

# Village of Wesley Chapel

Your Community

Your Vision

Your Future

## SURVEY RESULTS

September 27, 2007



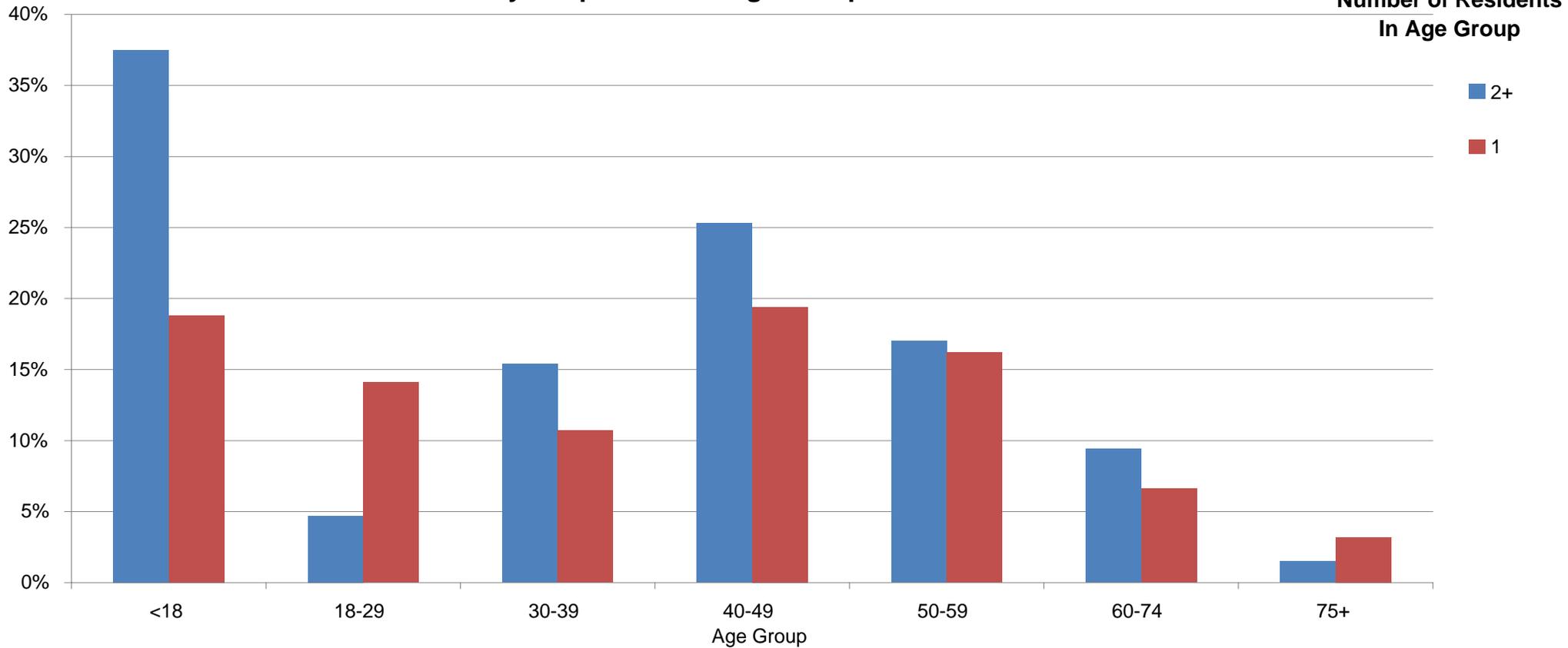
# Respondent Profile

The survey provides a brief glimpse into the life styles of those living in Wesley Chapel.

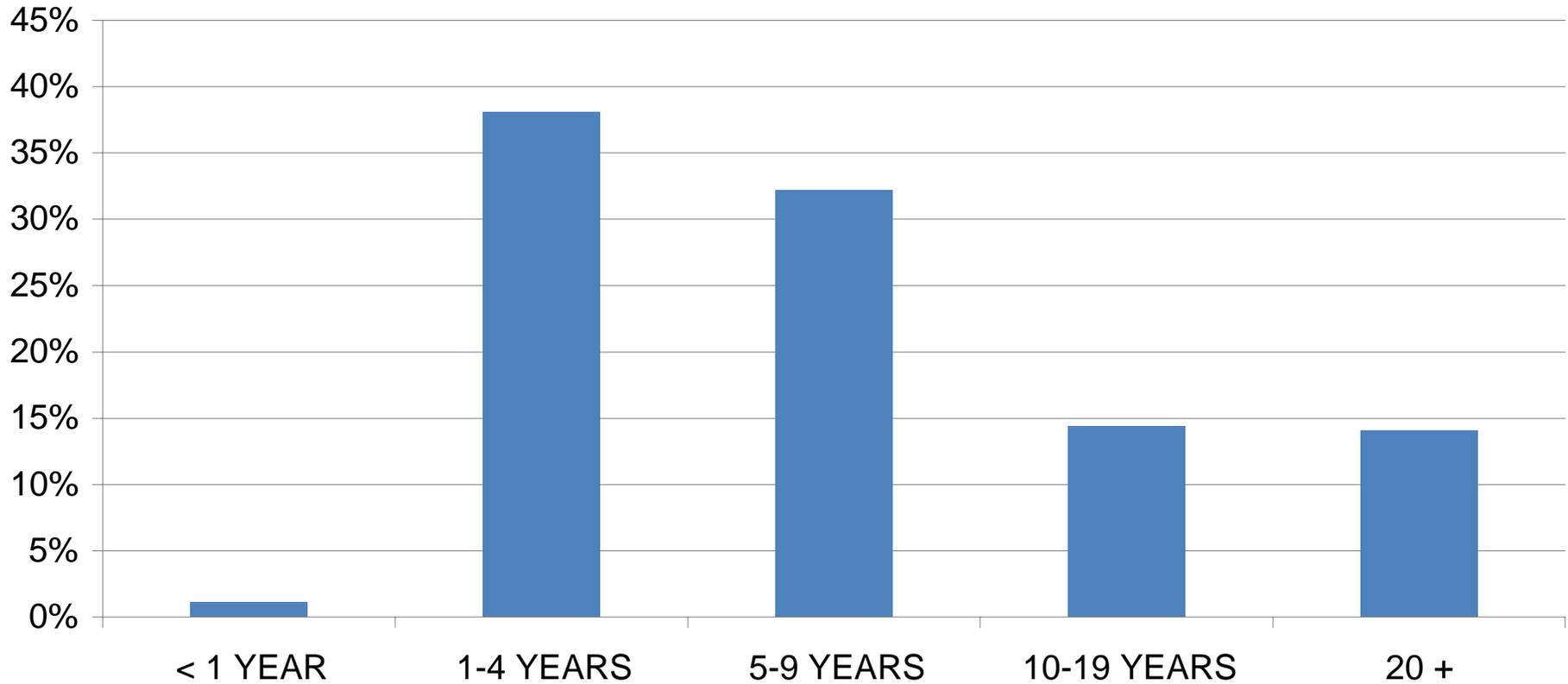
- 71 percent of respondents have lived in WC for 9 years or less.
- 25 percent of respondents work at home.
- 36 percent of respondents commute 50 or more miles per day.
- 87 percent of respondents supported open green space and recreation areas.

# Household Information

How Many People in Each Age Group Reside in Your Home?

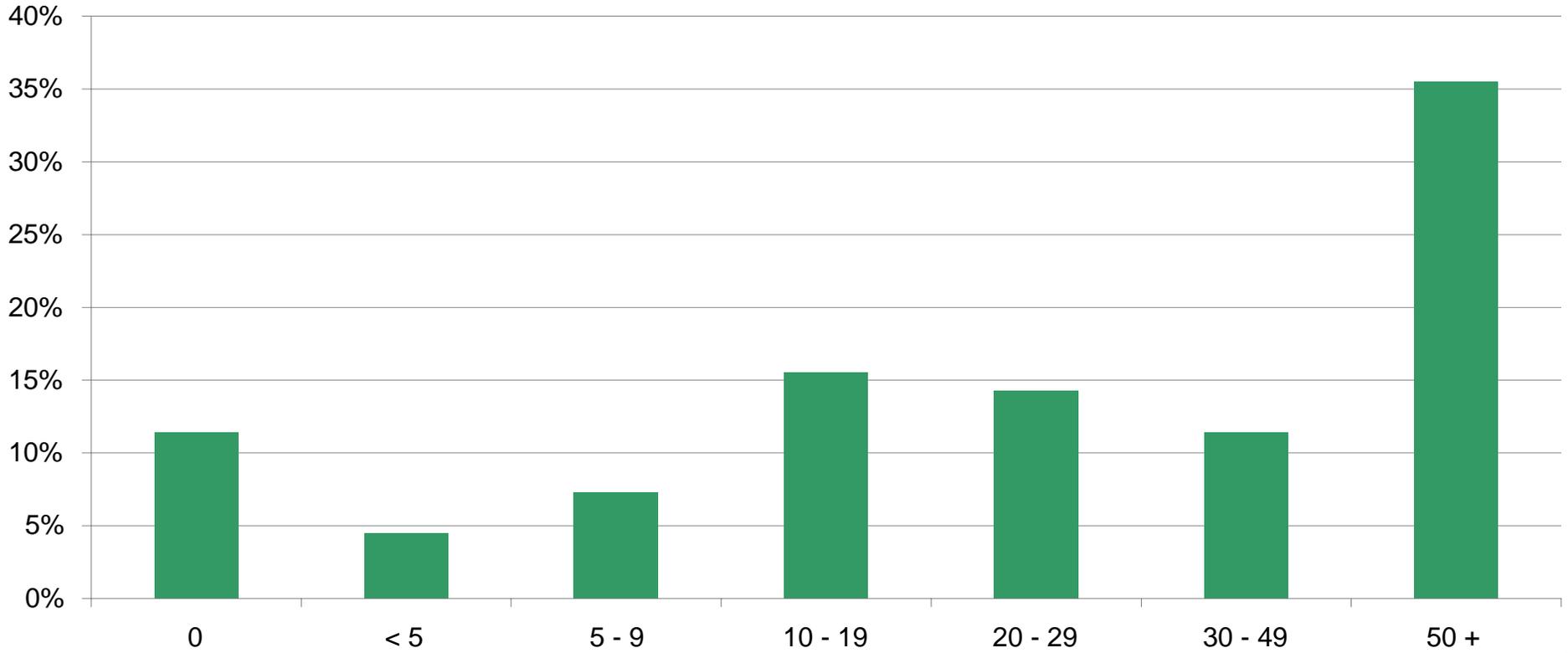


# Length of Residency



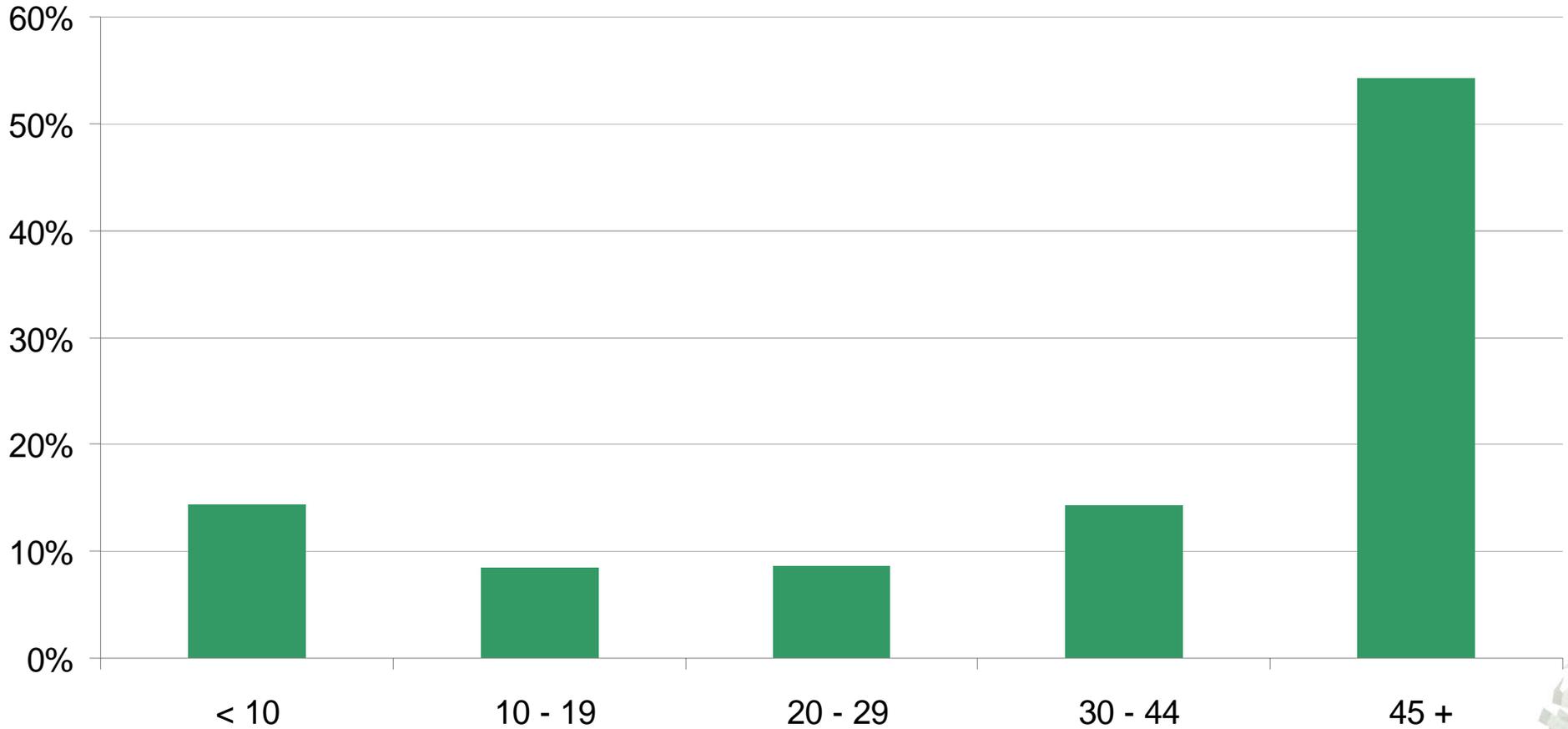
# Daily Commute

Householder's Daily Commute in Miles.

