

TOWN OF DAVIDSON CONSISTENCY STATEMENT

SUMMARY OF PETITION

This text amendment proposes to:

1. The applicant requests a Map Amendment to reduce the land area of the current planning area designation of their property, Neighborhood Services, from 11.93 acres to 4.83 acres. This affects parcels # 00728101; 00728106; 00728108.
2. The applicant requests that the balance of the acreage (+/- 7.1 acres) be designated as Neighborhood General Planning Area.

CONSISTENCY STATEMENT

In the opinion of the Board of Commissioners the Planning Ordinance, as amended and presented to this board for its review and comment, is consistent with: (a) the Davidson Comprehensive Plan, as adopted by the Board of Commissioners and amended from time to time; and, (b) all other officially adopted plans that are applicable to the Planning Ordinance.

The areas in which the recommended map changes to the Planning Ordinance are consistent with the Davidson Comprehensive Plan and all other officially adopted plans are as follows:

▪ Consistency with the Davidson Comprehensive Plan:

1. The proposal is consistent with the Comprehensive Plan's emphasis on providing compact, walkable neighborhoods with a variety of uses.
 - *The plan envisions the node at the intersection of Davidson-Concord Rd. and Robert Walker Dr. offering significant job opportunities, with a particular focus on neighborhood services and retail (73).*

▪ Consistency with the Davidson Planning Ordinance:

1. The proposal is consistent with the Ordinances' intent to provide a variety of destinations within residential areas, including employment opportunities.
 - *Planning Principles*
 - We must focus development and redevelopment in walkable, mixed-use, connected neighborhoods (3.1);
 - We must encourage economic opportunities at all income levels and all abilities (5.3);
 - We must establish and maintain an adequate commercial tax base (6.1);
 - We must provide a healthy diversity of uses in walkable, compact neighborhoods (6.2);
 - We must encourage economic growth without jeopardizing our sense of community (6.3).

▪ **Consistency with the Cornelius East – Davidson Concord Rd. Vision Plan:**

1. The proposal is consistent with the Vision Plan's focus on smaller-scale commercial opportunities at this site.
 - *The center is not expected nor recommended to include any large tenants such as a grocery. Rather, the conceptual plan shows approximately 20,000 square feet of Live/Work and small commercial space. This is a very similar to the configuration in the Vermillion neighborhood configuration in Huntersville. Aside from the two commercial buildings (one is a restaurant, the other a is the sales center) most of the Vermillion's commercial space is in Live/Work units that include small retail and office spaces such as a design firm, a hair and nail salon, and a window treatment sales center. Other appropriate uses for this neighborhood center include a dry cleaner and a neighborhood store that sells general goods – similar to the formats of many drug stores and convenience stores marts but designed more like the CVS in Downtown Davidson (27).).*

Adopted this 12^h day of April, 2016.

Signature/Date
John Woods
Mayor