



**TOWN OF DAVIDSON
PLANNING BOARD
216 South Main St.
Davidson, NC
November 27, 2017**

PLANNING BOARD MEETING - 6:00 PM

(Held in the Town Hall Board Room)

- I. CALL TO ORDER**
- II. SILENT ROLL CALL AND DETERMINATION OF QUORUM**
- III. CHANGES TO THE AGENDA**
- IV. REVIEW/APPROVAL OF THE MINUTES**
 - (a) October 30, 2017 Minutes
- V. B.O.C. LIAISON REPORT**
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
 - (a) DPO Text Amendments: Sections 2 & 4
- VIII. OTHER ITEMS**
 - (a) Annual Permit Activity Review
- IX. B.O.C. LIAISON SELECTION**
- X. ADJOURNMENT**



Agenda Title: October 30, 2017 Minutes

Summary: Summary of minutes and actions from October 30, 2017 Planning Board meeting.

ATTACHMENTS:

Description	Upload Date	Type
□ October 30, 2017 Minutes	11/22/2017	Cover Memo

MEETING MINUTES

Planning Board
Town of Davidson, NC
October 30, 2017

A meeting of the Davidson Planning Board was held at 6:00 p.m. in the Davidson Town Hall Board Room.

CALL TO ORDER: 6:08 pm

SILENT ROLL CALL AND DETERMINATION OF QUORUM

PRESENT BOARD MEMBERS: Kelly Ross (arrived during meeting); Susan Cooke; Mickey Pettus (Chair); Mike Minett; Shawn Copeland; Bob Miller; Matt Dellinger.

ABSENT BOARD MEMBERS: Ellen Donaldson; Lindsey Williams; Michael Higgs.

TOWN REPRESENTATIVES: Travis Johnson, Trey Akers.

CHANGES TO THE AGENDA:

- No changes to the agenda were suggested; however, Mickey Pettus led a discussion outlining the Planning Board's and staffs' roles in terms of development review and recommendations as they pertain to the conditional master plan process. Pettus stated that all participants involved in Planning Board discussions, including citizens, must be treated with civility and respect; he encouraged the pursuit of fact in the board's deliberations.
- Following these comments, members discussed the Planning Board's liaisons' most recent discussion with the Board of Commissioners at the latter's 10/24/17 Work Session. The discussion concerned the Planning Board's consistency statement related to the Davidson Commons East Hotel proposal. Members discussed ways to improve the drafting of such statements, and also discussed the importance of understanding the staff recommendation prior to making a board determination.

REVIEW/APPROVAL OF THE MINUTES OF: September 25, 2017

- Motion to Approve: Mike Minett
Second: Susan Cooke
Vote: 7-0 (Minutes Approved; Not Present: Donaldson; Williams; Higgs)

OLD BUSINESS: N/A

NEW BUSINESS

1. Narrow Passage Conditional Master Plan Amendment:

- Staff Presentation: Trey Akers delivered a presentation describing the proposal, including: The history of plan approval and amendment (2015-2016); the site's location; the requested land area addition; and, the requested modifications to three conditions.
- Applicant Presentation: Jeff Watson of Piedmont Land Development spoke on behalf of the project team, explaining their perspective on the proposed amendments. Board members

asked why the multi-use path bridge payment reduction, increase in the number of non-conforming garages, and increase in the number of construction signs were requested.

- Discussion: Afterwards, board members discussed various questions with staff and the project team. The board began with a consistency statement reflecting the staff analysis recommendation to approve the land area addition and increased signage request but not to approve the payment reduction or increase in non-conforming garages. Members mainly discussed the lack of clarity surrounding the extent/potential impacts of the garage request, for which the applicant was not able to provide additional information; and, whether the request for additional signage mattered – half the members present did not mind the request and half did not think it appropriate. As a result, the board voted to approve the land area addition but not the payment reduction, garage modification, or signage request.
- Motion to Approve: Mike Minett
Second: Kelly Ross
Vote: 6-0 (Approved as Noted Above; Not Present: Donaldson; Williams; Higgs. Recused: Pettus)

2. Davidson Planning Ordinance Text Amendments Overview:

- Staff Presentation: Trey Akers provided an overview of the proposed text amendments to Sections 2 and 4 of the Davidson Planning Ordinance. The proposed amendments pertain to the removal of multi-family housing from the Village Infill Planning Area (VIPA) and the addition of Mixed Village housing to this area; the omission of Government Services as a use in the Village Center and Village Commerce Planning Areas (VCPAs); and, the requirements for Civic, Educational, and Institutional buildings within the Retail Overlay District. Akers provided an overview of planning in Davidson; a summary of demographic trajectories and housing needs; a review of the proposed standards for mixed housing, including local precedent; and, the proposed revisions to include Government Services in VCPAs and modify the requirements for the aforementioned uses within the Retail Overlay District.
- Discussion: Members asked questions about the town's growth rate as well as what height limits were currently in place throughout the VIPA.

REPORT OF B.O.C. LIAISON: This information was covered during the Changes to the Agenda portion of the meeting.

PERMIT & STAFF DEVELOPMENT REPORTS

1. Permit & Planning Staff Reports:

- No permit report provided, but a quarterly report summarizing the permits year-to-date will be provided at the board's November meeting.
- Staff provided brief updates on several projects throughout town as well as the upcoming Mobility Plan, for which funding is currently being verified by various participating agencies.

SELECTION OF BOARD OF COMMISSIONERS LIAISON: Sean Copeland was selected to present the Planning Board's Narrow Passage recommendation to the Board of Commissioners at their 11/14/17 meeting.

ADJOURNMENT: 9:49 PM

- Motion to Adjourn: Sean Copeland

Second: Matt Dellinger

APPROVAL OF MEETING MINUTES

Signature/Date

Mickey Pettus

Planning Board Chair

TOWN OF DAVIDSON PLANNING BOARD
Consistency Statement
(PROPOSAL: NARROW PASSAGE CONDITIONAL PLAN AMENDMENT – LAND ADDITION)

SUMMARY OF ACTION TAKEN BY BOARD

Vote: 6-0 [Pettus Recused]

Description of Action: Planning Board members voted to approve the following statements, recommending approval of the land area addition and finding this request consistent with adopted plans; and, not recommending approval of the payment reduction, non-conforming garage, or signage requests and finding these inconsistent with adopted plans/ordinances.

PROPOSAL / REQUEST

The applicant requests an amendment to the approved Conditional Planning Area that would permit the addition of 1.07 acres to the proposed development. Additionally, the request includes a proposed modification to two conditions and creating a new condition. The amendment does not include a request to increase the number of units originally approved or project density.

SUMMARY OF PETITION / PROPOSAL

The project proposes to:

1. Add 1.07 acres of open space to the proposed development.
2. Modify two conditions as well as a new condition: A reduction in the previously-approved payment-in-lieu amount for the multi-use path bridge on the southern parcel; an increase in the amount of non-conforming garages permitted within the development; and, an increase in the amount of allowed construction signs from one to two (one for each road frontage).

CONSISTENCY STATEMENT

In the opinion of the Planning Board the proposed Narrow Passage land area addition and signage request are consistent with Davidson Comprehensive Plan and Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time.

The areas in which the Narrow Passage land area addition and signage requests are consistent with the Davidson Comprehensive Plan and Davidson Planning Ordinance are as follows:

- **Consistency with the Davidson Comprehensive Plan:**
 1. The proposal maintains and/or seeks to increase the amount of open space to be provided in the approved plan, which features a requirement for 70% open space via land set asides or payment-in-lieu.
 - *The Comp. Plan cites the loss of open space as an ongoing concern among citizens. Identified open space goals include preserving 50 percent of the ETJ (extra-territorial jurisdiction) as open space, providing public access to 50 percent of the open space in the ETJ, encouraging*

walkable, mixed-use communities, protecting the scenic quality and character of the rural areas, protecting water quality, and retaining equity for ETJ landowners (p. 23).

