

NARROW PASSAGE – OVERVIEW

TOPICS COVERED

1. Process Overview: Master Plan Amendment (DPO 14.7)
2. Vicinity Map, Existing Conditions w/ Sewer Extension
3. Concept Plans w/ Sewer Extension
4. Open Space
5. Greenway Alignment (Southern Parcel)
6. Revised Conditions: 3d (Sewer/Septic), 3e (Landscaping), 3g (Greenway)
7. Recommendation(s)



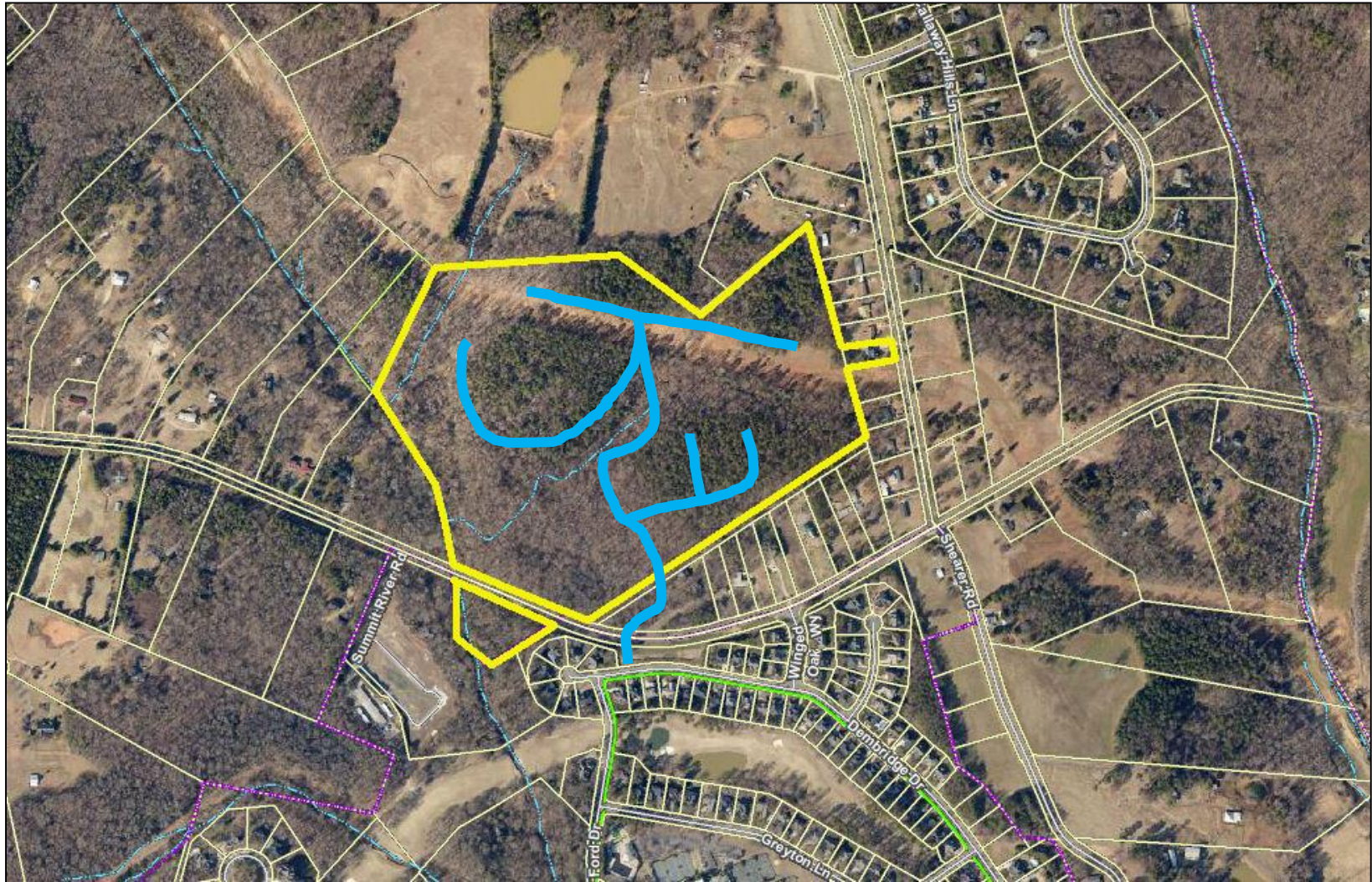
NARROW PASSAGE – PROCESS OVERVIEW

MASTER PLAN AMENDMENT

- DPO 14.7: Amendments to Approved Plans
- Reserved for Substantial Changes
- Requires Re-Review by Approving Body
- Technical Review
- Board of Commissioners Public Hearing
