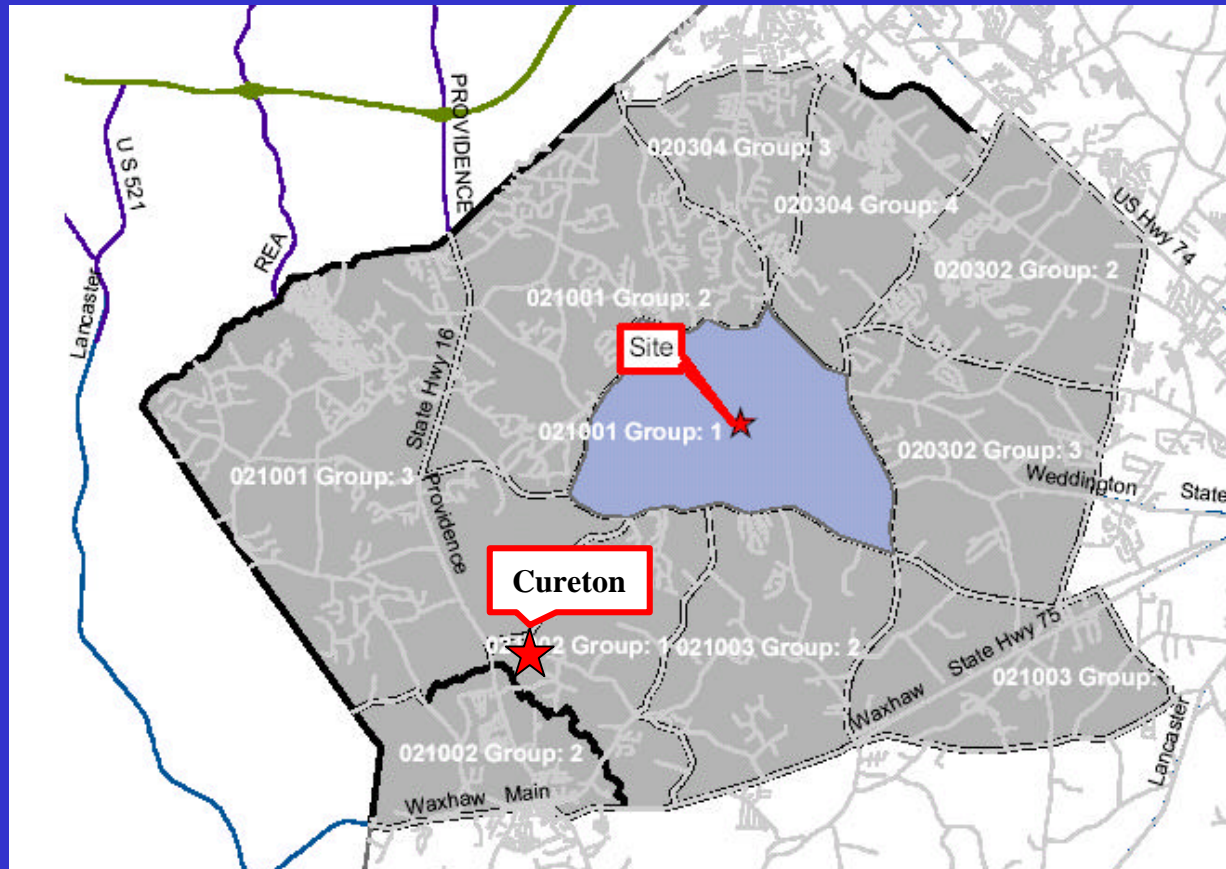
- *Pineville NC has 3,400 residents*
- *It has attracted 6 million square feet of new retail.*
- *Town receives \$2.3 million in property taxes and spends almost all of it, \$2.2 million, on it's police force.*
- *Police spend most of their time with crimes like shoplifting, bad checks, and credit card fraud originating at the shopping centers.*
- *Commercial property accounts for 96% of all police calls.*

Relate this to Wesley Chapel...

- Wesley Chapel has 3,468 residents.
- We collect roughly \$60,000 in property taxes.
- Already approved commercial development will add \$13,000 to this total.
- ONE contract police officer working for Wesley Chapel will cost \$60,000, and would not be able to provide round-the-clock coverage.
- Can we afford this without raising taxes???