- *Protect and create meaningful open space is cited under the larger livability theme of enabling faithful stewardship of natural assets. Preserving most of the undeveloped rural area is listed as an ongoing initiative (p. 59-60). Constructing more off-road greenways is also listed as an ongoing initiative under this livability theme (p. 60).*

INCONSISTENCY STATEMENT

In the opinion of the Planning Board the proposed Narrow Passage payment reduction and non-conforming garage requests are not consistent with the Davidson Comprehensive Plan or Davidson Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time.

The areas in which the Narrow Passage payment reduction request is not consistent with the Davidson Comprehensive Plan is as follows:

- **Inconsistency with the Davidson Comprehensive Plan:**

1. The proposal requests a reduction in the amount of previously agreed-upon funding to support the expansion of the town's greenway network in accordance with adopted plans, including related facilities such as bridges. This is not consistent with the Comprehensive Plan, which states:
 - *Build off-road greenways, trails, and bike improvement projects per the bicycle master plan (Pg. 51).*

- **Inconsistency with the Davidson Planning Ordinance:**

1. The proposal seeks to increase the number of non-conforming garages, which is not consistent with the Davidson Planning Ordinance requirements.
 - *The ordinance specifies that in all planning areas, if the street-side elevation of the garage is side-loaded, i.e. oriented at least 90 degrees to the street, the attached garage may be flush with, but shall not project in front of, the front façade of the house. If the front property line is at least 75 feet wide and the front façade has a covered porch that covers at least 60 percent of the front façade, then a side loaded garage, i.e. oriented at least 90 degrees to the front façade, may be flush with the front plane of the covered porch but shall not project in front of this plane (4.5.2.F.4).*
2. The proposal seeks to increase the amount of signage marketing the property from one sign total to one sign per road frontage, resulting in two signs total that meet the ordinance requirements for size, shape, display, etc. This request exceeds that amount of signage allowed by the ordinance.
 - *Maximum Number: One project construction sign or one project marketing sign is permitted per development. Project construction sign must be removed before a marketing sign is permitted and erected (11.5.6.G).*

Adopted this 30th day of October, 2017.



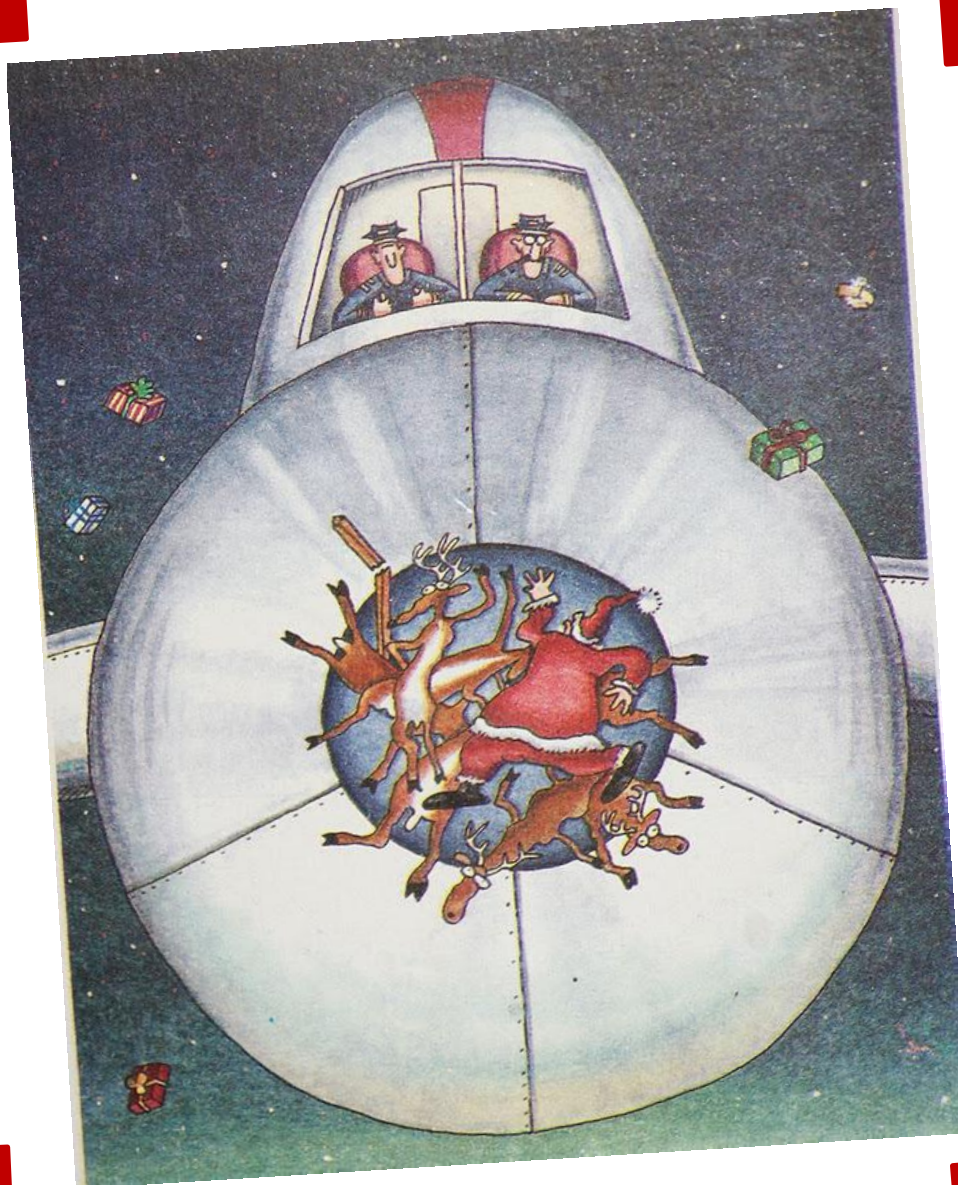
Agenda Title: DPO Text Amendments: Sections 2 & 4

Summary: Review of proposed text amendments related to the compatibility of building types in the Village Infill Planning Area; the inclusion of Government Services as a use in the Village Center & Commerce Planning Areas; and, the applicability of the Retail Overlay District requirements to Civic/Educational/Institutional buildings.

ATTACHMENTS:

Description	Upload Date	Type
❏ DPO Text Amendments Presentation	11/22/2017	Cover Memo
❏ DPO Text Amendments Staff Analysis	11/22/2017	Cover Memo
❏ DPO Text Amendments Draft Consistency Statement	11/22/2017	Cover Memo

DPO TEXT AMENDMENTS



TEXT AMENDMENTS – OVERVIEW

TOPICS COVERED

1. **Overview:** What We'll Discuss/Timeline
2. **Purpose:** Why We're Discussing It
3. **Background:** Why It's Important to Davidson
4. **Proposed Changes:** Concepts/Changes
5. **Current Status & Next Steps:** Where We Are/Where We're Going
6. **Recommendation:** Planning Board Decision + Consistency Statement

SECTIONS 2 & 4 – TEXT AMENDMENTS

PURPOSE

- **BOC DIRECTIVE:** Review Multi-Family Building Type in Village Infill Planning Area
- **CONCERNS:**
 - As Currently Exists: Compatibility
 - If Removed: Housing Choice (Historic, Future); Affordability
- **STRATEGY:** Find Middle Ground
- **PROPOSAL SUMMARY:**
 - Section 2: Modify Village Infill Planning Area Permitted Building Types
 - Section 4: Introduce Two New Building Types

BACKGROUND



College Town. Lake Town. *Your Town.*



PLANNING PRINCIPLES

P1

CHARACTER

We must preserve Davidson's character and sense of community...This sense of community is enhanced by: Neighborhoods welcoming to all citizens...

P5

DIVERSITY

We will create a community where all persons are welcome and are able to fully and safely participate in community life. To encourage diversity of all economic levels, all races and ethnic groups, all ages, and all physical and mental abilities we will: Provide a mixture of housing types and prices in every neighborhood.