- Planning Board Recommendation
- Board of Commissioners Decision



NARROW PASSAGE – VICINITY MAP



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Board of Commissioners
September 13, 2016



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TOTAL PROPOSED OPEN SPACE = 37.9-ACRES = 64.17%
PRIMARY CONSERVATION OPEN SPACE =
20.23 AC = 34.25%
COMMON OPEN SPACE = 17.67-ACRES = 29.9%

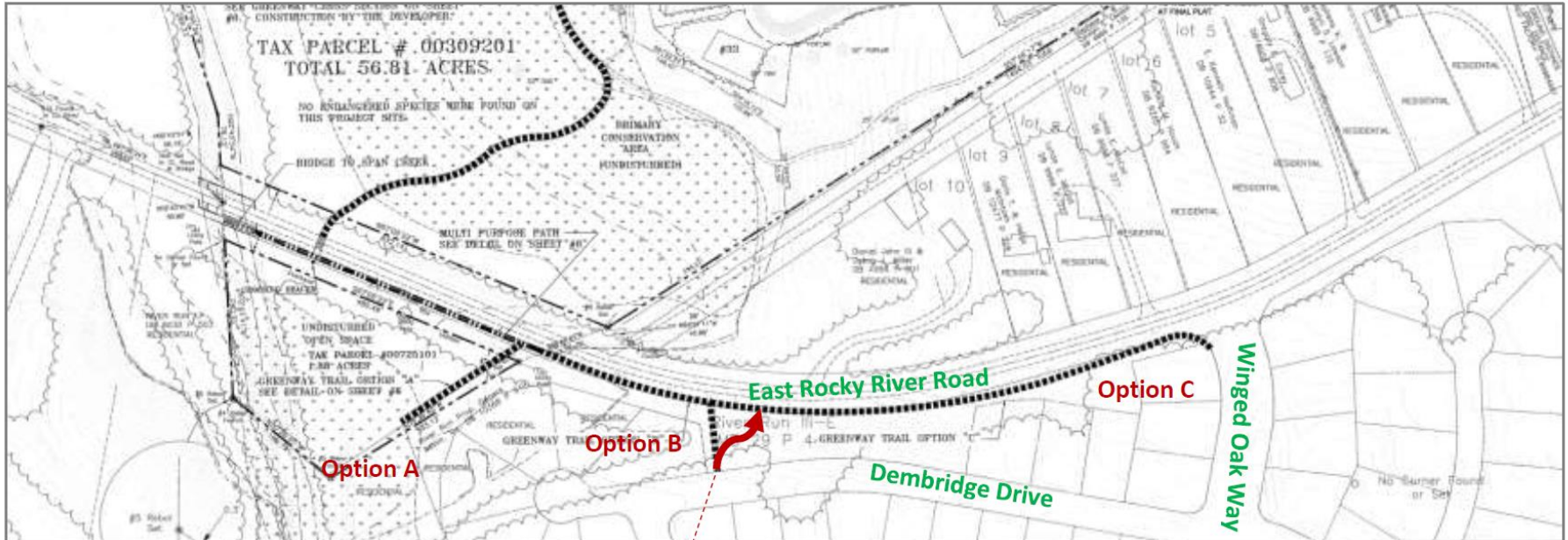
PRIMARY CONSERVATION OPEN SPACE IS UNDISTURBED EXCEPT FOR THE FIELD LOCATED WOODLAND TRAILS. ALL OPEN SPACE WILL BE OWNED BY THE PROPERTY OWNERS ASSOCIATION AND ACCESSIBLE TO THE PUBLIC.