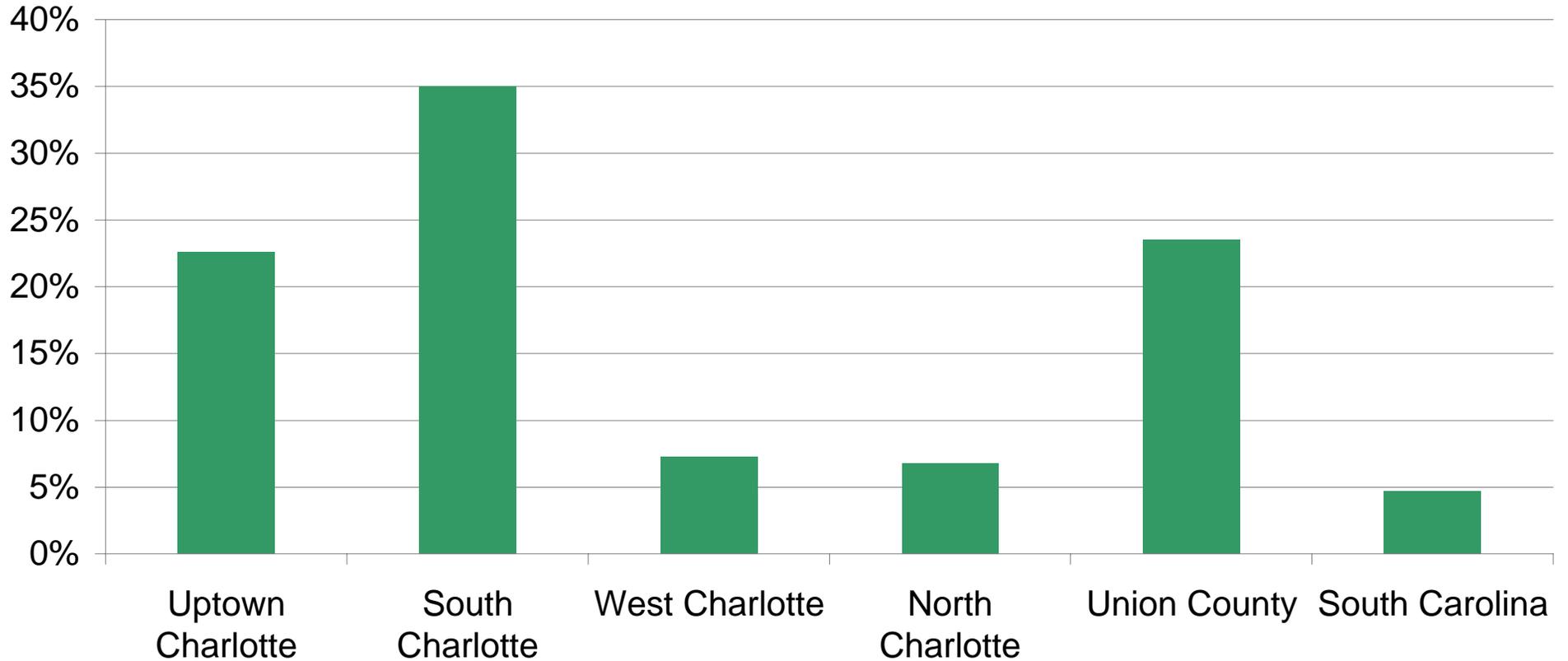


# Daily Commute

Householder's Daily Commute in Minutes.

