

# DAVIDSON PLANNING ORDINANCE PROPOSED TEXT AMENDMENTS



College Town. Lake Town. *Your Town.*

DPO – Misc. Text Amendments  
Board of Commissioners Meeting  
Jason Burdette, Planning Director  
May 23, 2017

# TEXT AMENDMENTS - OVERVIEW

## TOPICS COVERED

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1. **Overview**
2. **Text Amendments Purpose**
3. **Proposed Amendments Highlights**
  - Building & Infrastructure
  - Final Plat Documentation
  - Open Space Types/Requirements
  - Transportation Impact Analysis
4. **Questions/Discussion**



# TEXT AMENDMENTS

## PURPOSE

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### 1. Clarify Standards:

- Correct Inadvertent Omissions
- Address Inconsistencies
- Improve Predictability

### 2. Promote Davidson's Principles

- Achieve High-Quality Development
- Improve Quality of Life



# TEXT AMENDMENTS

## HIGHLIGHTS

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- **SECTION 2: PLANNING AREAS**

- Permitted Uses: Parks + Open Space Allowed Everywhere
- Building Height: Reduce by One Story - Village Commerce/Edge, Nhood Services\*
- Open Space: Est. Reqs. for Village Commerce/Edge/Infill, CBD, Nhood Services\*

- **SECTION 4: BUILDING & SITE DESIGN STANDARDS**

- Fencing: Correct Transparency Req., Est. Scenic Byway Overlay Standards
- Building Height Measurement: Clarify how Parapet Features Considered

- **SECTION 6: SUBDIVISION & INFRASTRUCTURE STANDARDS**

- Sidewalk Construction: Clearly Tied to Building Permit
- Transportation Impact Analysis\*
  - Require Scoping Meeting
  - Analysis Includes Schools' Peak

*\*Greater detail on ensuing slides*



# TEXT AMENDMENTS

## HIGHLIGHTS

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- **SECTION 7: PARKS & OPEN SPACE**
  - Plaza Requirements: Café Seating Allowed to Contribute
  - Park Types & Public Spaces: Required Types Based on Planning Area\*
- **SECTION 8: PARKING & DRIVEWAYS**
  - Driveways Handled via Building Permit
- **SECTION 14: ADMINISTRATION & PROCEDURES**
  - Final Plat Documentation: Include Purpose Statement, Identify Affordable Lots