OPEN SPACE IS DEFINED AS AREAS NOT DIVIDED INTO BUILDING LOTS, STREETS, R/W, PARKING, OR EASEMENTS PER THE DEFINITION OF OPEN SPACE IN THE DAVIDSON PLANNING ORDINANCE.



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NARROW PASSAGE – GREENWAY ALIGNMENT



River Run Residents
Proposed Alt. B

NARROW PASSAGE – PROPOSED CONDITIONS

REVISED

3. INFRASTRUCTURE:

d. Sewer/Septic: Revised to allow sewer or septic to be utilized.

*All or a portion of the project may be developed with sewer service via an extension **in accordance with Charlotte Water policy**. Rights-of-way for this extension must be acquired by the developer. All or a portion of the project may be developed with on-site septic tank and drain field systems. On-site sewage disposal systems must conform to the standards of, and will be permitted by, the Groundwater and Wastewater Services section, Environmental Health division of the Mecklenburg County Health Department.*

e. Landscaping: Hamlet pod language unchanged; remaining development subject to standard found in current Davidson Planning Ordinance.

Outside of the hamlet area, each lot and the front yard area of each lot shall maintain at least two large mature trees per 5,000 square feet of parcel area, OR one large mature tree and one small mature tree per 3,000 square feet of parcel area. The hamlet pod shall contain more formalized landscaping in accordance with the approved plan.



NARROW PASSAGE – PROPOSED CONDITIONS

REVISED

3. INFRASTRUCTURE:

- g. Greenway (Southern Parcel):** Revised to acknowledge alignment selected by the developer (Option B) and with consideration of residents' requests to retain existing trees and buffer from East Rocky River Rd.

The Developer shall satisfy the greenway obligation on the southern parcel (PID #00725101) and adjacent parcels by connecting the path along East Rocky River Rd. to Dembridge Dr. via an easement that retains as much of the existing tree stand as possible along East Rocky River Rd. and connects to Dembridge Dr. at the existing gravel path/berm entrance adjacent to PID 00724307. See Exhibit "NP Handout - Greenway Options & Area Sewer Context."



NARROW PASSAGE – CONTEXT

RURAL AREA PLAN

- Undertaken 10/2015
- Recommends:
 - Min. 40-70% Open Space
 - Varying Densities
 - Sewer Extension in Vicinity
- Comparable to Proposed Amendment



NARROW PASSAGE – PLANNING BOARD RECOMMEND.

NOT CONSISTENT/NEGATIVE RECOMMEND.

- **Decision Criteria:** Adopted Plans vs. Relevant Information
- **Septic vs. Sewer:** Initial Representations vs. Actual Findings
- **Precedent:** Wary of Other Requests
- **Benefits:** Increased Tree Cover; Less System Failure
- **Vote (7-0):** Approval Not Recommended



NARROW PASSAGE – STAFF RECOMMENDATION

APPROVE

- **Context:** Best with Approved Rural Area Plan
- **Proposed Changes:**
 - Sewer/Septic System
 - Landscaping Standard
 - Option B Greenway Alignment
- **Other Alterations:** None
 - Site Layout
 - Density
 - Open Space Requirements
- **Result:** Approval Recommended



