

**TOWN OF DAVIDSON
BOARD OF COMMISSIONERS
CONSISTENCY STATEMENT**

REQUEST

Applicant requests a Conditional rezoning to develop a 40-unit master planned development of detached homes on +/- 59 acres.

SUMMARY OF PETITION

The applicant is requesting specific conditions pertaining to:

1. Mix of Building Types
2. Lot widths
3. Infrastructure
 - a. Road Standards
 - b. Multi-Use Path Bridge
 - c. Street Lights
 - d. Sewer/Septic Systems
 - e. Landscaping
 - f. Crossing Beacons
 - g. Greenway
 - h. Sidewalks
 - i. Parking
 - j. Conveyance of Land
4. Affordable Housing
5. Annexation
6. Walking Paths and Public Open Space
7. HERS Rating/Energy Efficient Construction
8. Permanent Open Space
9. Open Space Deficiency Contribution
10. Sewer Connection (Easement)
11. Design Standards

CONSISTENCY STATEMENT

The conditional rezoning map amendment to the Planning Ordinance Map, as adopted by the Board of Commissioners, in the opinion of the Board of Commissioners is (a) consistent with (i) the Davidson Comprehensive Plan, as adopted and amended from time to time and (ii) all other officially adopted plans that are applicable, and (b) is reasonable and in the public interest, in the following respect(s) and for the following reason(s):

1. The proposal includes provision for greenways and trails.
 - *Citizens need to move easily throughout the Town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit (Mission).*
 - *Ensure that every resident (within incorporated areas) is within 1/4 mile of a public park and greenway access (53).*

2. The proposal includes significant open space preservation.
 - *Continue to require open space preservation as part of development in the rural area (60).*
3. The project includes a proposed contribution to the affordable housing program.
 - *In order to promote socioeconomic diversity, the town will continue to require affordable housing (29).*

INCONSISTENCY STATEMENT

The conditional rezoning map amendment to the Planning Ordinance Map, as adopted by the Board of Commissioners, in the opinion of the Board of Commissioners is (a) not consistent with (i) the Davidson Comprehensive Plan, as adopted and amended from time to time and (ii) all other officially adopted plans that are applicable, and (b) is not reasonable and in the public interest, in the following respect(s) and for the following reason(s):

1. The proposed configuration (large-lot subdivision) is not encouraged in rural areas.
 - *Large-lot single family subdivisions on undeveloped, rural properties is not a desirable direction for meeting future housing needs (29).*
2. The project location is not in a Targeted Growth Area, raising questions about the timing for the extension of services.
 - *The Targeted Growth Plan places a high priority on the preservation of the surrounding Rural Area. Large scale development nodes and new infrastructure extensions that would encourage large-scale development should not be permitted in this area (73).*

Adopted this 11th day of August, 2015.