Future Market Demand

Village Commons Capture Area



Karnes report does not capture competition from Cureton in Waxhaw

- 495,000 sq. ft. of Retail & 60,000 sq. ft. of Office
- 4 miles from Village Commons

10 - Year Market Demand (Retail - Primary)

Based on a \$15,000 Market Research Study performed by Karnes Research, our village needs NO MORE Retail or Office Space for at least 10 years.

Estimated Retail Demand in Square Feet By Retail Category in 2010 By Trade Area For Site			
	Primary	Secondary	Total
Furniture Stores	6,987	17,014	24,001
Home Furnishings	3,762	9,162	12,924
Appliance, TV & Electronics	3,476	8,465	11,941
Home Centers/Hardware	9,268	22,569	31,837
Grocery Stores	21,748	52,959	74,707
Pharmacies and Drug Stores	6,141	14,953	21,094
Cosmetics	406	989	1,395
Optical Goods	401	978	1,379
Health & Personal Care	388	946	1,334
Men's Clothing	819	1,995	2,814
Women's Clothing	2,896	7,052	9,948
Family Clothing	4,577	11,146	15,724
Shoe Stores	2,343	5,705	8,047
Jewelry	1,143	2,783	3,925
Sporting Goods	3,612	8,795	12,406
Hobby, Toy and Game	1,292	3,147	4,439
Book Stores and Newsdealers	1,013	2,467	3,480
Tape, CD and Records	912	2,220	3,132
Department Stores	10,507	25,584	36,091
Discount/Mass Merchandise	12,429	30,265	42,693
Office Supplies	1,714	4,174	5,888
Gift, Novelty, Souvenir	2,147	5,229	7,377
Pet and Pet Supplies	726	1,768	2,494
Florists	743	1,808	2,551
Restaurants	22,645	55,152	77,801
Total	136,156	331,552	467,708

Ordinance 3.1.2 states that development should meet the needs of the residents of Wesley Chapel.

10-year demand for Primary Area is: **136,156 sq. ft.**

Village Commons Retail: **397,238 sq. ft.**

10 - Year Market Demand (Retail - Regional)

Estimated Retail Demand in Square Feet By Retail Category in 2010 By Trade Area For Site			
	Primary	Secondary	Total
Furniture Stores	6,987	17,014	24,001
Home Furnishings	3,762	9,162	12,924
Appliance, TV & Electronics	3,476	8,465	11,941
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Florists	743	1,808	2,551
Restaurants	22,649	55,157	77,806
Total	136,156	331,552	467,708

Even if you consider the regional demand for retail...