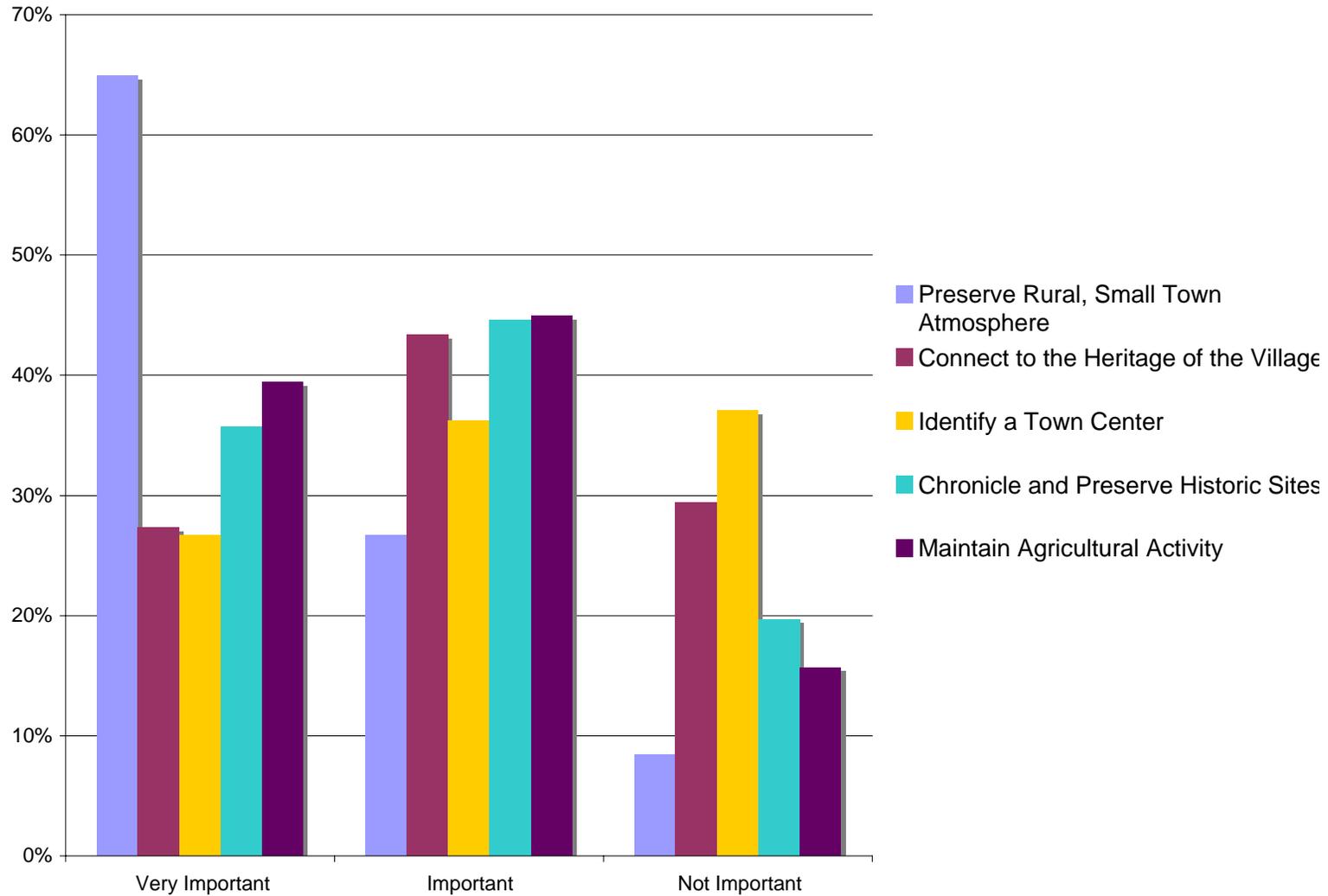


# Commute Destinations

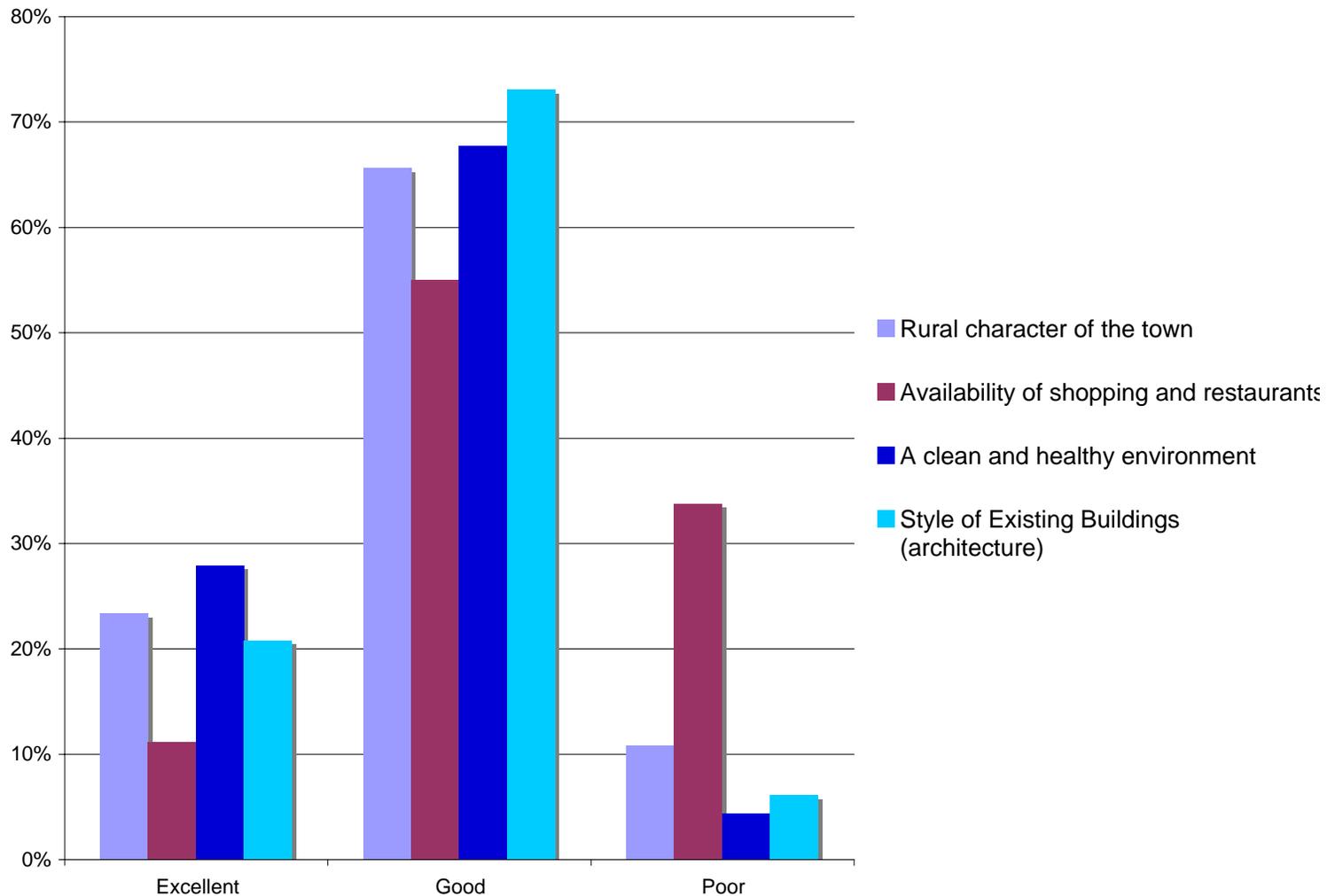


# Character

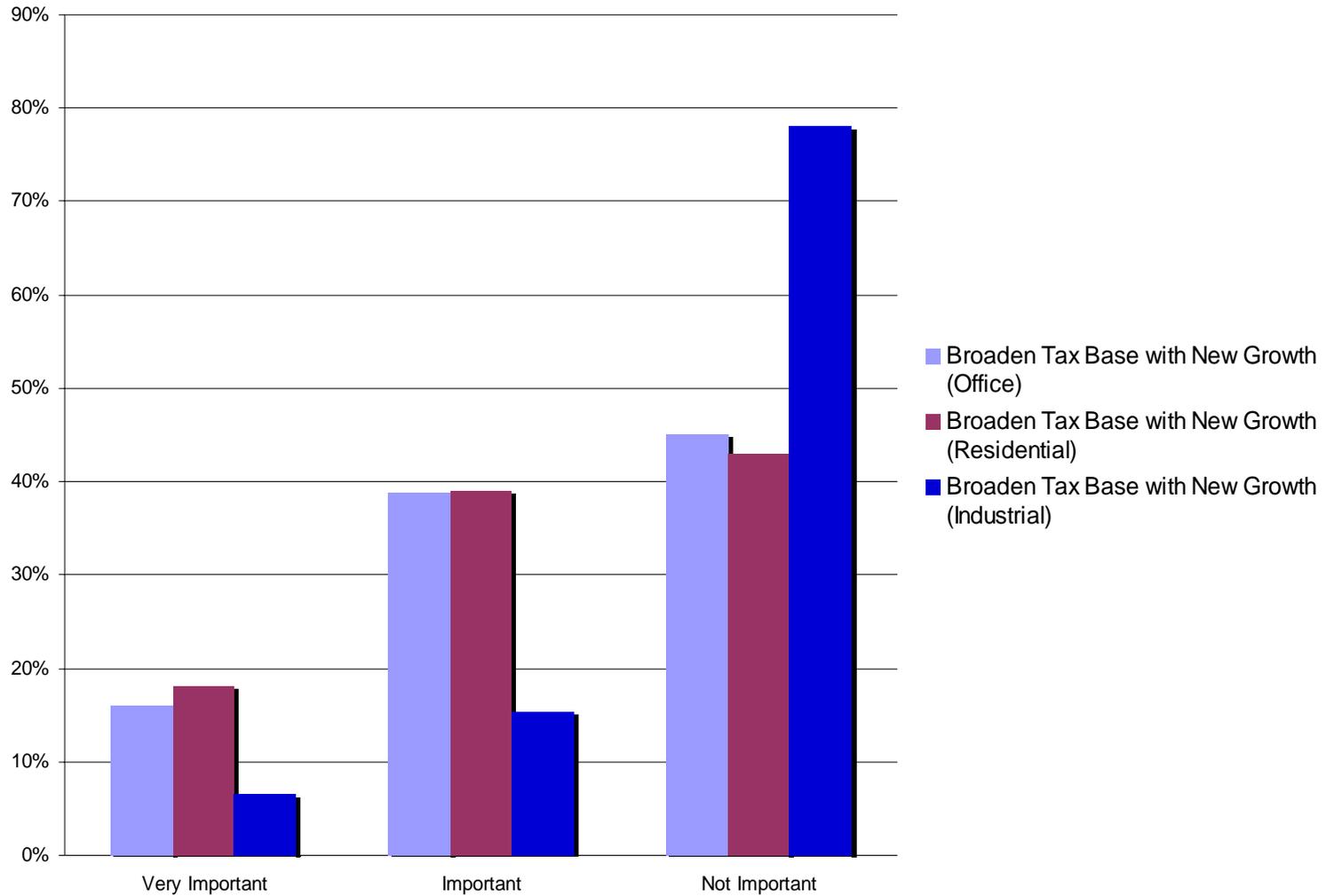
## Quality of Life Issues



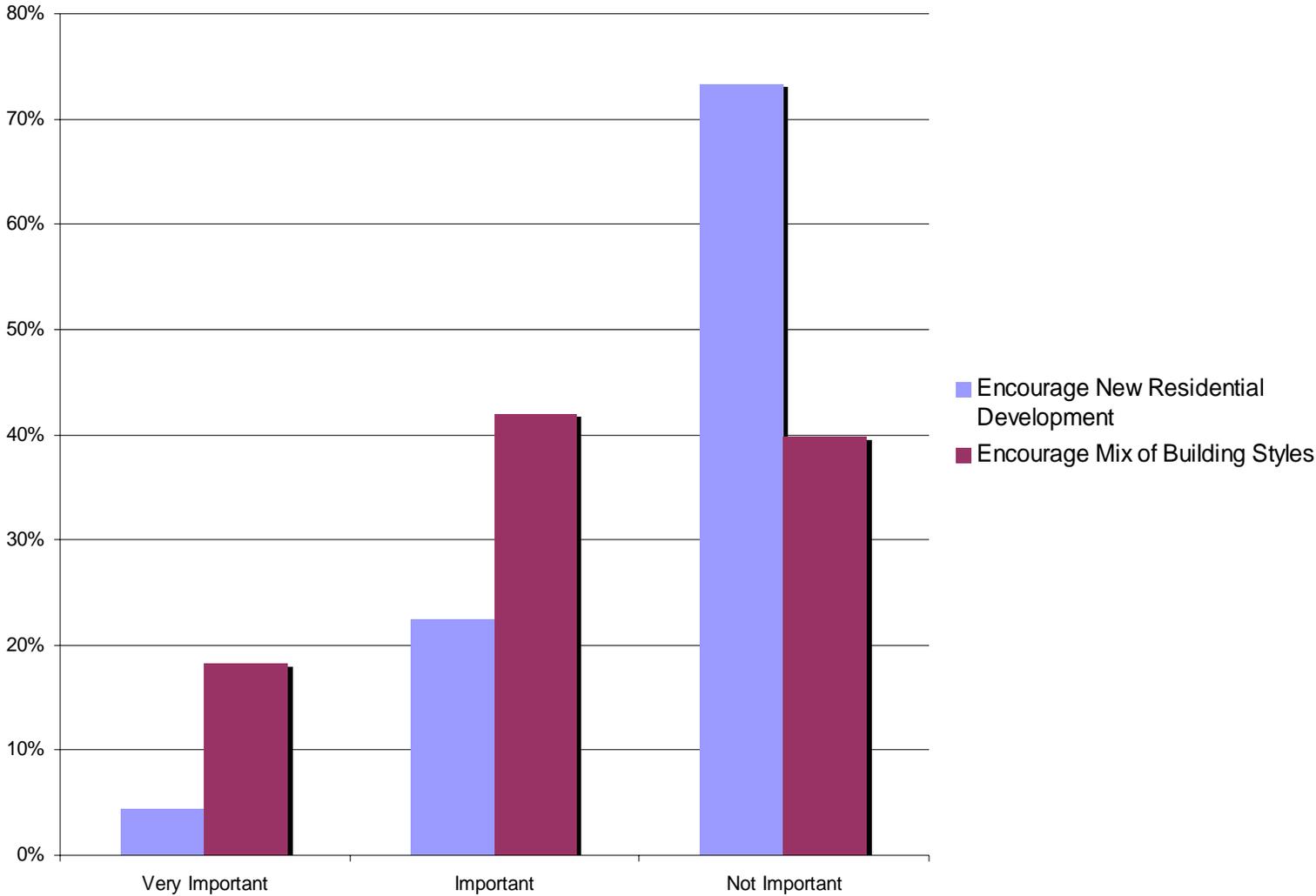