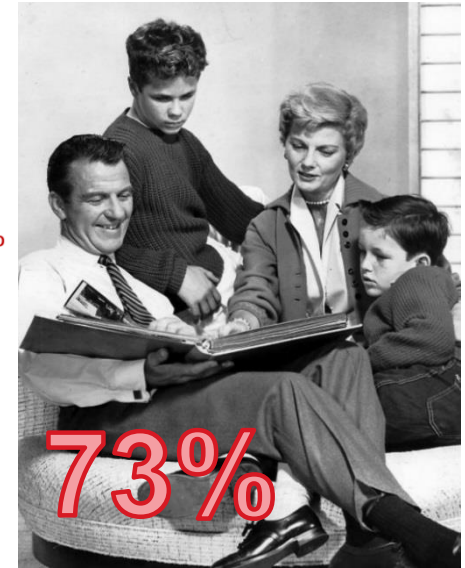
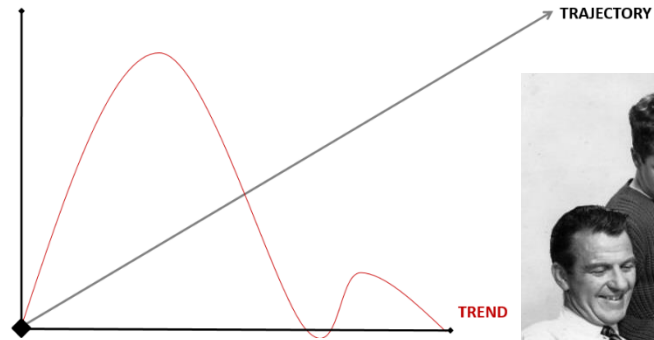
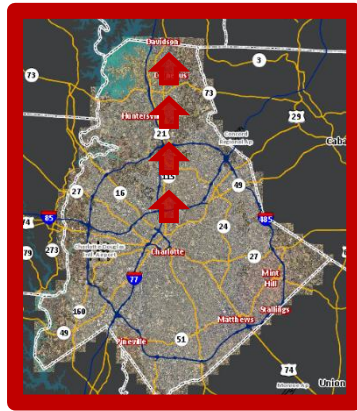


CURRENT TRAJECTORIES

DEMOGRAPHICS & CHOICES

Figure 2.1: Growth Rate of Davidson and Neighboring Municipalities

	1990	2000	2010 (est)
Cornelius	2,581	11,969	25,000
Growth Rate		364%	109%
Davidson	4,046	7,139	10,500
Growth Rate		76%	47%
Huntersville	3,014	24,960	45,000
Growth Rate		728%	80%
Mooresville	9,317	18,823	30,000
Growth Rate		102%	59%



The US population will grow by 31% between 2010 and 2040

31%

>80% of growth will be households without children



4.3m
Americans turning 65 each year
by the year 2025. (Up from 1.5 M in 2000)

73%



35%



50% Attached homes

Housing Demand

50% Small lot homes



Households with children
48% in 1960
28% in 2025

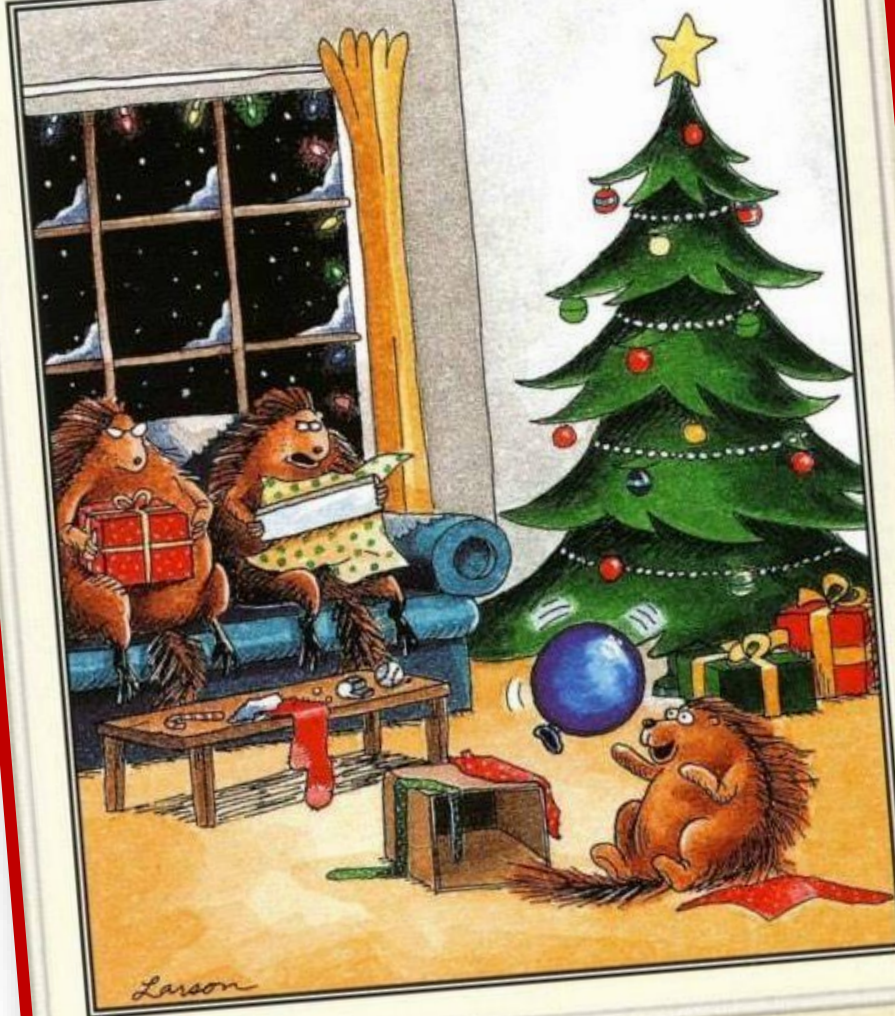


+40%

14%

percentage increase in Davidson's median age
from 2000 (31.3) to 2010 (35.7)

11/8/84



“Well, this shouldn’t last too long.”

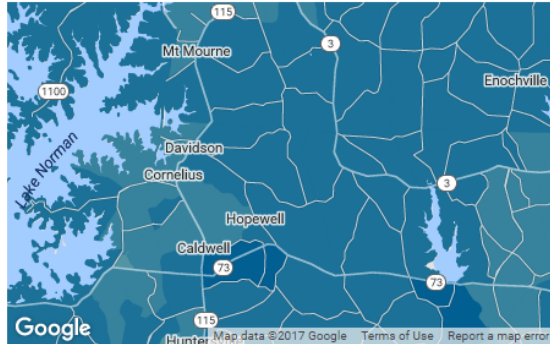
DAVIDSON COMPREHENSIVE PLAN

2010

“ Given the current population mix, and the lifestyle segments that this mix represents for economic forecasting purposes, it is likely that at least half of the incoming population will be looking alternatives to the single-family, detached housing unit, with many seeking townhome, apartment and condominium products. ”

HOUSING & MOBILITY CHOICES

Map of Transportation Costs % Income



COST TO OWN/OPERATE A CAR ANNUALLY...

\$8,558

American Automobile Association (AAA)

The Washington Post

Article: *America's affordable-housing stock dropped by 60 percent from 2010 to 2016*

“ We have a rapidly diminishing supply of affordable housing, with rent growth outstripping income growth in most major metro areas...affordable housing without a government subsidy is becoming extinct. ”

- David Brickman, EVP, Freddie Mac

“In North Carolina, the percentage of affordable apartments dropped...”

...from 10 percent to 0.3 percent --

-- mostly in the greater Charlotte area.”