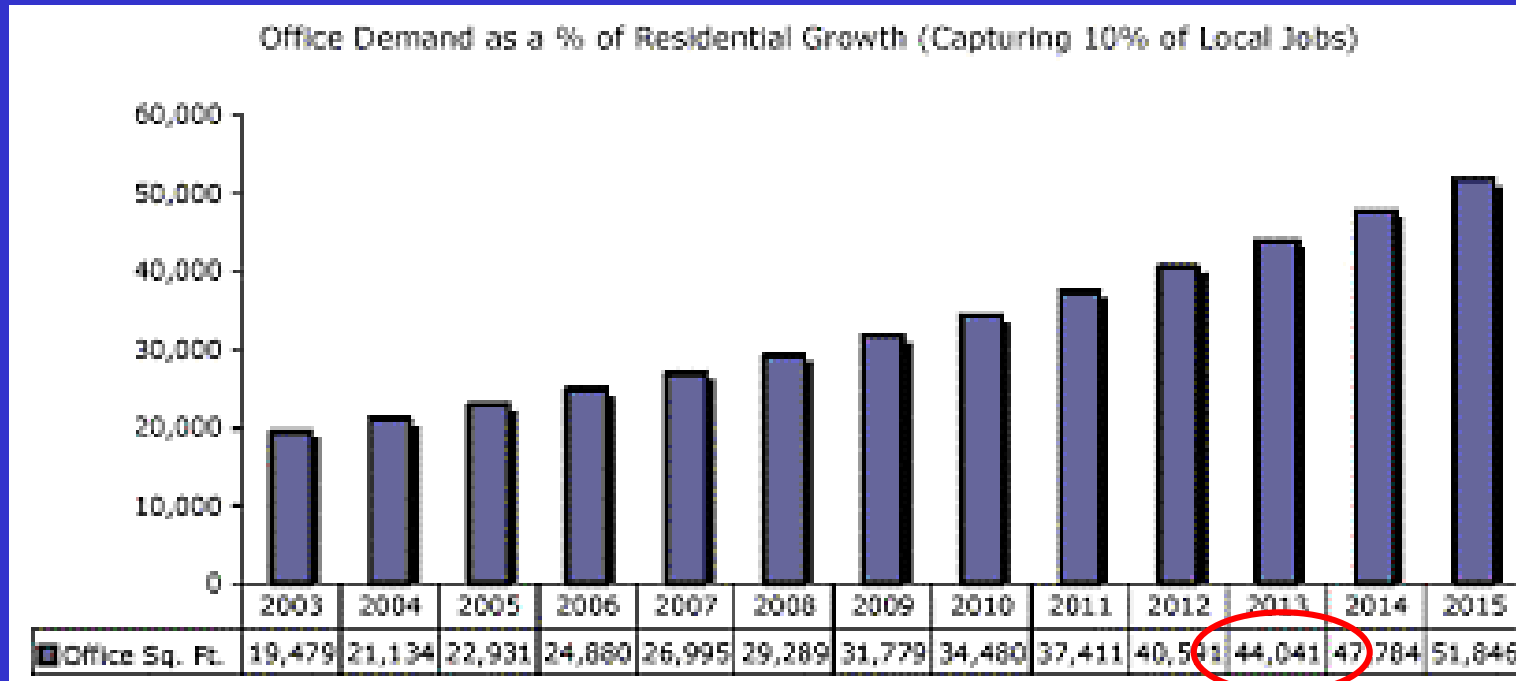
Demand: 467,708 sq. feet

Add up approved developments:
Village Commons (397,238)
+ Cureton (495,000)

Supply: 892,238 sq. ft.

Why would we need more???

10 - Year Market Demand (Office)



Demand = 44,041 sq. ft.

Village Commons (40,000) + Cureton (60,000)

Supply = 100,000 sq. ft.

Why would we need more??

Too Much on Our Plate?

Village - Open Issues

Look at everything we are trying to address. Why would we consider more commercial development without resolving these issues first?

- Liquor by the Drink
- Conditional Use Districts approval
- Ordinance Change - General Department Store
- Potential Resident Survey
- Ordinance Changes related to Land Use Plan
- Town Hall
- Library
- Involuntary Annexation of areas completely surrounded by Wesley Chapel
- Zoning by the county near our borders

*Suggestions for Changes to
Land Use Plan*

NW Corner of Rt 84 & Waxhaw-Indian Trail

Remove Retail Designation from this corner. Leave as R-40.

- Ordinance 3.1.2(a,b) states that development should meet the needs of the immediate village of Wesley Chapel area. As shown in the Karnes Report, we already have enough approved retail development to meet the 10 year window of the Land Use Plan and beyond.
- Research shows that retail development produces a revenue deficit in a community.
- Based on data, Wesley Chapel will be dealing with issues related to crime and traffic with the existing commercial development. We don't need to compound the problem.

Corners at Rt. 84 & Potter Road

Remove Office/Institutional Designation from this corner. Leave as R-40.

- Ordinance 3.1.2 states that development should meet the needs of the immediate village of Wesley Chapel area. As shown in the Karnes Report, we already have enough approved office development to meet the 10 year window of the Land Use Plan and beyond.
- Traffic data shows that office use at this corner will put more of a burden on this intersection than residential development.
- Village has already decided to put institutional uses (town hall, library) on the 6.2 acres by Village Commons.
- Consider the impact on school security and safety when placing any use on this corner.

Residential Topics

Add Open Space Subdivisions, Continuing Care Facilities and Sidewalks connecting commercial development with nearby residential subdivisions back into the Land Use Plan.

- These alternative residential options allow development near our commercial areas while still maintaining some open space.
- Highlight areas on the Land Use Map where this type of residential community would be considered.
- Sidewalks between nearby residential communities and our commercial areas will help relieve traffic congestion and provide pedestrian connectivity among neighborhoods. This will greatly improve the quality of life and provide an incentive for people to live near commercial development.
- What about a park? We are collecting money from subdivisions to use for a future village park. Should this be in our plan?

*Responses to Proposals
by Developers*

How do we turn away developers?