# Satisfaction with Existing Conditions



# Tax Base

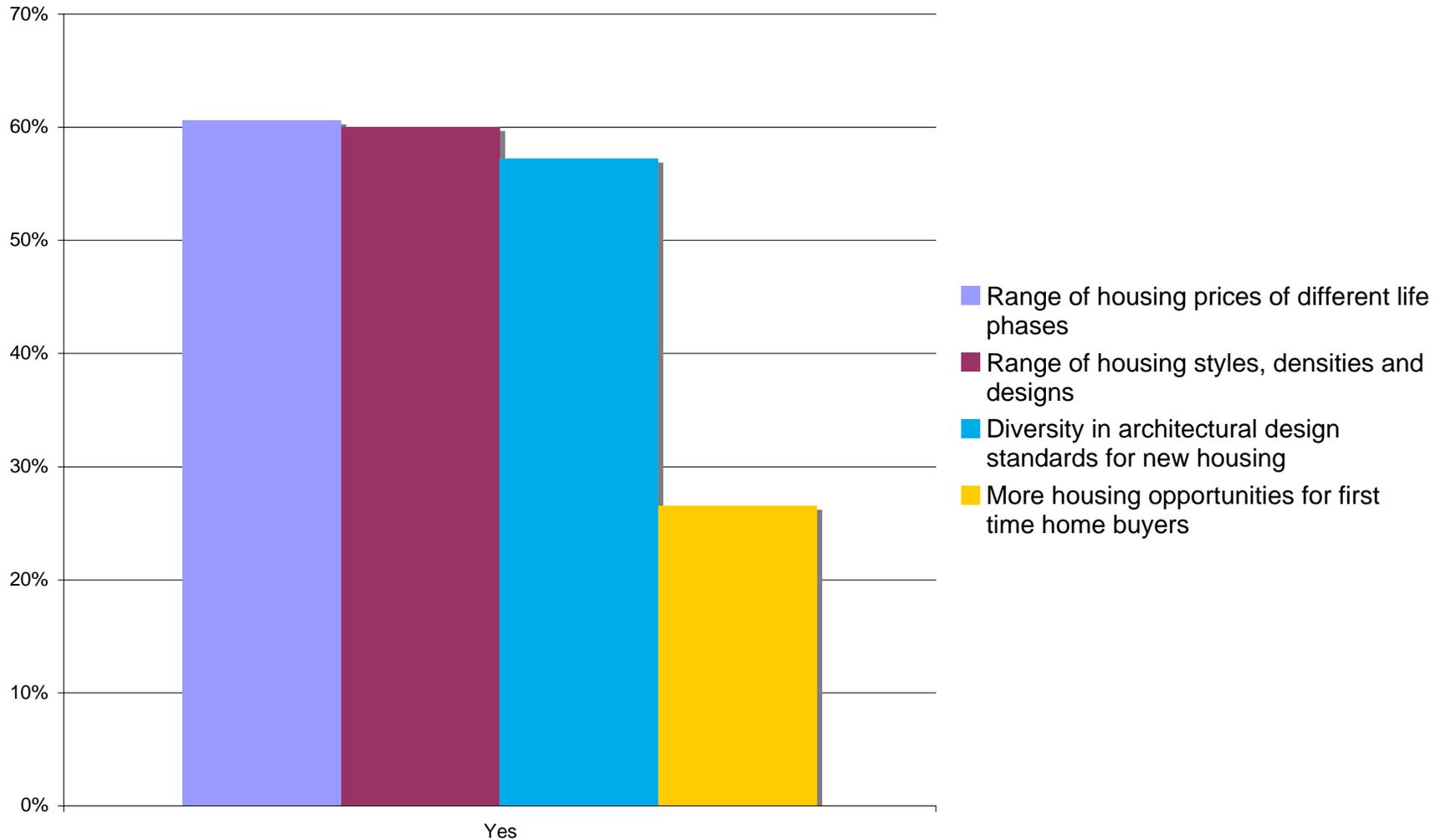


# New Residential Development



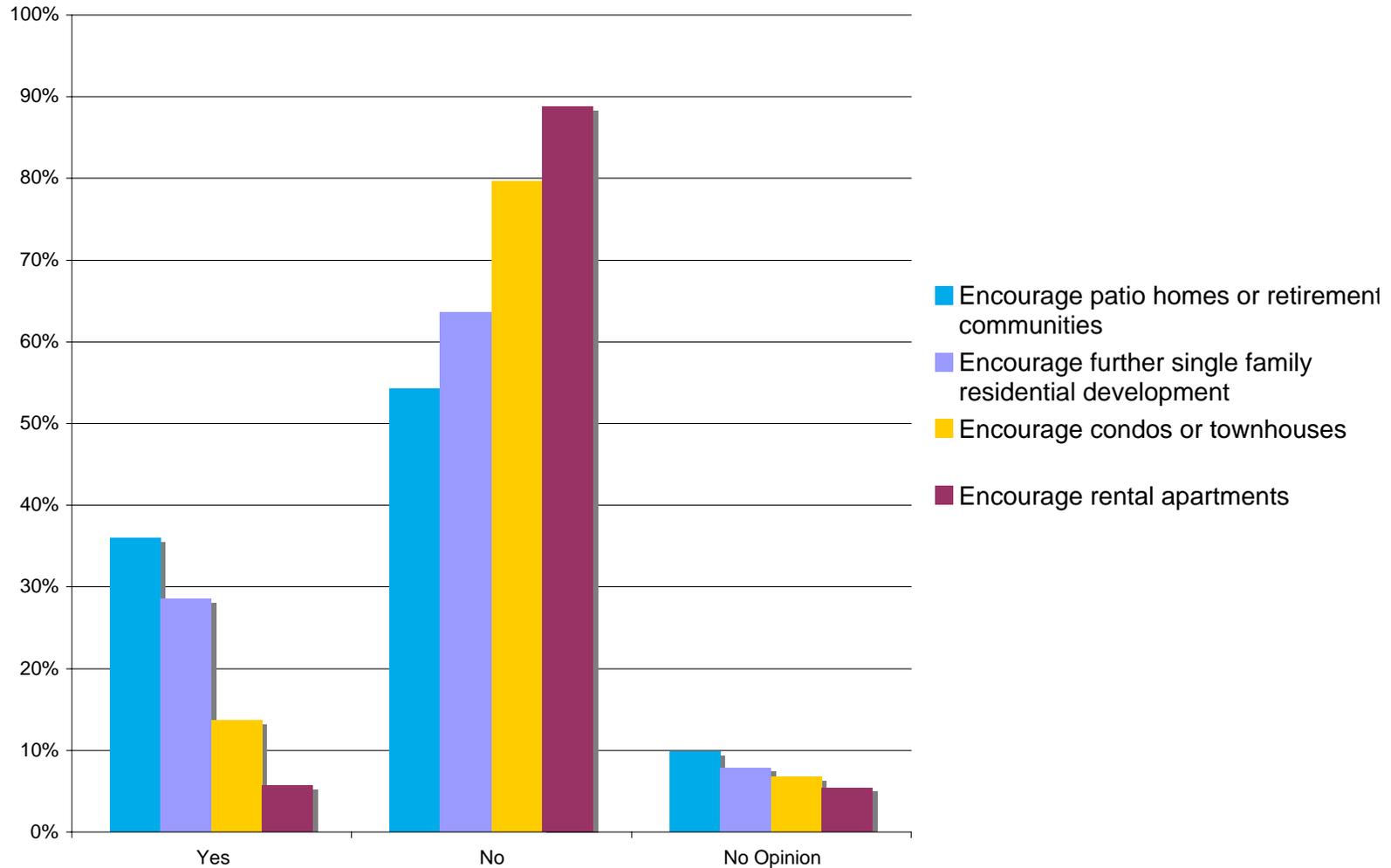
# Housing

Is a Range of Housing Types and Opportunities Important?