Mecklenburg / Davidson Residential Permits

2014

106 One Family Detached \$\$\$\$

13 One Family Attached / Townhouse \$\$\$\$

3 Two Family / Duplex \$\$

DAVIDSON COMPREHENSIVE PLAN, RURAL AREA PLAN

2010, 2016

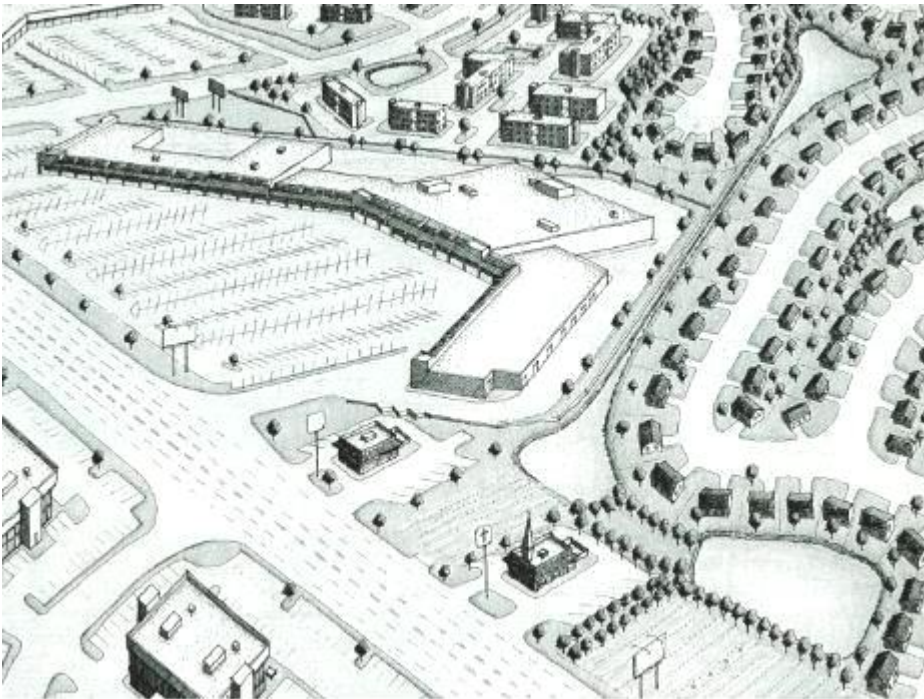
“ Local Mobility: *Quality of life for residents and business owners is significantly impacted by access to local greenways, sidewalks, bikeways, and neighborhood street connectivity. Multimodal facilities and good connectivity must remain high priorities for future construction. ”*

Source: Davidson Comprehensive Plan (29)

“ ...our well-connected neighborhoods will offer our residents many other choices to get around. ”

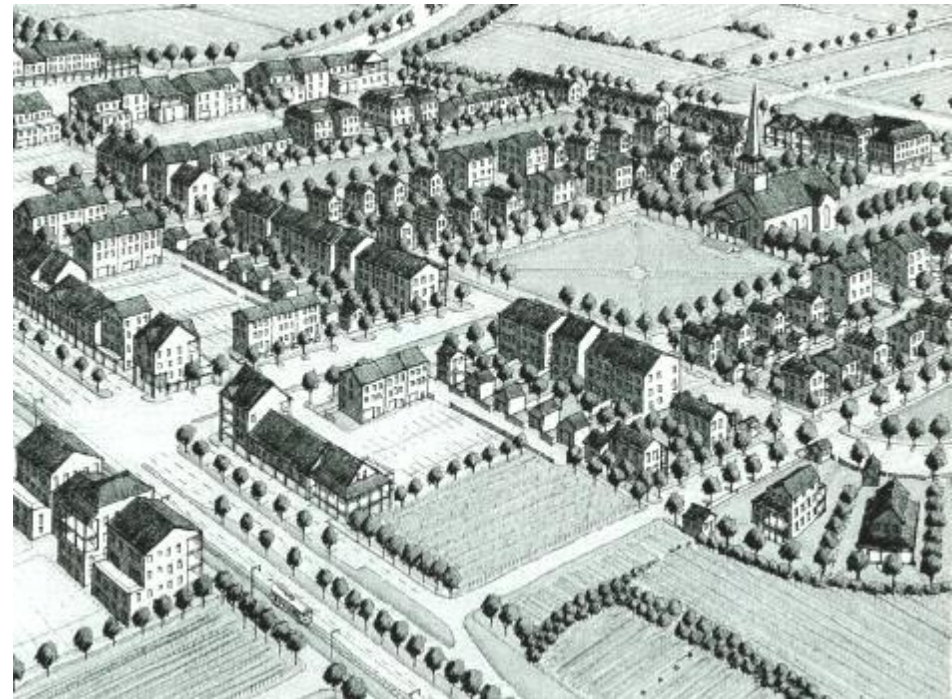
Source: Rural Area Plan (53)

CONVENTIONAL DEVELOPMENT



- 'Single Use' Development
- Lack of Connectivity
- Reliance on Few, Large Roads

SMART GROWTH DEVELOPMENT



Images: Dover+Kohl & Partners

- Mixed-Use Development
- Compact/Walkable Nodes
- Variety of Lot Sizes + Housing Types
- Network of Streets/Options