DISCUSSION



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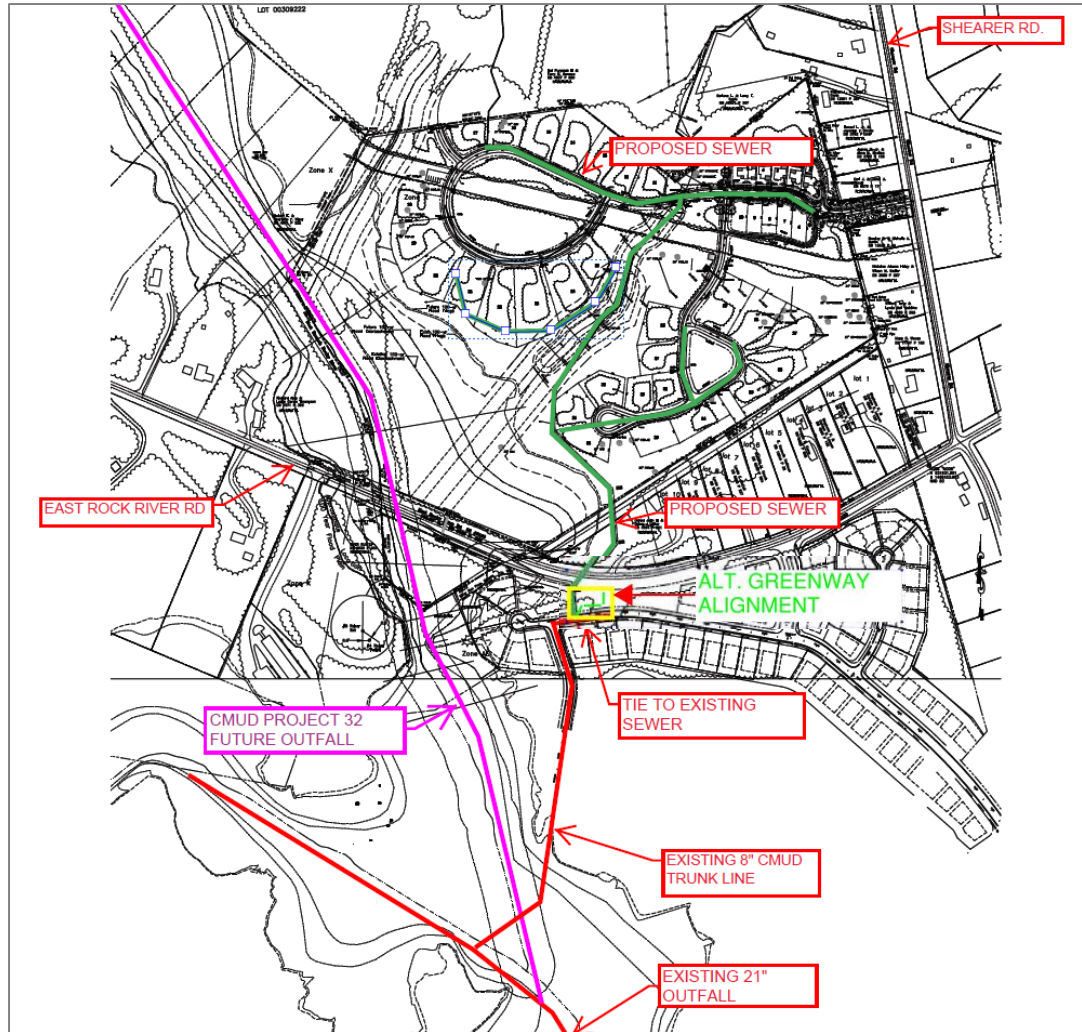
REFERENCE DIAGRAMMS