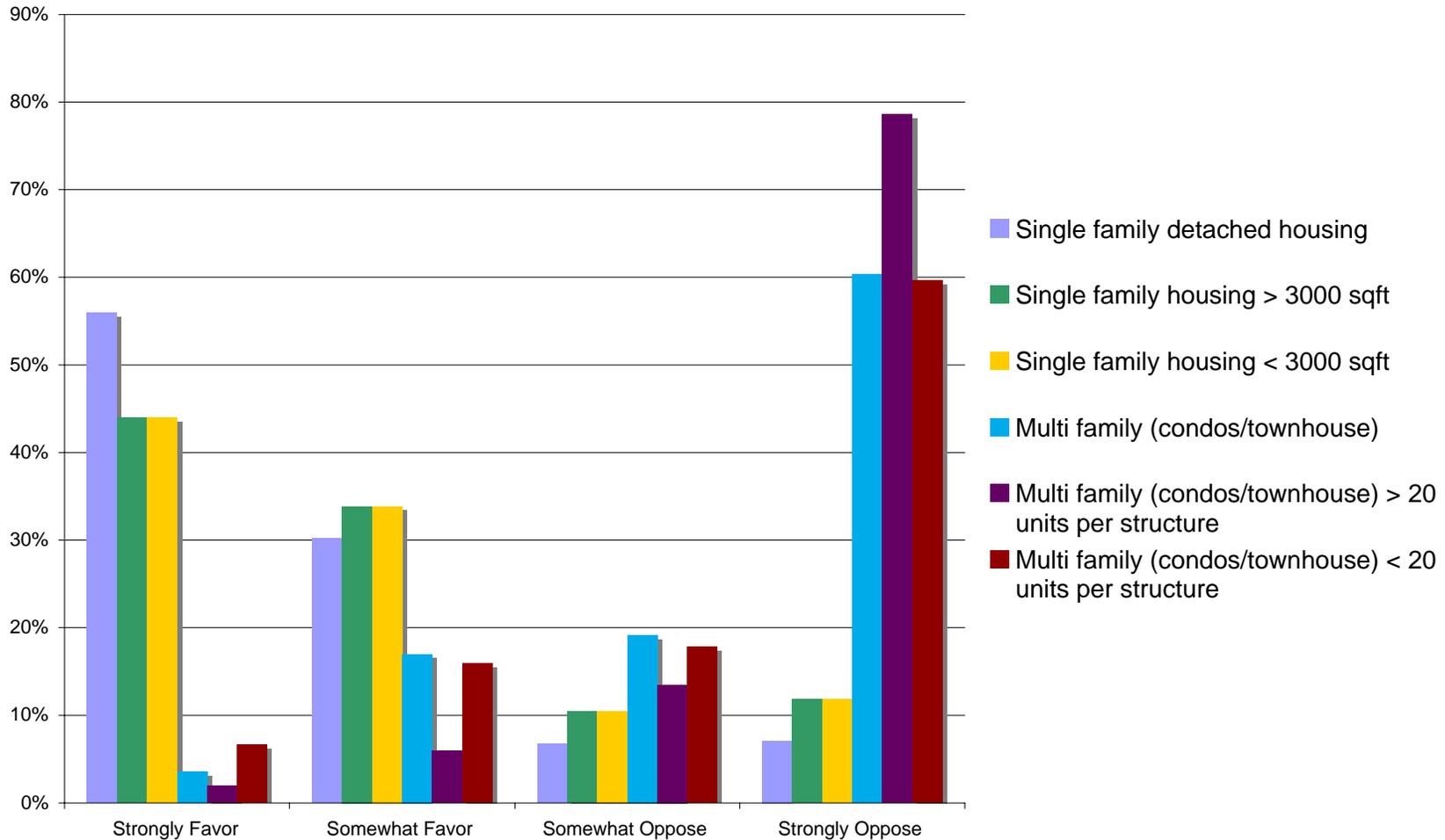
# Housing

Is it Important to Encourage New Housing Types and Opportunities



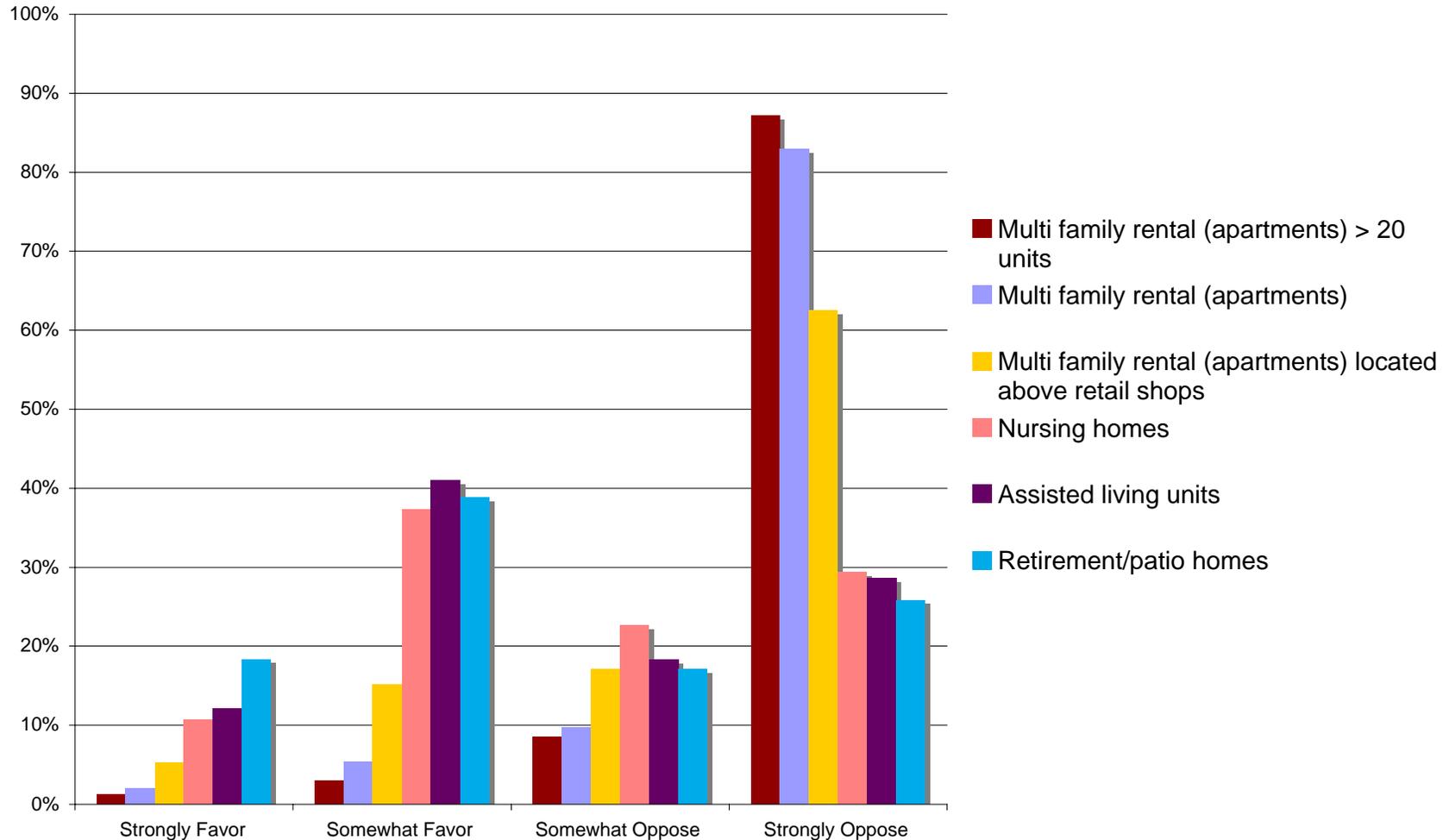
# Housing Types

Range of Opinions on Owner Occupied Housing



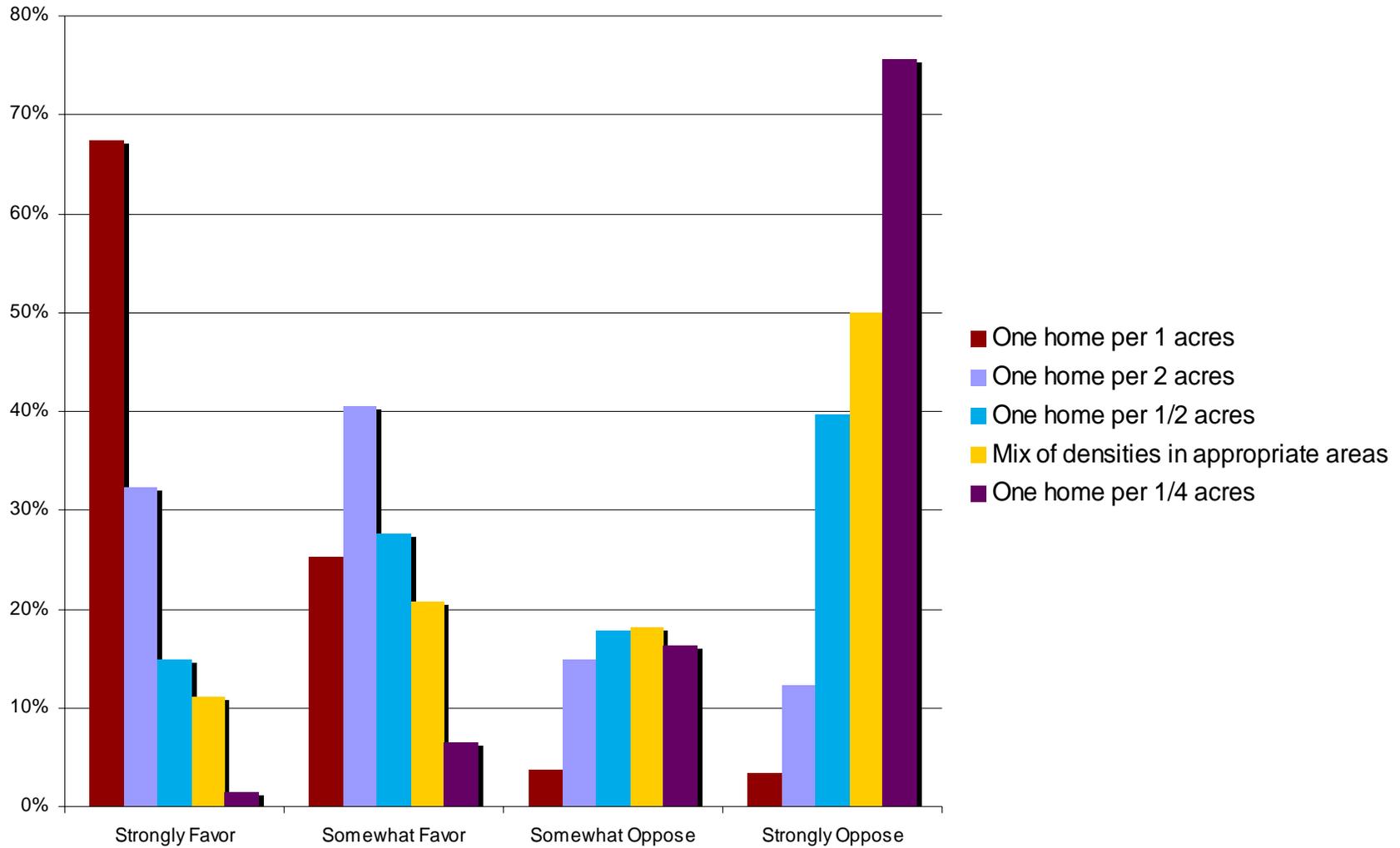
# Housing Types

Range of Opinions on Rental and Group Housing



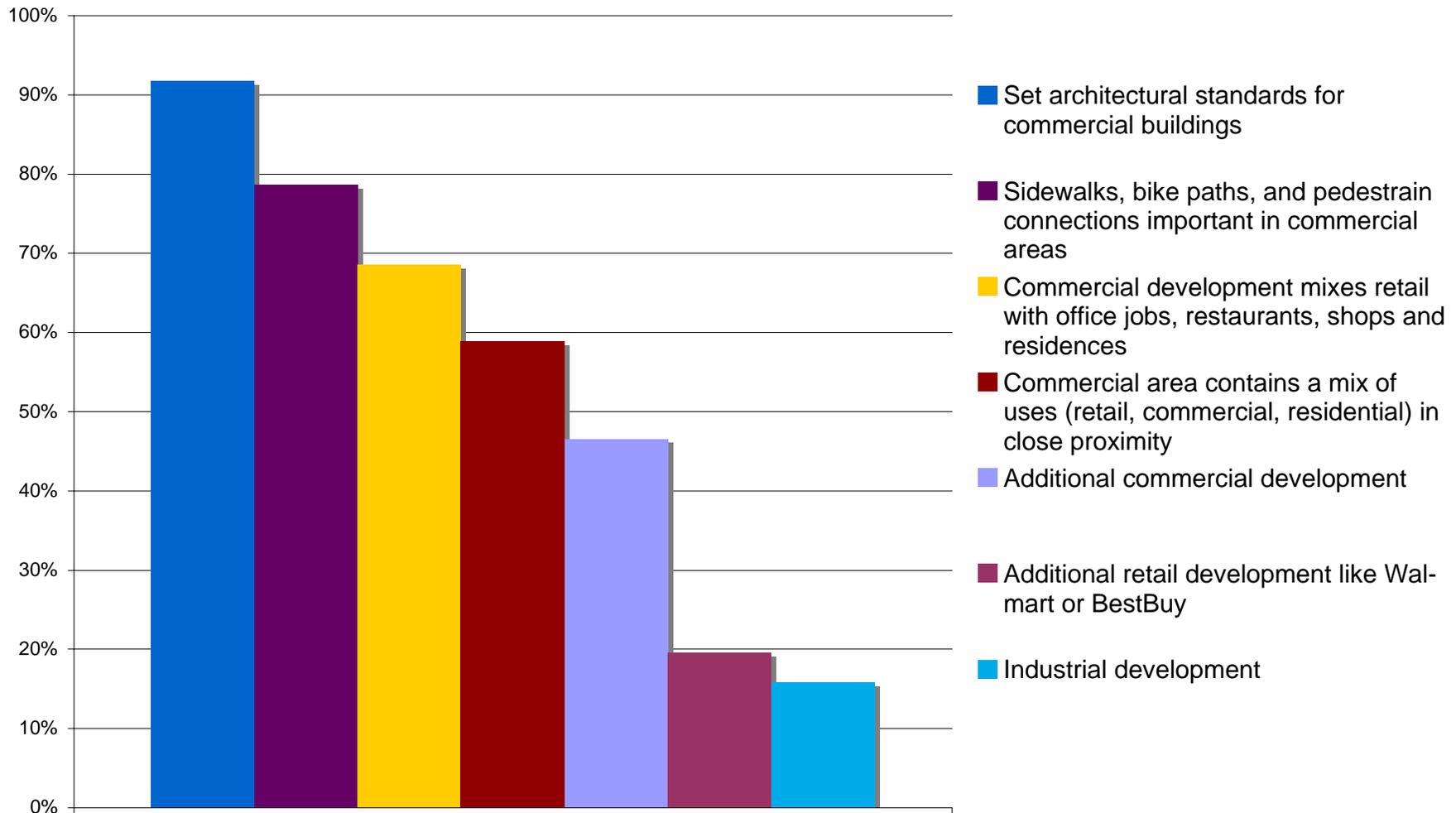
# Housing Densities

Range of Opinions on Residential Lot Sizes



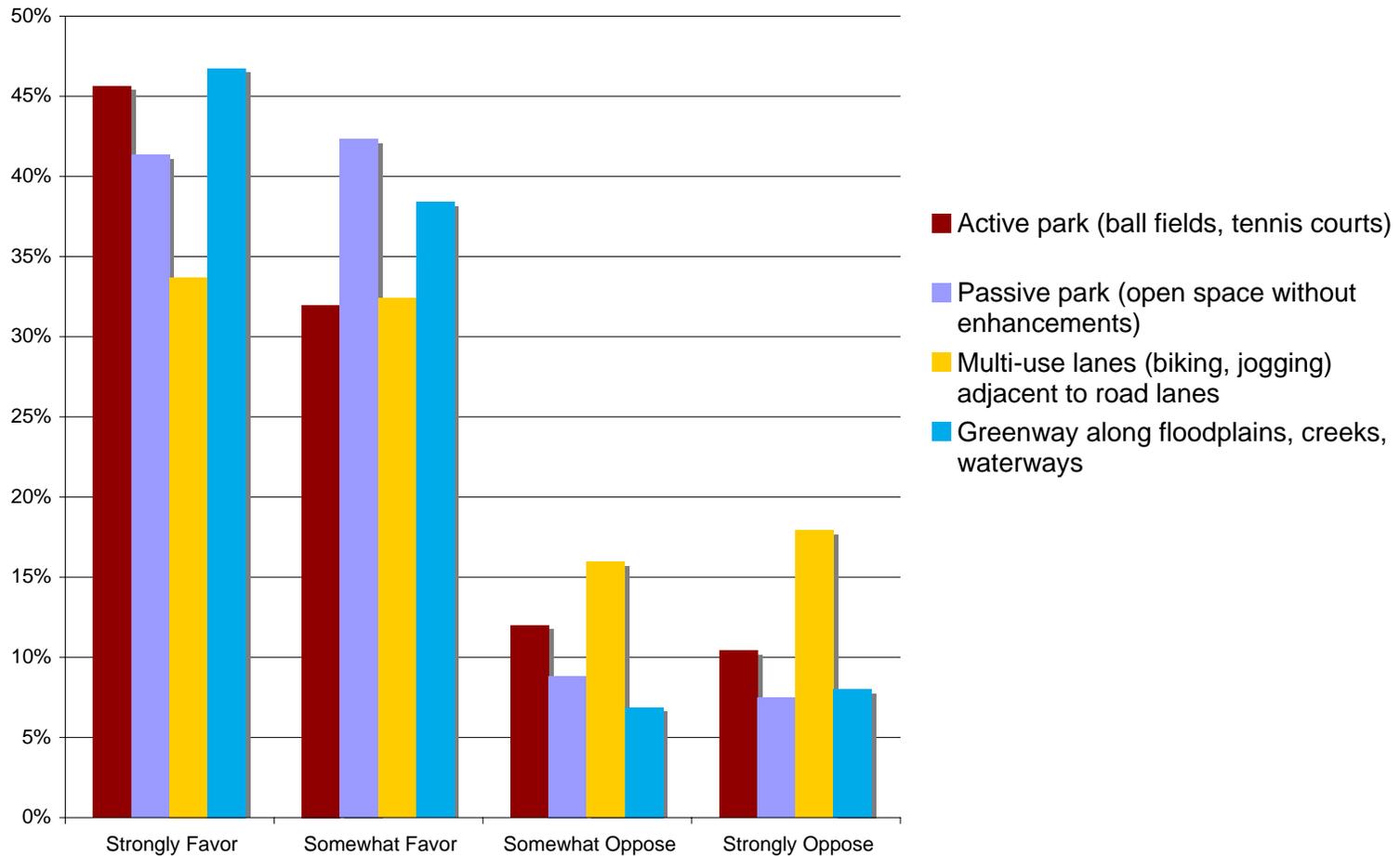
# Non-residential Development

Level of Support for New Initiatives



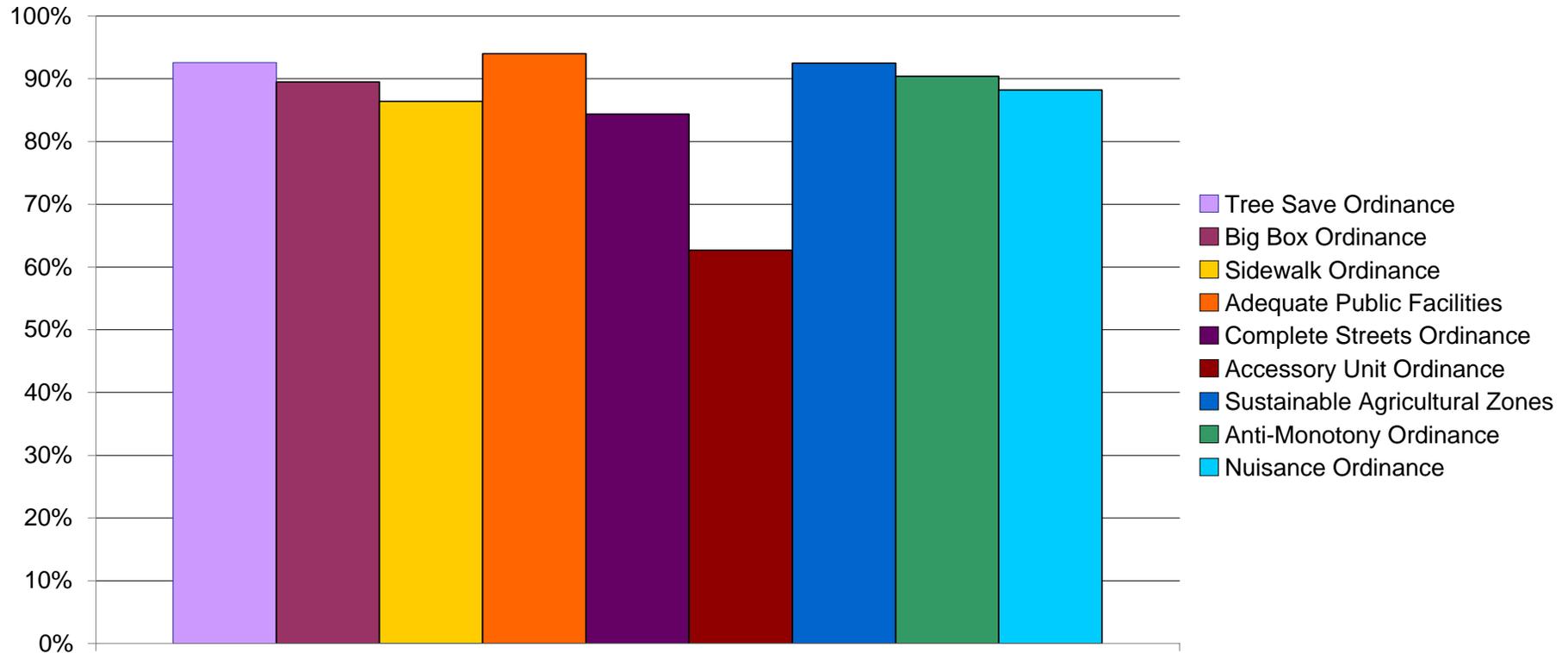
# Parks and Recreation

Level of Support for Recreational Amenities:



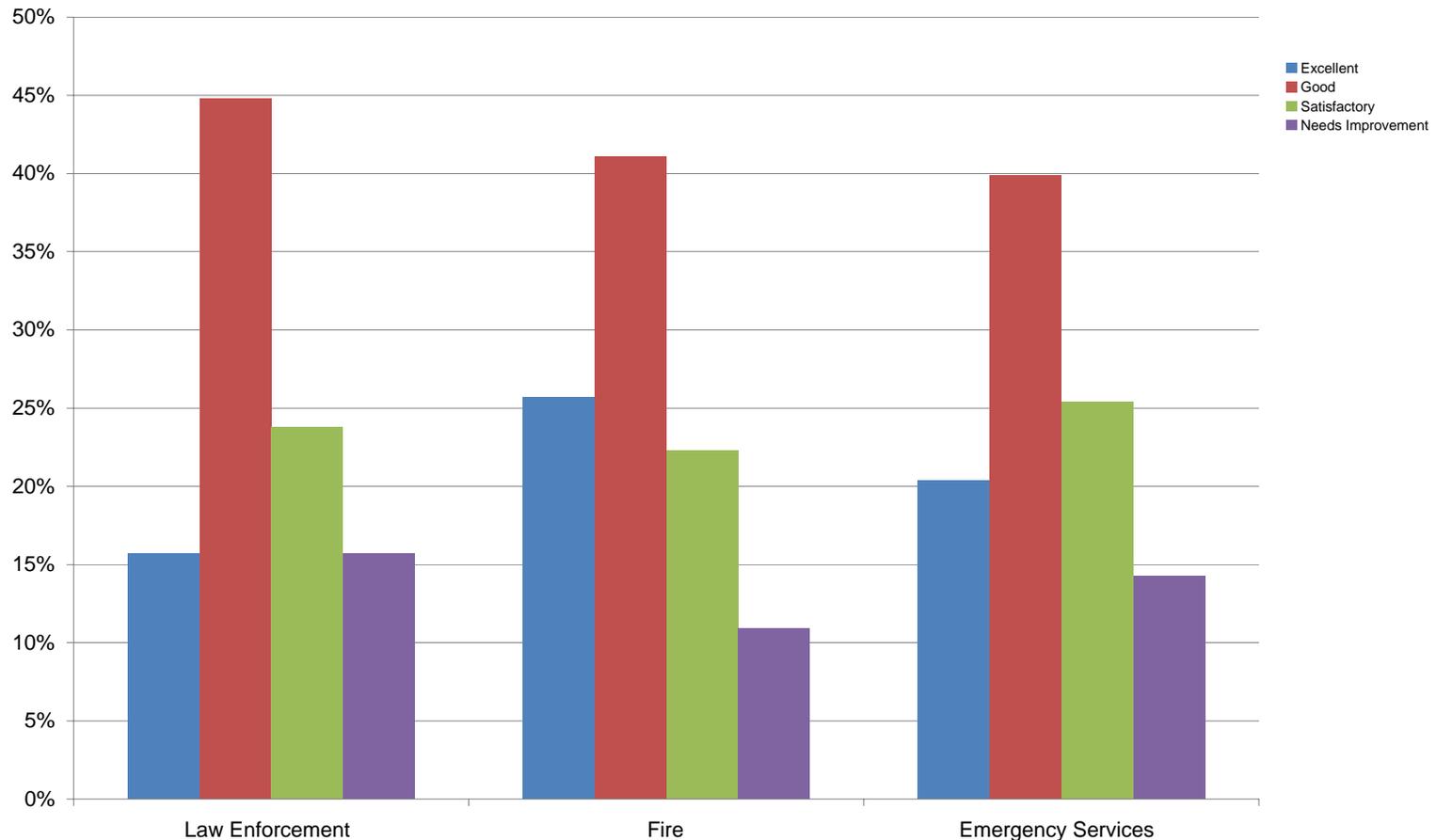
# Ordinances and Policies

## Percentage of Residents who Support the Following Ordinances and Policies:



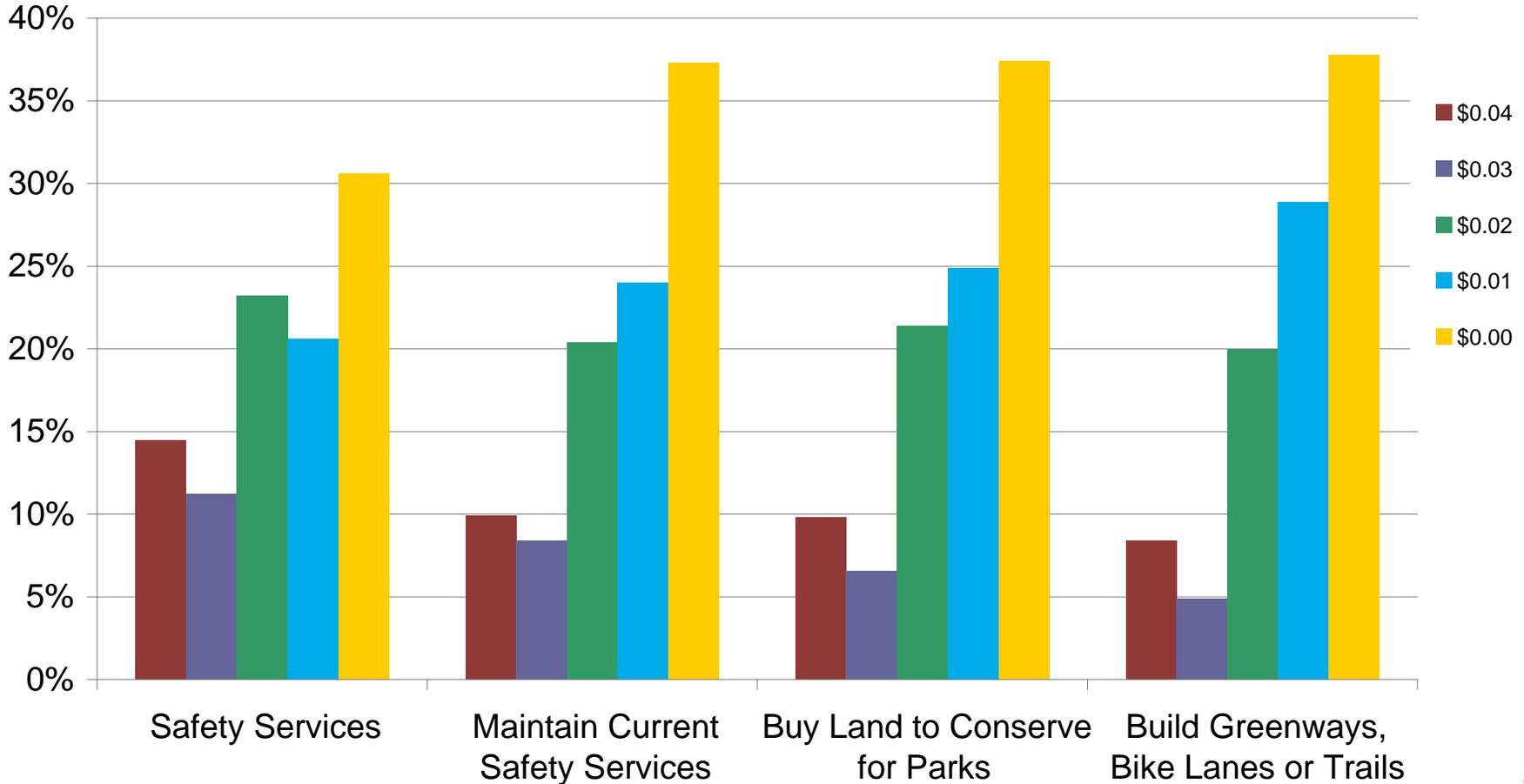
# Current Services

## Current Level of Satisfaction with Safety Services:



# Willingness to Pay

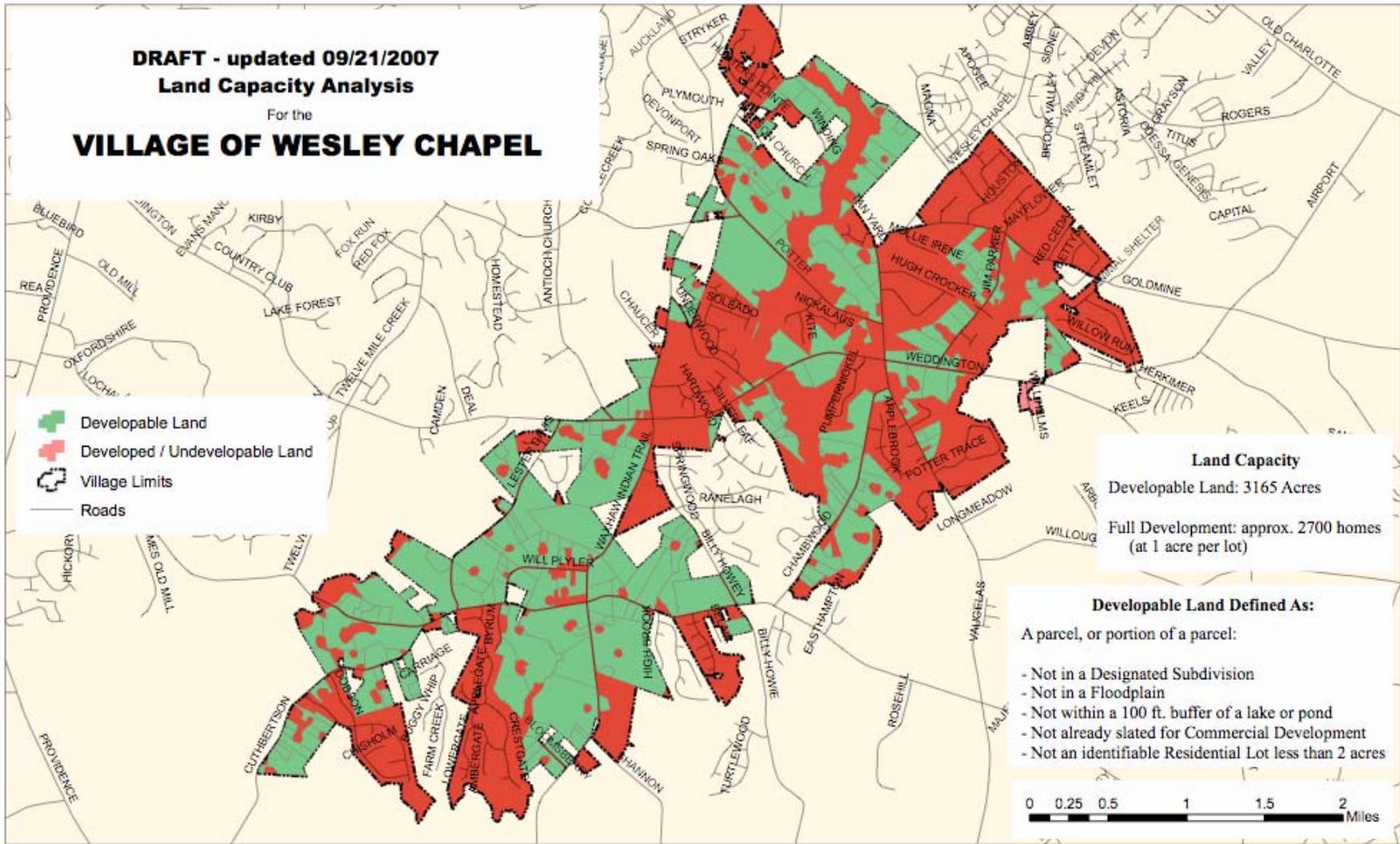
Willingness to Pay (per \$100 of assessed value) in Additional Taxes to Improve the Following:



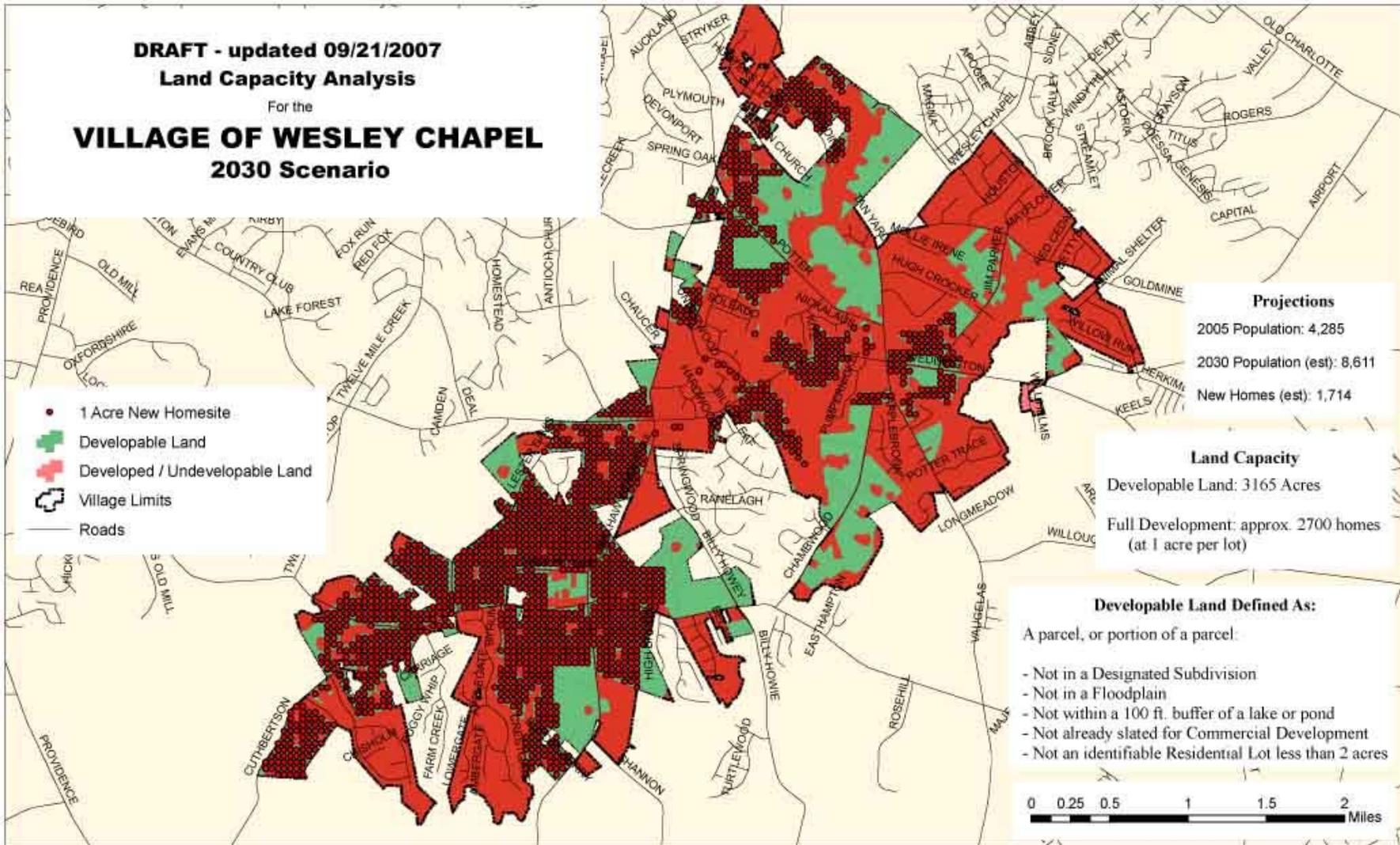
# Implications

- Can WC retain high quality of life given reluctance to accept higher housing densities or to pay for stated preferences?
- Will stated preferences for stringent growth ordinances be supported?
- Can village provide a "range of housing prices" given strong sentiment against apartments, condos, small lots and higher density?
- Can village retain clean environment and retain rural heritage on large lot model of development?

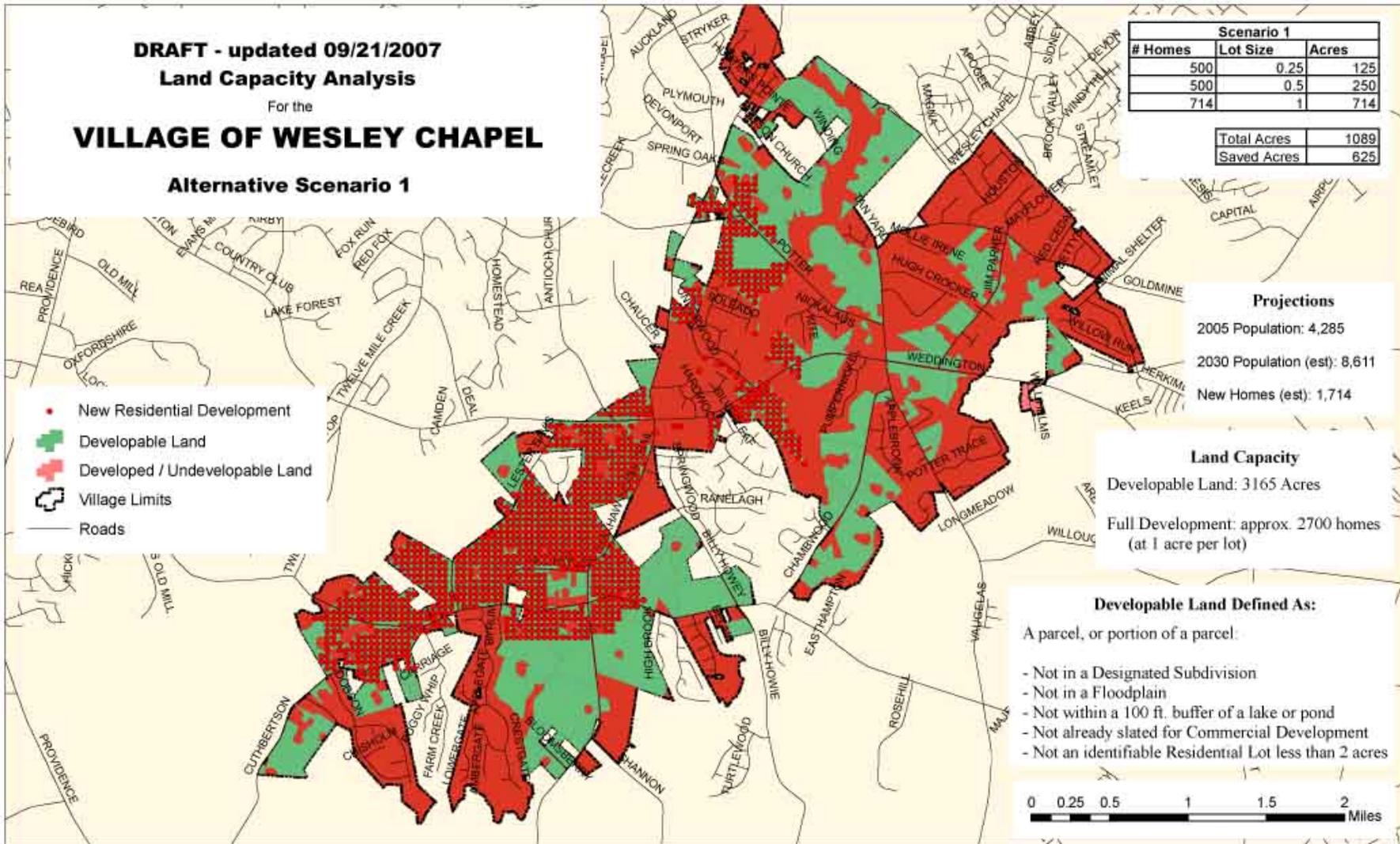
**DRAFT - updated 09/21/2007**  
**Land Capacity Analysis**  
 For the  
**VILLAGE OF WESLEY CHAPEL**