DRAFT CONCEPTS/CHANGES

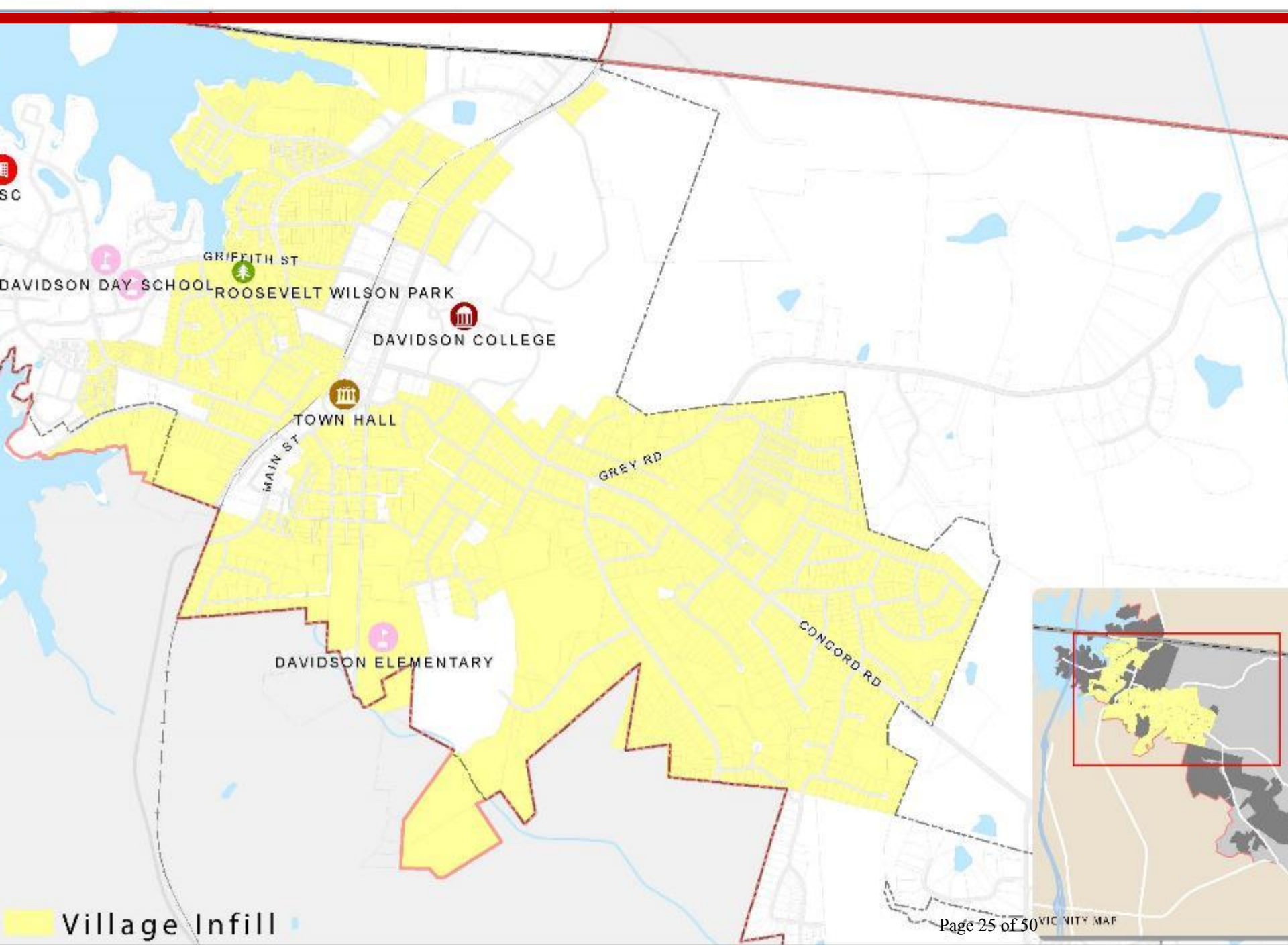


College Town. Lake Town. *Your Town.*

SECTIONS 2 & 4 TEXT AMENDMENTS

PURPOSE

- **BOC DIRECTIVE:** Review Multi-Family Building Type in Village Infill Planning Area
- **CONCERNS:**
 - As Currently Exists: Compatibility
 - If Removed: Housing Choice (Historic, Future); Affordability
- **STRATEGY:** Find Middle Ground
- **PROPOSAL SUMMARY:**
 - Section 2: Modify Village Infill Planning Area Permitted Building Types
 - Section 4: Introduce Two New Building Types



RESIDENTIAL FOCUS + FUNCTION

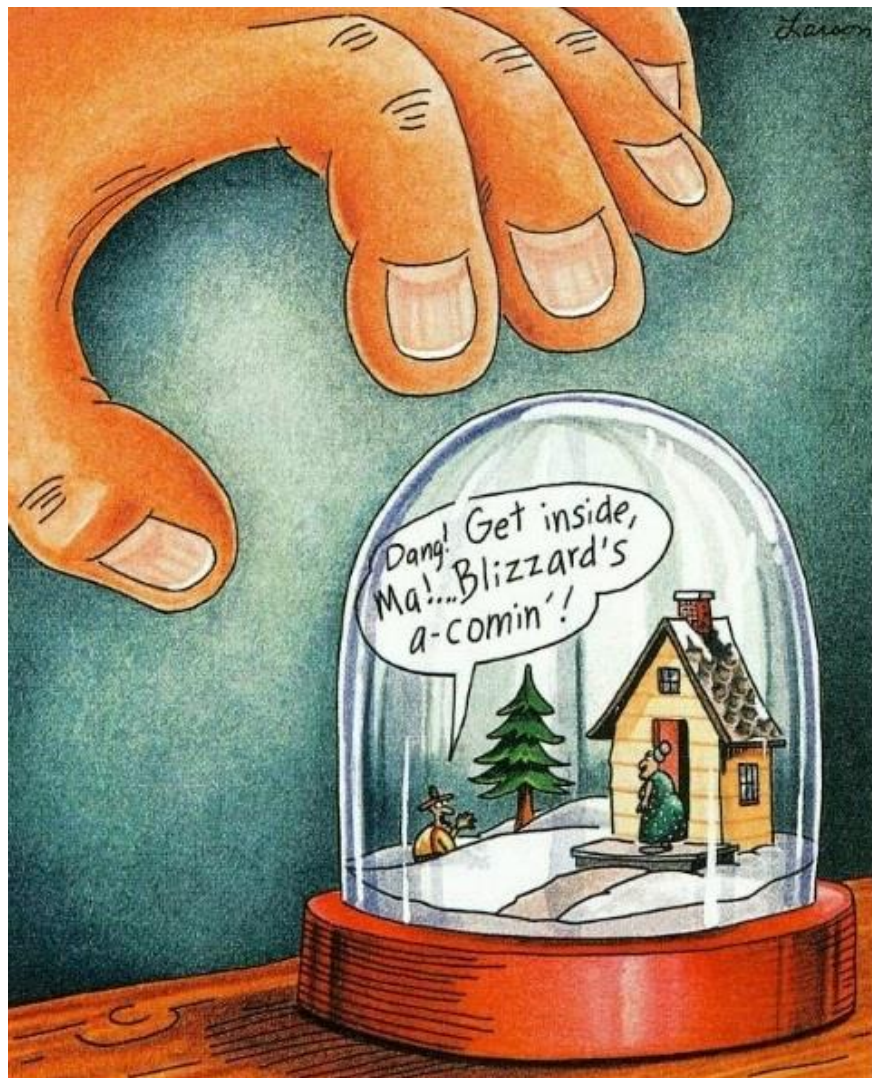


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THE MISSING MIDDLE



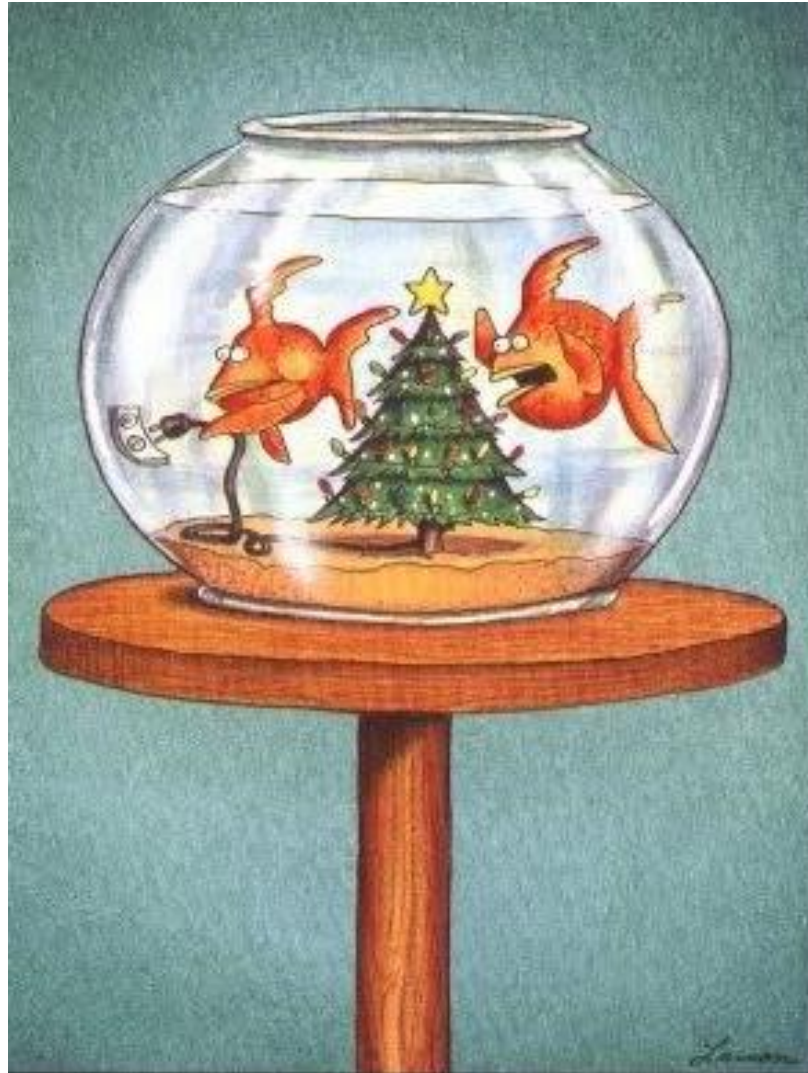
DEFINED: A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable living.