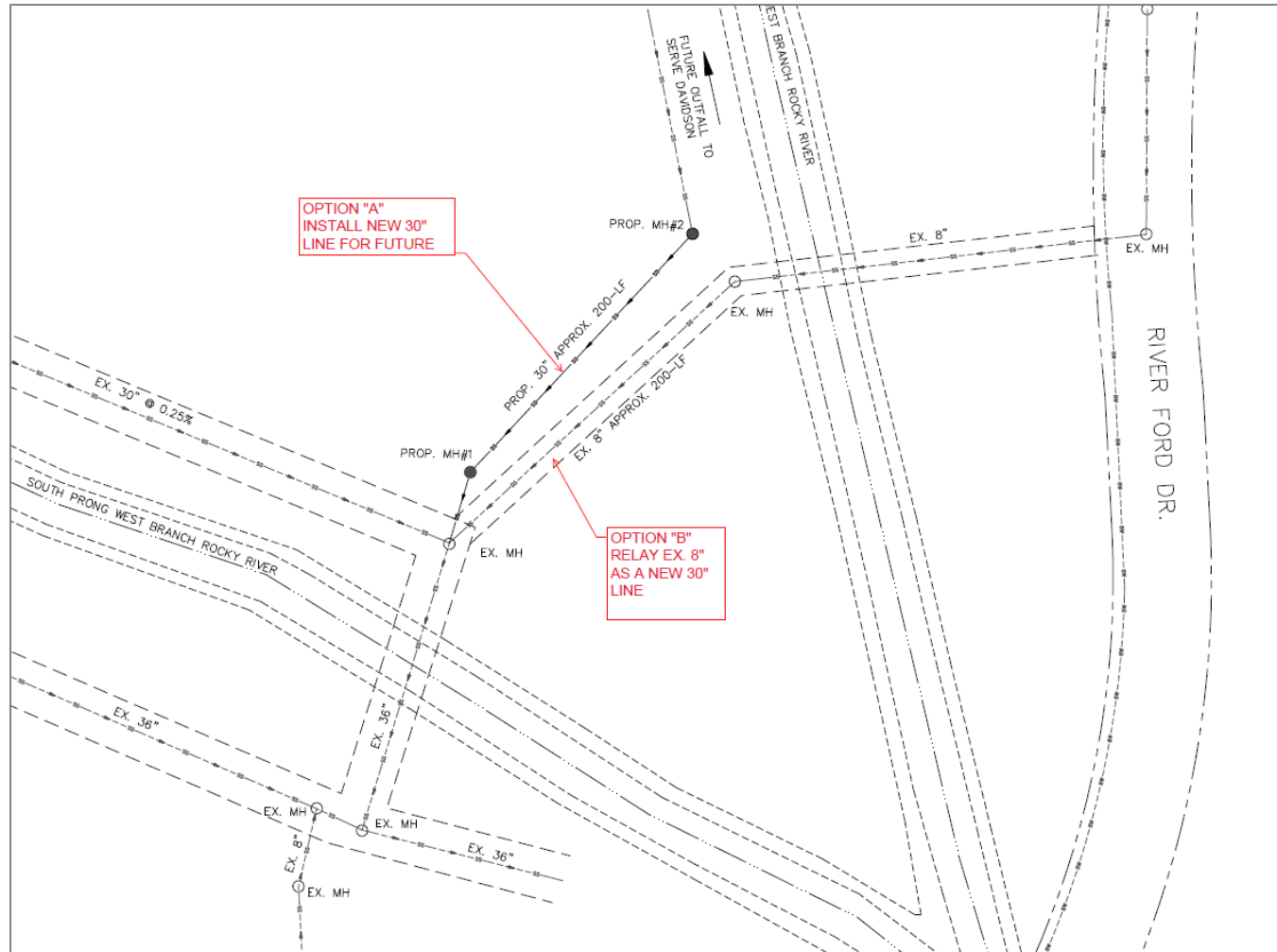
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NARROW PASSAGE – SEWER OVERVIEW