**DRAFT - updated 09/21/2007**  
**Land Capacity Analysis**  
 For the  
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**2030 Scenario**



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**Land Capacity Analysis**  
 For the  
**VILLAGE OF WESLEY CHAPEL**  
**Alternative Scenario 1**



Scenario 1		
# Homes	Lot Size	Acres
500	0.25	125
500	0.5	250
714	1	714

Total Acres	1089
Saved Acres	625

**Projections**

2005 Population: 4,285  
 2030 Population (est): 8,611  
 New Homes (est): 1,714

**Land Capacity**

Developable Land: 3165 Acres  
 Full Development: approx. 2700 homes  
 (at 1 acre per lot)

**Developable Land Defined As:**

- A parcel, or portion of a parcel:
- Not in a Designated Subdivision
  - Not in a Floodplain
  - Not within a 100 ft. buffer of a lake or pond
  - Not already slated for Commercial Development
  - Not an identifiable Residential Lot less than 2 acres





**DRAFT - updated 09/21/2007**  
**Land Capacity Analysis**  
 For the  
**VILLAGE OF WESLEY CHAPEL**  
**Alternative Scenario 3**

Scenario 3		
# Homes	Lot Size	Acres
1000	0.25	250
400	0.5	200
314	1	314

Total Acres	764
Saved Acres	950

**Projections**

2005 Population: 4,285  
 2030 Population (est): 8,611  
 New Homes (est): 1,714

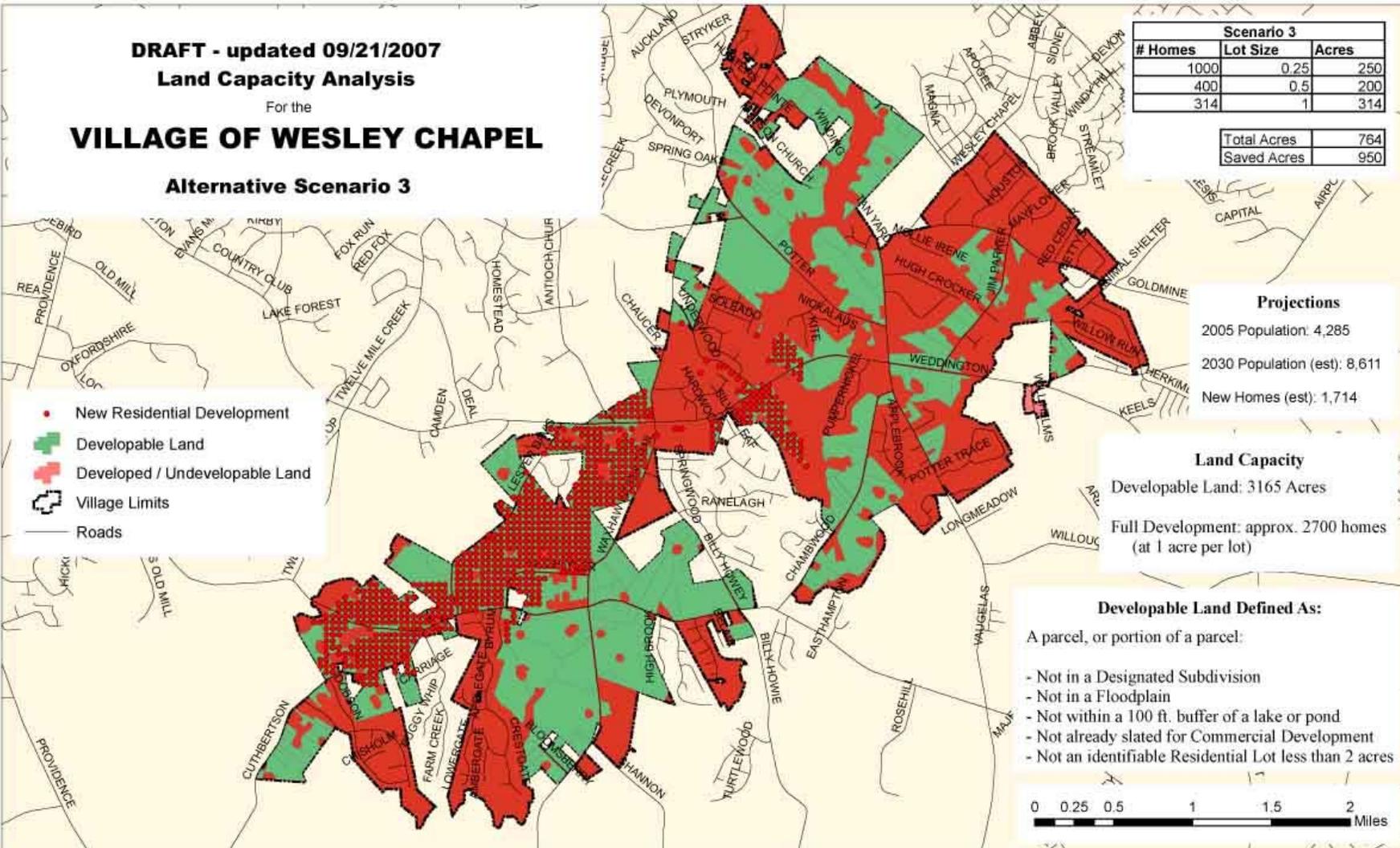
**Land Capacity**

Developable Land: 3165 Acres  
 Full Development: approx. 2700 homes  
 (at 1 acre per lot)

**Developable Land Defined As:**

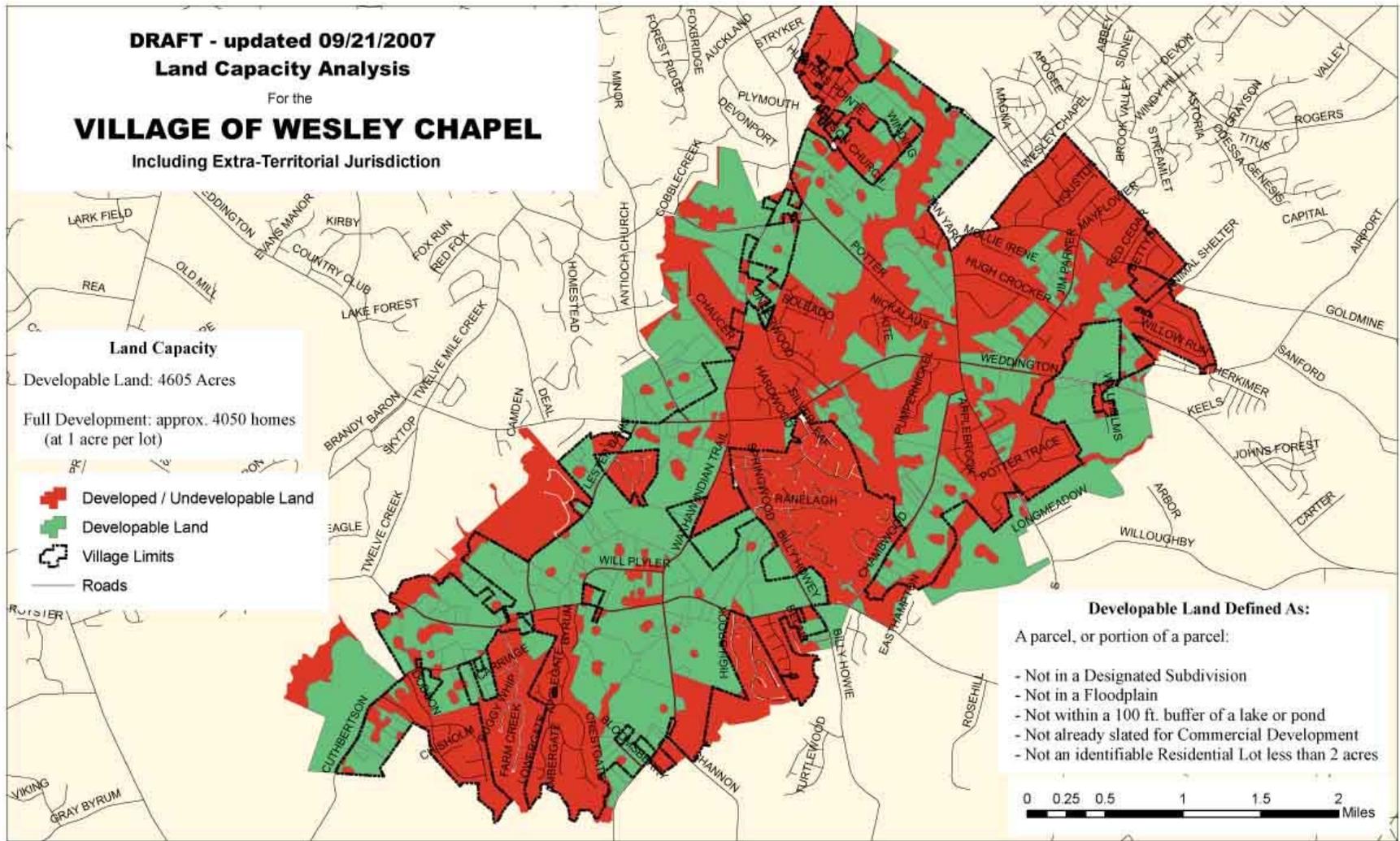
A parcel, or portion of a parcel:

- Not in a Designated Subdivision
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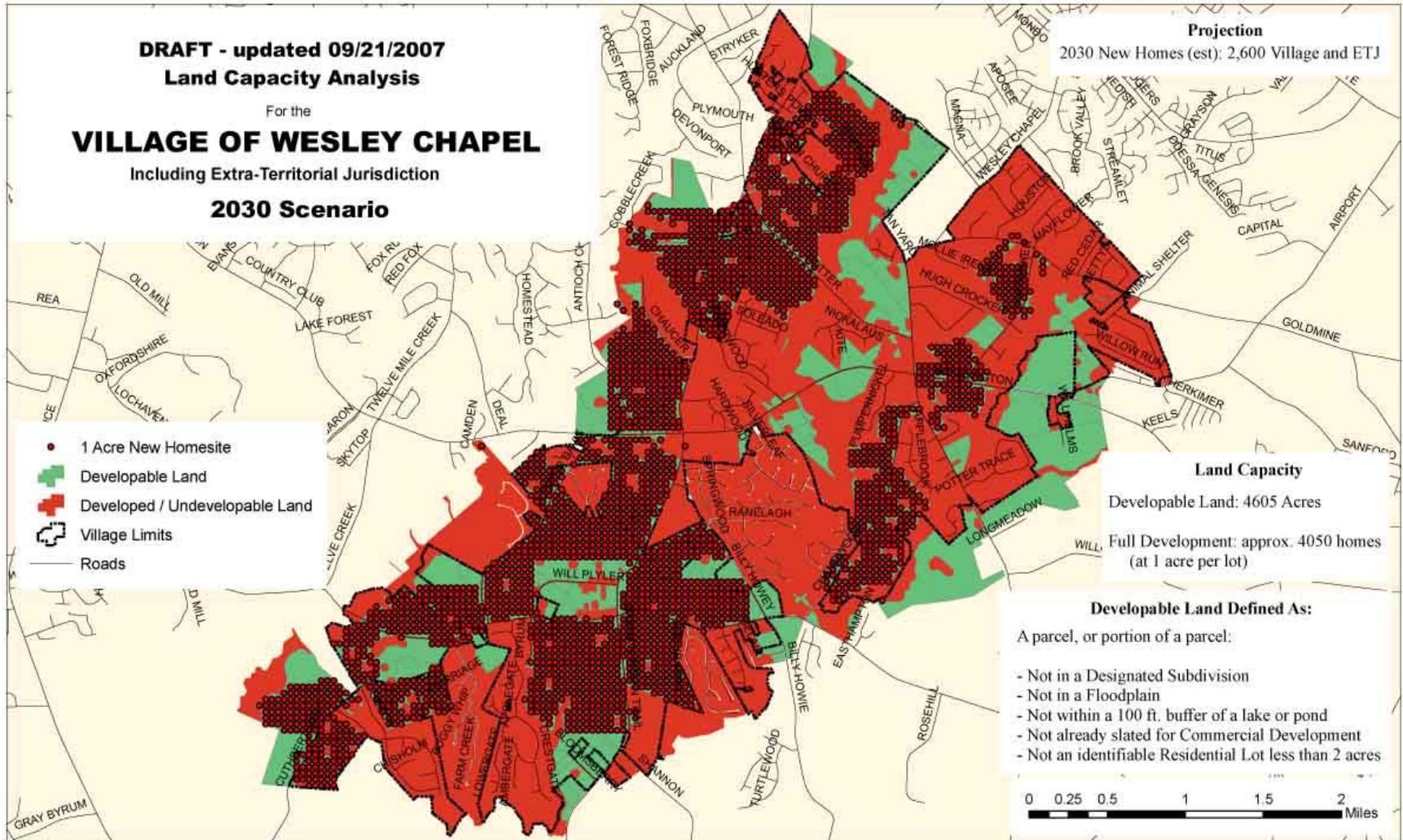
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**Land Capacity Analysis**

For the  
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 Including Extra-Territorial Jurisdiction



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**Land Capacity Analysis**  
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**2030 Scenario**

**Projection**  
 2030 New Homes (est): 2,600 Village and ETJ



**Land Capacity**  
 Developable Land: 4605 Acres  
 Full Development: approx. 4050 homes  
 (at 1 acre per lot)

- Developable Land Defined As:**  
 A parcel, or portion of a parcel:
- Not in a Designated Subdivision
  - Not in a Floodplain
  - Not within a 100 ft. buffer of a lake or pond
  - Not already slated for Commercial Development
  - Not an identifiable Residential Lot less than 2 acres