SECTIONS 2 & 4 TEXT AMENDMENTS

NEW BUILDING TYPES

- **Multi-Family Building Type:** Remove from VIPA
- **Mixed Village Housing:** New/Create within VIPA
- **Mixed Village Includes:**
 - Village Walk-Up
 - Village Courtyard
- **Benefits:**
 - Respects Historic Precedents in Town
 - Accommodates Demographic Needs
 - Meets Market Demand

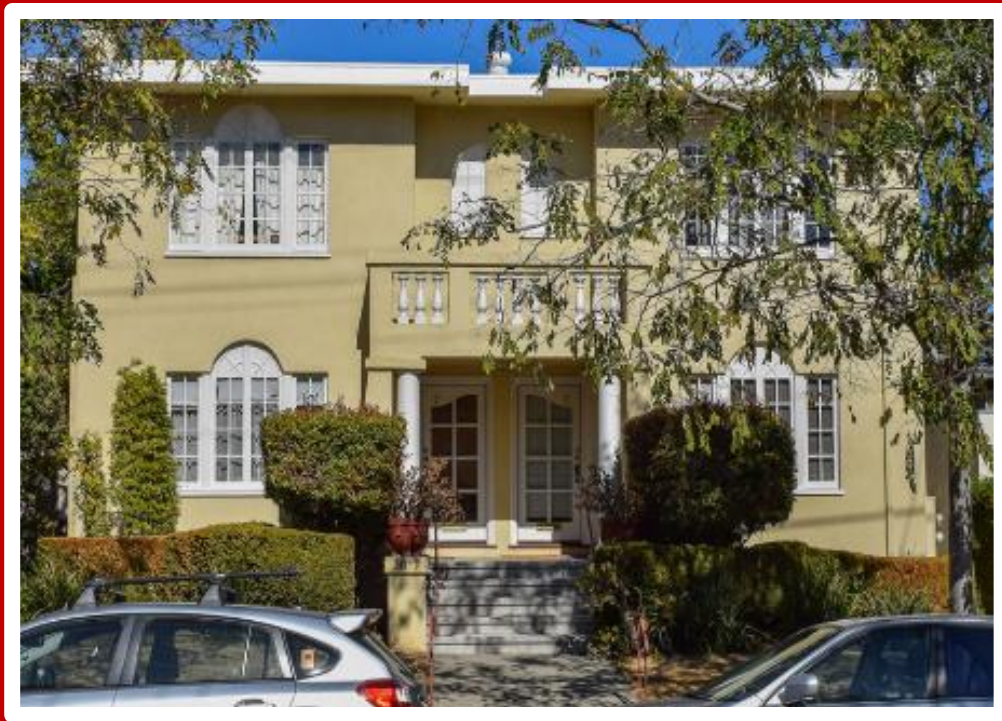


SECTIONS 2 & 4 TEXT AMENDMENTS

VILLAGE WALK-UP

- **Units:** 4-12 Dwelling Units
- **Height:**
 - Minimum 2 Stories
 - Maximum 3 Stories
 - Overlay Districts Applicable
- **Setbacks:**
 - Front: Must Meet Single-Family Detached Criteria
 - Side: Must Meet Single-Family Detached Criteria
 - Rear: 20' (min.)

Based on adjacent houses and amount of street frontage; reinforces existing streetscape.



VILLAGE WALKUP



SECTIONS 2 & 4 TEXT AMENDMENTS

VILLAGE COURTYARD

- **Units:** 10-18 dwelling units
 - **Height:**
 - Minimum 2 Stories
 - Maximum 3 Stories
 - Overlay Districts Applicable
 - **Setbacks:**
 - Front: Must Meet Single-Family Detached Criteria
 - Side: Must Meet Single-Family Detached Criteria
 - Rear: 20' (min.)
 - **Courtyard Criteria:** Emphasize Location, Proportion
- Based on adjacent houses and amount of street frontage; reinforces existing streetscape.*

VILLAGE COURTYARD



SECTIONS 2 & 4 TEXT AMENDMENTS

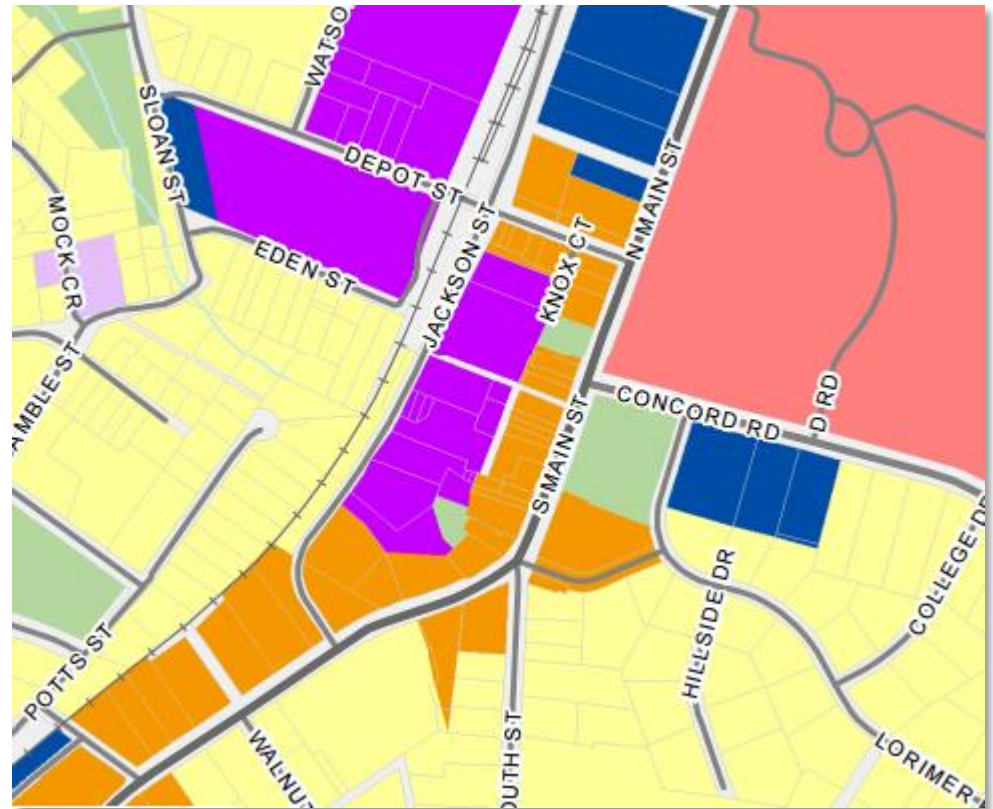
MIXED VILLAGE

- **Incentivizing a Mix of Building Types:**
 - Minimum/Maximum:
 - » No more than 60 percent of the units in each Master Plan development shall be single-family residential Detached House or Townhouse building types;
 - » No more than 60 percent of the units in each Master Plan development shall be Attached House, Live/Work, and Mixed Village building types.
 - Master Plans: Applicable to Only to Master Plans > 3 Ac.
 - » (i.e.) Master Plan = Two or More Buildings

SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

- **Village Center Uses:**
 - Table 2-1
 - “Government Services” = An existing, non-conforming use in the Village Center Planning Area (i.e. Town Hall).



SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT



SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

- **Retail Overlay District**

- Current Criteria:

- » First 35' of Building Must be Retail

- » Applies to All New Development, Redevelopment, & and Changes of Use

- Unintended Impact: If Primary Use is Civic/Educational/Institutional

- Proposed Criteria:

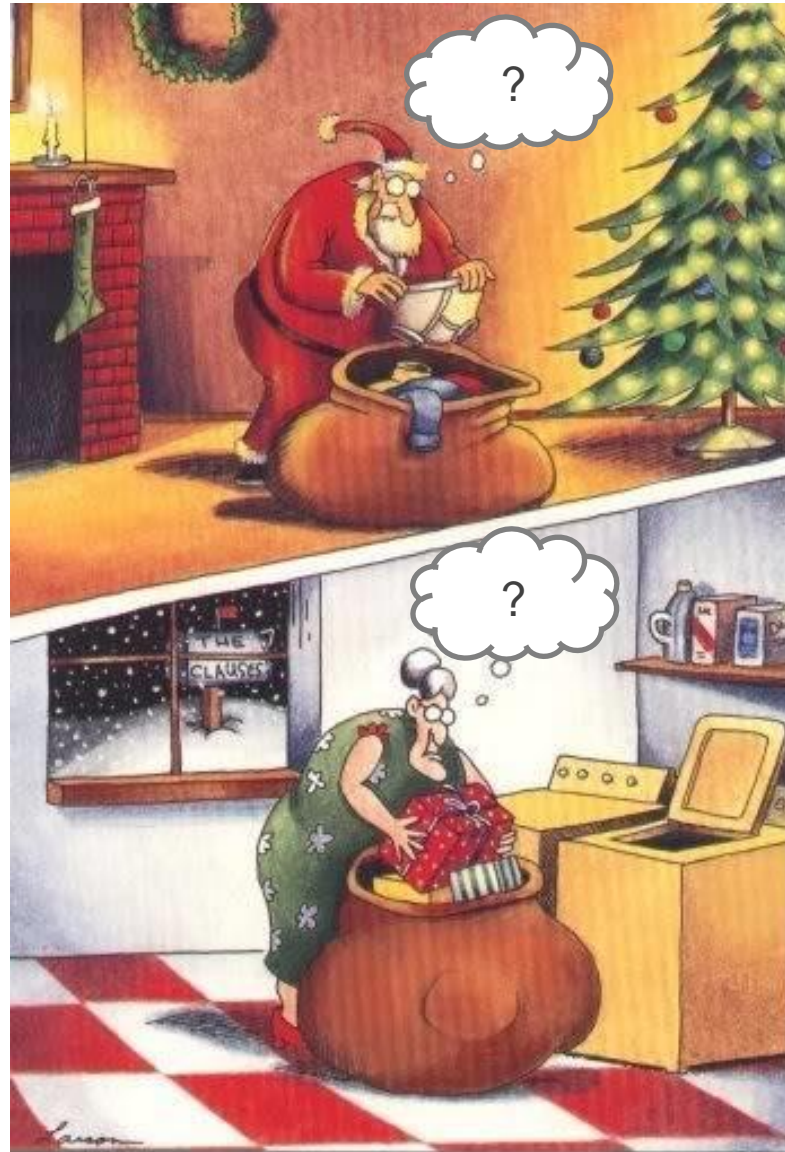
- » For Civic/Educational/Institutional Buildings: 20% of the first floor square footage must be reserved for publicly-accessible gathering (including galleries/lobbies) and/or community meeting or programming. This gathering and/or community space must be located along a street-facing façade.

TEXT AMENDMENTS

NEXT STEPS

- **Tonight:** Planning Board Recommendation; Consistency Statement
- **Next Steps:** Potential Board of Commissioners Decision in December

HAPPY HOLIDAYS!!!





MEMO

Date: November 14, 2017
 To: Board of Commissioners
 From: Jason Burdette, Planning Director
 Re: Davidson Planning Ordinance Proposed Text Amendments, Staff Analysis

1. TEXT AMENDMENTS

TEXT CHANGES – PROPOSED AMENDMENTS

The following is a list of proposed text changes to the Town of Davidson Planning Ordinance (DPO). The listed changes are being undertaken to address the compatibility of building types in the Village Infill Planning Area; the inclusion of Government Services as a use in the Village Center Planning Area; and, the applicability of the Retail Overlay District requirements to Civic/Educational/Institutional buildings. Additional changes that occur outside of Sections 2 and 4 are necessary to ensure that cross-references related to the proposed changes are consistent across the DPO.

PROPOSED TEXT CHANGES				
PAGE	SECTION	TITLE	ISSUE	PROPOSED ACTION
SECTION 2 – PLANNING AREAS				
2-5	2.1.4.D	BUILDING TYPES	The text amendments propose adding a new building type, Mixed Village housing, which must be included in the list of building type general descriptions.	Add a description of Mixed Village housing to the list of building types.
TEXT CHANGES			<p>Old Text: N/A [Does Not Exist]</p> <p>New Text: Mixed Village Housing (Village Walkup, Village Courtyard): Mixed Village housing includes well-scaled buildings designed to fit within the context of surrounding residential or mixed-use neighborhoods. These buildings are a minimum of two stories, include a minimum of four to a maximum of eighteen units, feature individual or shared entrances, and provide walkable access to nearby destinations for multiple tenants. Examples of Mixed Village buildings include walkup and courtyard dwellings.</p>	
2-8	2.2.1	VILLAGE CENTER PLANNING AREA PERMITTED USES	The Town Hall site lies within the Village Center Planning Area, which does	Correct this oversight to list Government Services as a permitted use in Table 2-1.

		TABLE 2-1	not list Government Services as a permitted use.	(P) means permitted without additional requirements.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: Permitted Uses – Civic/Educational/Institutional Uses, Government Services (P)	
2-12	2.2.2	VILLAGE COMMERCE PLANNING AREA PERMITTED USES TABLE 2-4	The Town Hall site lies within the Village Commerce Planning Area, which does not list Government Services as a permitted use.	Correct this oversight to list Government Services as a permitted use in Table 2-4. (P) means permitted without additional requirements.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: Permitted Uses – Civic/Educational/Institutional Uses, Government Services (P)	
2-19	2.2.4.A	VILLAGE INFILL PLANNING AREA DESCRIPTION	The text amendments propose to require certain building types while limiting the extent of any one building type's inclusion in a Master Plan.	Add a paragraph listing the building type requirements applicable to Master Plan projects greater than three acres within the planning area.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: The following standards apply to Master Plan projects on lots over three acres: No more than 60 percent of the units in each Master Plan development shall be single-family residential Detached House or Townhouse building types; and no more than 60 percent of the units in each Master Plan development shall be Attached House, Live/Work, or Mixed Village building types.	
2-21	2.2.4.C	VILLAGE INFILL PLANNING AREA BUILDING TYPES TABLE 2-11	The text amendments propose to address compatibility within the Village Infill Planning Area by removing one building type and adding an alternative building type.	In Table 2-11 Building Types, remove Multi-family from the Building Type column and replace with the Mixed Village building type.
TEXT CHANGES			Old Text: Building Type/Multi-family New Text: Mixed Village	
2-22	2.2.4.D	VILLAGE INFILL PLANNING AREA SETBACKS TABLE 2-13	The text amendments propose to address compatibility within the Village Infill Planning Area, which includes applying context-sensitive setback criteria to the Mixed Village building type so that these buildings adhere to the	▫ In Table 2-13 Setbacks, remove Multi-family from the Building Types column and replace with the Mixed Village building type. ▫ Adjust the Mixed Village setbacks to be consistent with single-family Detached Houses.

			same criteria as single-family Detached Houses and therefore reinforce a street’s existing character.	
TEXT CHANGES			Old Text: Building Type/Multi-family; Setbacks Front (5’ Min., 10’ Max.), Side (10’ Min., N/A Max.), Rear (5’ Min., N/A Max.). New Text: Mixed Village; Setbacks Front († Min., †† Max.), Side († Min., †† Max.), Rear (20’ Min., N/A Max.).	
2-86	2.3.6.B	RETAIL OVERLAY DISTRICT STANDARDS	The ordinance requires the front 35 feet of all buildings in the Retail Frontage Overlay District to be a retail use, which is not a consistent use for Civic, Educational, or Institutional buildings; but, these buildings should still feature active spaces on their ground floors.	Modify the standards to permit active and community-oriented spaces on the ground floor of these uses to meet the Retail Overlay District requirements. Reorganize the criteria to create a numbered list.
TEXT CHANGES			Old Text: N/A [Does Not Exist] New Text: B. Standards: 1. Retail Space: The front 35 feet...must be a retail use. 2. Community Spaces: In buildings whose primary use is Civic/Educational/Institutional, 20 percent of the first floor square footage must be reserved for publicly-accessible gathering (including galleries/lobbies) and/or community meeting or programming space. The gathering and/or community space must be located along a street-facing façade, pedestrian way, or public plaza.	
SECTION 4 – SITE & BUILDING DESIGN STANDARDS				
4-2	4.3.1.A.2	STANDARDS: PEDESTRIAN & VEHICULAR ACCESS	The text amendments propose to address compatibility within the Village Infill Planning Area by adding Mixed Village housing, which must be subject to the same standards for fronting streets and public spaces.	Add Mixed Village housing to the list of building required to front public streets and public spaces.
TEXT CHANGES			Old Text: Detached, attached, townhouse, and multi-family buildings shall have the primary pedestrian entry facing a fronting, primary street, a central courtyard, or pedestrian way. New Text: Detached, attached, townhouse, mixed village, and multi-family buildings shall have the primary pedestrian entry facing a fronting, primary street, a central courtyard, or pedestrian way.	