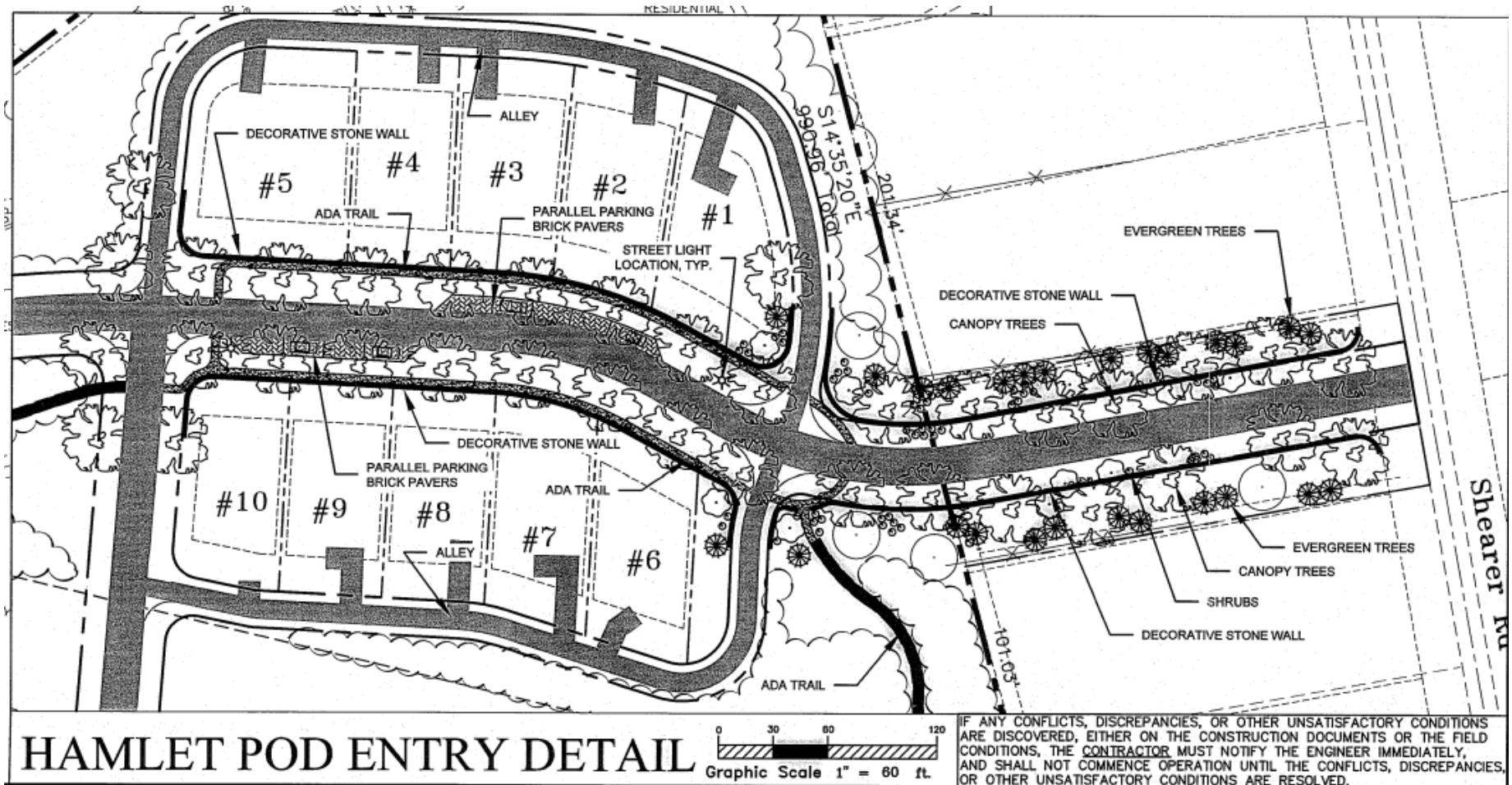
NARROW PASSAGE – SEWER DETAIL



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NARROW PASSAGE – HAMLET POD



NARROW PASSAGE – TYPICAL LOT LANDSCAPE SCHEMATIC