*\*Greater detail on ensuing slides*



# TEXT AMENDMENTS

## BUILDING HEIGHT

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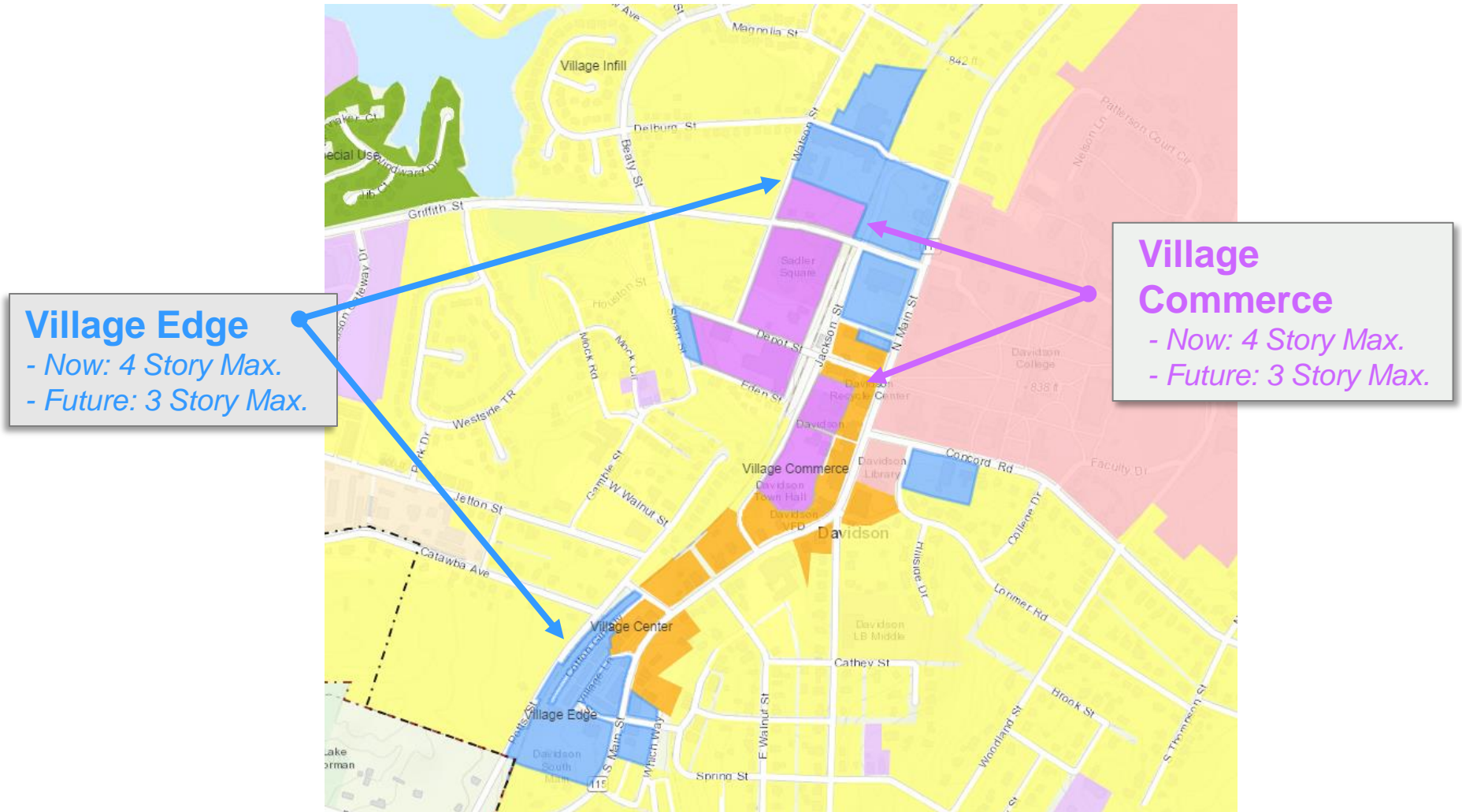
PLANNING AREA	CURRENT MAX. HT.	PROPOSED MAX. HT.
VILLAGE COMMERCE	5 STORIES	4 STORIES
VILLAGE EDGE	4 STORIES	3 STORIES
NEIGHBORHOOD SERVICES	4 STORIES	3 STORIES



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# BUILDING HEIGHT REDUCTIONS