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**2030 Alternative Scenario 1**

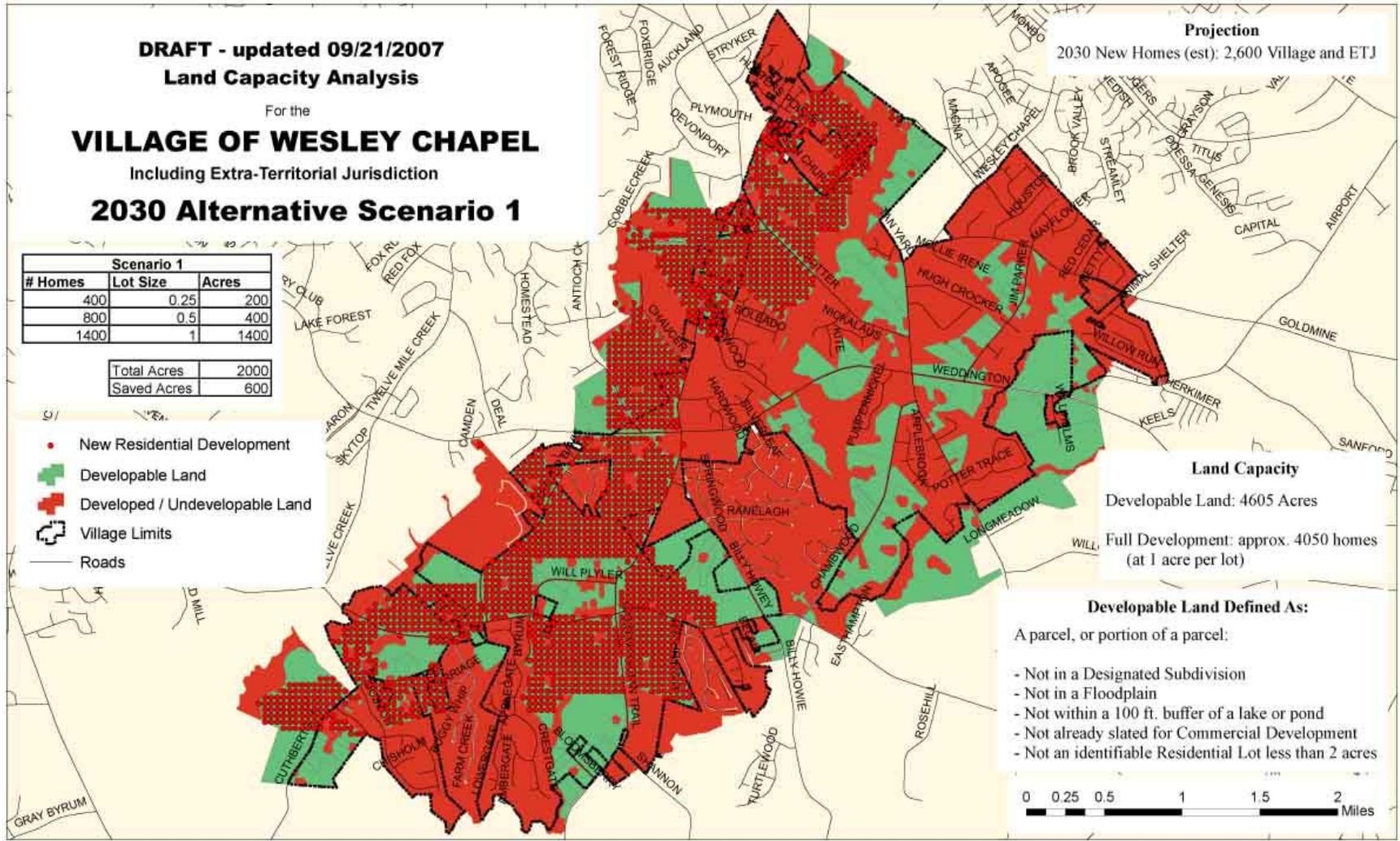
Scenario 1		
# Homes	Lot Size	Acres
400	0.25	200
800	0.5	400
1400	1	1400
Total Acres		2000
Saved Acres		600

- New Residential Development
- Developable Land
- Developed / Undevelopable Land
- Village Limits
- Roads

**Projection**  
 2030 New Homes (est): 2,600 Village and ETJ

**Land Capacity**  
 Developable Land: 4605 Acres  
 Full Development: approx. 4050 homes  
 (at 1 acre per lot)

- Developable Land Defined As:**  
 A parcel, or portion of a parcel:
- Not in a Designated Subdivision
  - Not in a Floodplain
  - Not within a 100 ft. buffer of a lake or pond
  - Not already slated for Commercial Development
  - Not an identifiable Residential Lot less than 2 acres



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**Land Capacity Analysis**

For the  
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 Including Extra-Territorial Jurisdiction  
**2030 Alternative Scenario 2**

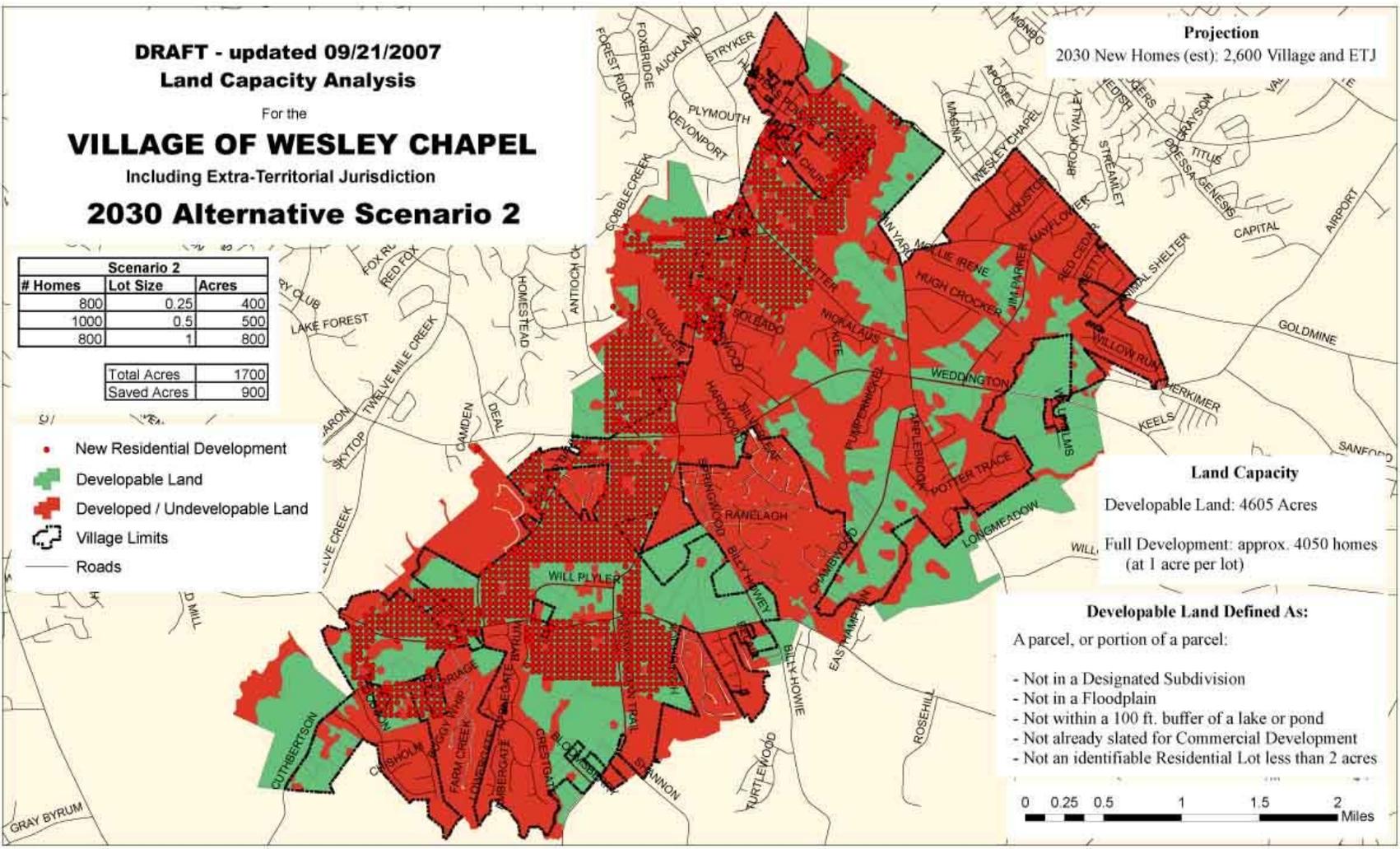
Scenario 2		
# Homes	Lot Size	Acres
800	0.25	400
1000	0.5	500
800	1	800
Total Acres		1700
Saved Acres		900

- New Residential Development
- Developable Land
- Developed / Undevelopable Land
- Village Limits
- Roads

**Projection**  
 2030 New Homes (est): 2,600 Village and ETJ

**Land Capacity**  
 Developable Land: 4605 Acres  
 Full Development: approx. 4050 homes  
 (at 1 acre per lot)

- Developable Land Defined As:**  
 A parcel, or portion of a parcel:
- Not in a Designated Subdivision
  - Not in a Floodplain
  - Not within a 100 ft. buffer of a lake or pond
  - Not already slated for Commercial Development
  - Not an identifiable Residential Lot less than 2 acres

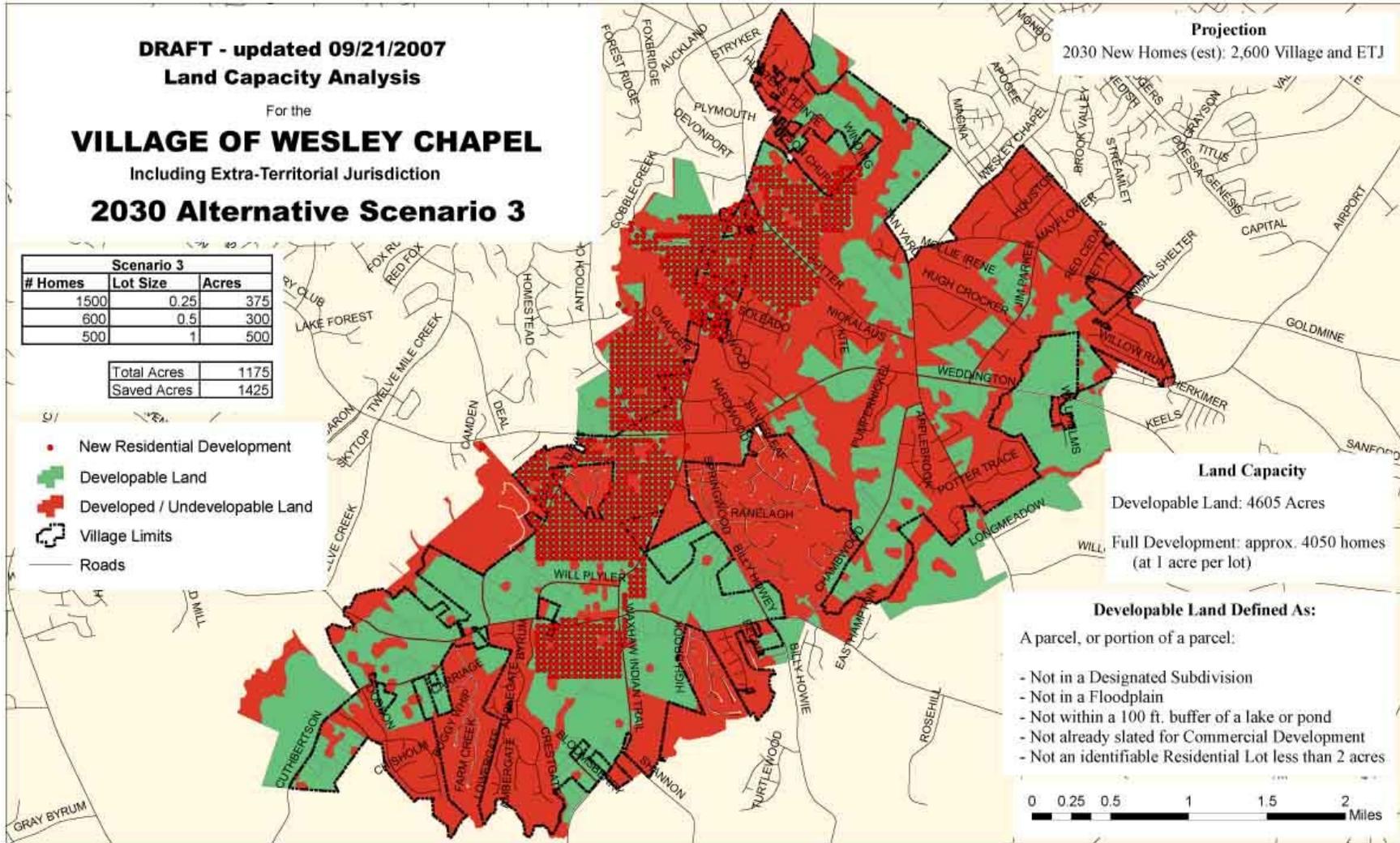


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 Including Extra-Territorial Jurisdiction  
**2030 Alternative Scenario 3**

Scenario 3		
# Homes	Lot Size	Acres
1500	0.25	375
600	0.5	300
500	1	500
Total Acres		1175
Saved Acres		1425

- New Residential Development
- + Developable Land
- + Developed / Undevelopable Land
- Village Limits
- Roads



**Projection**  
 2030 New Homes (est): 2,600 Village and ETJ

**Land Capacity**  
 Developable Land: 4605 Acres  
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# Contact Information

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