Potential Responses on Gas Station / Convenience Store:

- We already have one (Hwy 84 - Sunset)
- We already have two locations in Wesley Chapel zoned B-1 or B-2 that should be considered for this use prior to re-zoning residential land.
 - 1.5 acre Aston out-parcel at Hwy 84 & Waxhaw-Indian Trail
 - Newtown & Waxhaw-Indian Trail

Potential Responses on a Fast-Food Chain:

- Aston Properties has given the village potential restaurants for their Village Commons project. You can see this list in the minutes dated June 16, 2003. These restaurants include Chick-Fil-A, Wendy's and Arby's. Our village already has a plan for this type of use at a specific location, and will not consider anything additional at this time.

How do we turn away developers?

Potential Responses on Additional Office Space:

- Based on the Karnes report, the need for office space in our village for the next 10 years will be filled by the Village Commons Project. As you can see from our minutes dated June 16, 2003, these are the type of office uses projected by Aston in Phase II of their project:

OFFICE USES	20,000 SF	10,000 SF	10,000 SF	40,000 SF
Dental	1,500 - 2,500 SF			
Orthodontist	1,500 - 3,000 SF			
Financial	4,000 - 5,000 SF			
Real Estate Office	2,000 - 5,000 SF			
Medical	3,000 - 10,000 SF			
Misc.	1,000 - 8,000 SF			

By approving the Aston CUP, our village has made it very easy to leave the rest of our village residential. We have already approved everything Wesley Chapel will need for the next 10 years and longer...

Longer Term...

INVESTIGATE ALTERNATIVES FOR OUR CORNERS

Investigate alternatives for corners on our major thoroughfares that will preserve and enhance the quality of life for existing and future residents.

- Continuing Care Community - Traffic is Lower than normal residential, No impact to school overcrowding
- Park Area - The Planning Board did not like parks or sidewalks due to services needed to maintain them, but yet, our village is accumulating money in a fund for a future town park.
- Low traffic volume, positive revenue generating, non-retail commercial development.
- Residential - There is enough land in and adjacent to the Red and Blue areas to build residential sub-divisions at these location without building a house ‘right on the corner’.

Continue working on Land Use Plan

Put a plan in place to continually review the Land Use Plan and update it based on new information.

- Make it a standing agenda item for the yearly retreat.
- Form a sub-team of council members, planning board members, and citizens to suggest upgrades to the plan.
- For each item in the Land use Plan
 - clearly describe the criteria or conditions relevant to each element which must be met to preserve and enhance quality of life for existing and future residents
 - set forth reasonable scenarios for future growth
 - Demonstrate why the recommended scenario will result in the best quality of life for those living within the planning area.

Closing Comments...

Re-Election Quote

...I would definitely not be in favor of any more retail / commercial development... Mike Hafey, Enquirer Journal Voters Guide, 11/2/03

I hope tonight's vote reflects this statement...

Making the Decision...

During the Aston Properties CUP, Council made it quite clear that there was NO CHOICE but to approve the Aston Properties CUP to gain some control over the development that would occur. The County had already made the decision for us by zoning it B-4.

Now, our village has the power. Wesley Chapel already controls this land, and it is residential.

We, as residents, have presented research, data, and our opinions both in the public forums and tonight.

Tonight, you, the council will decide the future direction of our village. When making this decision, I hope you remember our village motto - “A great place to live and raise a family”

QUESTIONS TO ANSWER...

- What are the specific commercial uses you see within the next 10 years for the NW corner of Rt 84 & Waxhaw-Indian Trail Road that cannot be accommodated in our already existing commercial areas?
- What are the specific office / institutional uses you see within the next 10 years for the corners of Potter Rd & Rt. 84 that cannot be accommodated in our already existing commercial areas?
- History shows that re-zoning follows parcel lines. The Red and Blue areas on the Land Use Map do not cover entire parcels of land. How do you expect to convince land-owners to sub-divide their land and only re-zone those small areas you have marked on the map?

- Given that none of our already approved commercial developments have been finished yet and we haven't experienced their impact, how can you justify placing more commercial areas on the map?
- Given that the Karnes report says there is no need in the next 10 years for more commercial, how can you justify placing more commercial areas on the map?
- How does the additional Red and Blue Commercial Areas improve the quality of life for Wesley Chapel residents?
- How can you build a pedestrian friendly shopping center without requiring sidewalks between the shopping center and adjacent neighborhoods? What effort are you making to reduce the car traffic in our community, which based on research is going to more than our roads can handle?

- Why isn't the fire station marked as institutional on the Land Use Map?