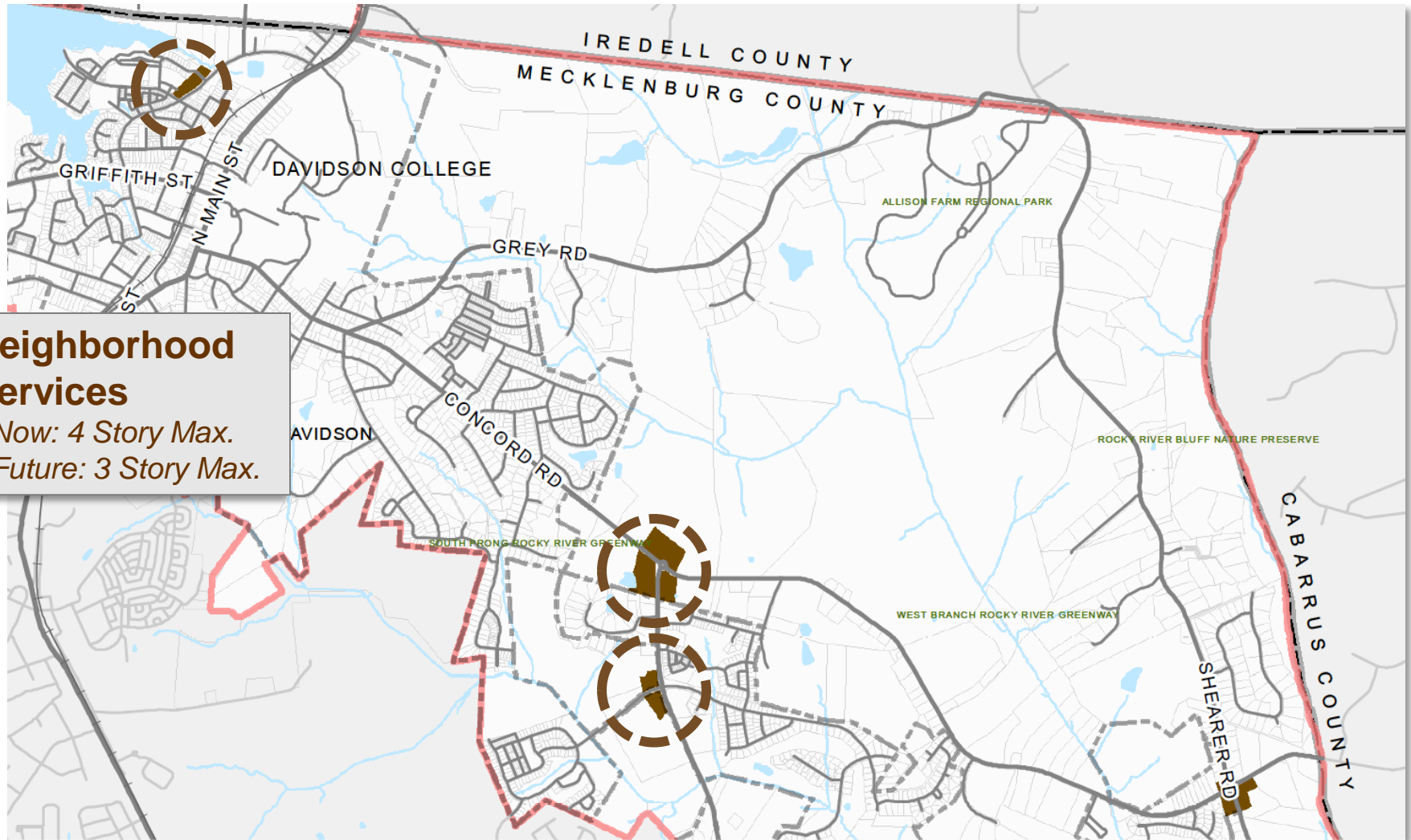


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# BUILDING HEIGHT REDUCTIONS



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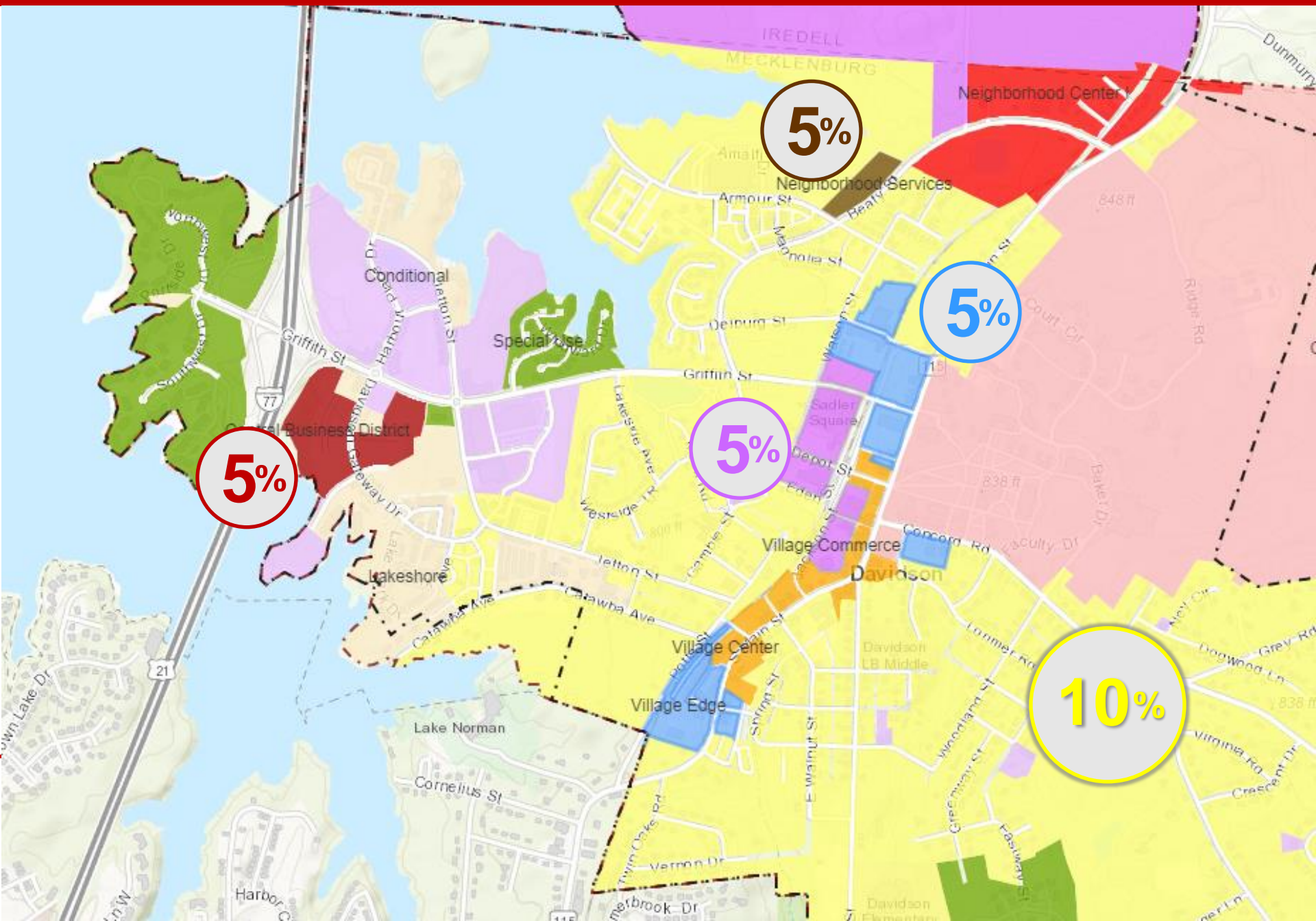
## OPEN SPACE