4-14	4.5.4	MIXED VILLAGE BUILDING TYPE	The text amendments propose to address compatibility within the Village Infill Planning Area by adding Mixed Village housing, which must be described and assigned criteria to govern these buildings' design.	Add Mixed Village housing to the list of building types and include relevant criteria to ensure their compatibility with surrounding residential and mixed-use neighborhoods.
TEXT CHANGES			<p>Old Text: N/A [Does Not Exist]</p> <p>New Text: Mixed Village Building: Mixed Village housing includes well-scaled buildings designed to fit within the context of surrounding residential or mixed-use neighborhoods. These buildings are a minimum of two stories, include individual or shared entrances, and provide walkable access to nearby destinations. Examples of Mixed Village buildings include walkup and courtyard dwellings, as described below. All Mixed Village buildings are subject to the Master Plan or Individual Building processes as well as and Design Review Board approval.</p> <p>A. Village Walkup: Small-scale buildings comprised of 4-12 units that typically feature a shared entrance or corridor.</p> <p>B. Village Courtyard: Small-scale buildings comprised of 10-18 units arranged around a courtyard and including individual or shared entrances.</p> <p>C. Features:</p> <ol style="list-style-type: none"> 1. Sites with multiple buildings shall arrange the buildings to front the street and to frame common open space and amenities. Village Courtyard buildings must include a courtyard, and courtyard proportions shall feature a maximum of 2:1 or minimum 1:2 height to width ratio. Courtyard depth shall be at least one times the width but not exceed two times the width of the courtyard opening. 2. Entrances should be differentiated architecturally to create a sense of human scale. 3. Building and outdoor unit entrances on the first floor shall face the street or courtyard and may include a porch, stoop, or similar element which provides a transition from the courtyard area/public sidewalk to the private space within the building or unit. The primary pedestrian entrance to end unit(s) of courtyard buildings shall face the primary fronting street. Units above the first floor shall be accessed from an interior stairwell. Entrances to common stairwells shall also have access from the courtyard or the fronting street. Exterior corridors fronting the street are not allowed. 4. Generally, parking shall be located behind the building where required. 	

SECTION 8 – PARKING				
8-3	8.3.2	EXCEPTIONS TO PARKING REQUIREMENTS	The proposed Mixed Village building type is similar to the attached and townhouse building types and therefore should be included in the list of building types able to meet parking criteria in a variety of ways.	Add the Mixed Village building type to the list featured in 8.3.2.
TEXT CHANGES			<p>Old Text: Detached, attached, and townhouse building types may meet or contribute to meeting motor vehicle parking requirements with on-street parking if abutting portion of the fronting street is designed to meet the parking needs of the residential buildings.</p> <p>New Text: Detached, attached, mixed village, and townhouse building types may meet or contribute to meeting motor vehicle parking requirements with on-street parking if abutting portion of the fronting street is designed to meet the parking needs of the residential buildings.</p>	
SECTION 16 – DEFINITIONS				
16-11	16.3	DEFINITIONS, C	The ordinance language must be updated to be consistent with the addition of new courtyard standards in Section 4.	Include a reference to Section 4 of the ordinance.
TEXT CHANGES			<p>Old Text: Courtyard: For single-family detached building types, courtyard means an unroofed area that is bound on at least three sides by roofed interior spaces, provided the two opposing walls are each at least 10 feet in depth.</p> <p>New Text: Courtyard: For single-family detached building types, courtyard means an unroofed area that is bound on at least three sides by roofed interior spaces, provided the two opposing walls are each at least 10 feet in depth. For non-single family detached building types, see Section 4 for courtyard standards.</p>	

5. PUBLIC PLANS AND POLICIES

The proposed text changes are consistent with the existing policy and ordinance frameworks adopted by the town. Most changes relate to the inclusion of Mixed Village building types in the ordinance, with a few other changes concerning the inclusion of Government Services as a use in the Village Center + Commerce Planning Areas and the applicability of the Retail Overlay District requirements to Civic/Educational/Institutional buildings. All proposed changes meet the requirements set forth in Davidson Planning Ordinance 1.5.1 Implementation of Adopted Plans & Policies: “Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended.”

6. STAFF RECOMMENDATION

The proposed changes aim to: 1. Ensure the compatibility of building types within the Village Infill Planning Area by implementing context-sensitive standards; 2. Render Government Services an allowed use based on town hall's current location within the Village Commerce and Village Center Planning Areas; and, 3. Enable non-commercial buildings within the Retail Overlay District to contribute to a lively streetscape in a manner consistent with their Civic/Educational/Institutional functions. Specific explanations are provided in the table above. These changes are recommended for approval in order to accurately reflect the proposed Planning Area standards for each parcel.

TOWN OF DAVIDSON PLANNING BOARD
Consistency Statement
(DPO TEXT AMENDMENTS – SECTIONS 2 & 4)

SUMMARY OF ACTION TAKEN BY BOARD

Vote:

Description of Action:

PROPOSAL / REQUEST

The proposed amendments are being undertaken to address the compatibility of building types in the Village Infill Planning Area; the inclusion of Government Services as a use in the Village Center & Commerce Planning Areas; and, the applicability of the Retail Overlay District requirements to Civic/Educational/Institutional buildings.

SUMMARY OF PETITION / PROPOSAL

The amendments propose to:

1. Remove the Multi-family building type from the Village Infill Planning Area;
2. Create a new building type, Mixed Village housing, with two sub-building types – Village Walkup and Village Courtyard;
3. Include Government Services as a use in the Village Center/Commerce Planning Areas;
4. Modify the Retail Overlay District requirements for Civic/Educational/Institutional buildings.

CONSISTENCY STATEMENT

In the opinion of the Planning Board the proposed text amendments are consistent with Davidson Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time. The areas in which the amendments are consistent with the Davidson Planning Ordinance are as follows:

▪ **Consistency with the Davidson Planning Ordinance:**

1. The amendments seek to maintain and/or increase the amount of housing choices while respecting the town's historic and existing character by creating new, smaller-scale multi-tenant building types in the Village Infill Planning Area.
 - *We must preserve Davidson's character and sense of community...This sense of community is enhanced by: Neighborhoods welcoming to all citizens...(Preface, p. 1).*
 - *We will create a community where all persons are welcome and are able to fully and safely participate in community life. To encourage diversity of all economic levels, all races and ethnic groups, all ages, and all physical and mental abilities we will: Provide a mixture of housing types and prices in every neighborhood (Preface, p. 2-3).*

2. The amendments propose to formally recognize the important role that Government Services play in the downtown area by permitting the use in the Village Center/Commerce Planning Areas.
 - *The Village Center Planning Area is established to protect and cultivate the unique environment of Davidson's historic downtown. It is the community's commercial, civic, cultural, and transportation hub. The Village Center should include places for public gatherings, civic and cultural events, and public art (DPO 2.2.1.A.Description).*
3. The amendments aim to accommodate non-commercial uses within the downtown's Retail Frontage Overlay District while relieving these uses of a retail requirement and instead requiring such buildings to maintain active, community-oriented spaces on their ground floors.
 - *The Retail Frontage Overlay District is established to create vibrant, pedestrian-friendly streetscapes in mixed-use and commercial environments (DPO 2.3.6.A.Purpose).*

Adopted this 27th day of November, 2017.



Agenda Title: Annual Permit Activity Review

Summary: Review of data related to building permits, including comparison to previous years activity, current trends, and trajectories.