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PLANNING AREA	CURRENT OS REQ'D	PROPOSED OS REQ'D
VILLAGE COMMERCE	0%	5%
VILLAGE EDGE	0%	5%
VILLAGE INFILL	0%	10%
CENTRAL BUSINESS DISTRICT	0%	5%
NEIGHBORHOOD SERVICES	0%	5%



# OPEN SPACE REQUIREMENTS



# PARKS & PUBLIC SPACE – REQUIRED TYPES

■ **Table: Park & Public Space Types Permitted to Count Towards Minimum Open Space Requirement**

Planning Area	Total Open Space Required (Min.)	Parks/Public Space Required*	Neighborhood Park**	Plaza	Square/Green	Close	Playground	Community Garden	Pedestrian Passageway	Greenway**
Village Commerce	5%	5%	-	X	X	-	-	-	X	-
Village Edge	5%	5%	-	X	X	-	-	-	X	-
Village Infill	10%	5%	-	X	X	-	X	X	X	-
Central Business District	5%	5%	-	X	X	-	-	-	X	-
Neighborhood Services	5%	5%	-	X	X	-	-	-	-	-
Lakeshore	5%	5%	-	X	X	-	X	-	X	-
Neighborhood Center I	10%	5%	-	X	X	-	-	-	X	-
Neighborhood Center II	10%	5%	-	X	X	-	-	-	X	-
Neighborhood General	20%	5%	-	X	X	-	X	X	-	-
Neighborhood Edge	45%	5%	-	-	X	-	X	X	-	-

\*Parks/Public Spaces are a subset of the total open space requirements and not additional requirements. For example, in the Neighborhood Center I Planning Area 10 percent of a project's total site area must be open space, and five percent of that total open space must be one of the identified park/public space types (i.e. Plaza, Square/Green, or Pedestrian Passageway).

\*\*As required per ordinance.



# TEXT AMENDMENTS – TRANSPORTATION IMPACT ANALYSIS

## CURRENT STANDARDS

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- **TIA REQUIRED**

- Residential: 100 Units or More, Commercial: 75,000 SF or More
- Make Required Improvements, or Payment-in-Lieu for Improvements

- **TIA NOT REQUIRED, ALTERNATIVES:**

- Contribution Per Lot [6.10.1.2]
  - Residential: \$350 [25-50 Lots]; \$250 [50-75 Lots]; \$150 [75-99 Lots]
  - Commercial: N/A [Not Permitted]

- **TIMEFRAME**

- N/A [Traffic Counts: Conducted Any Time of Year]



# TEXT AMENDMENTS – TRANSPORTATION IMPACT ANALYSIS

## KEY CHANGES

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- **SCOPING MEETING: TIA REQUIRED?**

- All Proposals of 4 or More Lots and/or 5 or More Units; All Non-Residential
- Requires Analysis of Context, Existing Facilities

- **TIA REQUIRED**

- Thresholds: Population (1% Increase); Trips; Connection; Change of Land Use
- Make Required Improvements, or Payment-in-Lieu for Improvements

- **TIA NOT REQUIRED, ALTERNATIVES**

- Res., Contribution Per Lot: \$500 [20 Lots]; \$400 [21-40 Lots]; \$300 [41-50 Lots]
- Commercial: \$10,000 [500-1,000 Trips/Day], or \$5,000 [500 or Less Trips/Day]
  - \* Landowner retains option to perform TIA

- **TIMEFRAME**

- Traffic Counts: Conducted During School Year



# QUESTIONS/DISCUSSION



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