



**TOWN OF DAVIDSON
PLANNING BOARD
Board Room
Davidson Town Hall
April 29, 2019**

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) Review/Approval of the March 25, 2019 Minutes
- V. OLD BUSINESS**
 - (a) Mobility Plan Update
 - (b) Comprehensive Plan Update
 - (c) Summers Walk Phase 6 Master Plan
- VI. NEW BUSINESS**
 - (a) Potts Street Residential Master Plan - FYI Presentation
- VII. OTHER ITEMS**
- VIII. B.O.C. LIAISON SELECTION**
- IX. ADJOURNMENT**



Agenda Title: Review/Approval of the March 25, 2019 Minutes

Summary: The Planning Board will review and consider approval of the previous meeting's minutes.

ATTACHMENTS:

	Description	Upload Date	Type
▢	Review/Approval of the March 25, 2019 Minutes	4/25/2019	Exhibit

MEETING MINUTES

Planning Board
Town of Davidson, NC
March 25, 2019

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

I. CALL TO ORDER: 6:05 pm

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

- **Present Board Members:** Susan Cooke; Kelly Ross; Matt Dellinger (Chair); Ellen Donaldson; Shawn Copeland; Michael Flake; Nora Barger; Bob Miller; Mike Minett
- **Absent Board Members:** Lindsey Williams; John Swope; Kate Barr
- **Town Representatives:** Jason Burdette, Travis Johnson, Trey Akers

III. CHANGES TO THE AGENDA: None

IV. REVIEW/APPROVAL OF THE MINUTES

- a. **Approval of Minutes from February 25th, 2019:** Planning Board members voted to approve the February 2019 Minutes.
 - Motion to Approve: Mike Minett
 - Second: Ellen Donaldson
 - Vote: 9-0 (Minutes Approved. Absent: Williams, Swope, Barr)

V. B.O.C. LIAISON REPORT: None

VI. OLD BUSINESS:

- a. **Mobility Plan Update:** Project Manager Travis Johnson gave an updated on the progress made in reviewing the draft plan. He noted that the Planning Board's Mobility Plan Committee had met several times and reviewed all public comments. He described work on the plan's implementation section and the next steps for the draft plan.
- b. **Davidson Planning Ordinance Section 9 Update:** Senior Planner Trey Akers delivered a presentation on the status of the proposed text amendments. He described work that had been completed, research and work that remained, next steps, and ideas that were being considered as part of the process. Board members asked about and discussed: The arborist's envisioned role; the extent to which replanting would be required after natural phenomena such as storms; how violations would be handled going forward; and the extent to which new standards would apply to existing landowners.
- c. **Summers Walk Phase 6 Master Plan:** Senior Planner Trey Akers provided an overview of the proposed plan, reviewing the Preliminary Sketch Plan with board members. Matt Gallagher of Blue Heel Development, the developer, was also present to answer questions and participate in the discussion. Board members discussed:
 - The importance of affordable housing and area residents' concerns (Matt Gallagher noted that the proposed townhomes are conducive to integrating affordable units within market

rate units so that the appearance is not dramatically different, and that Blue Heel continues to be in conversations with the town to understand how to construct units on site).

- The outstanding issues identified in the staff analysis and the status of each item being addressed (trail location, identification of specimen trees, entrance island modification on Summers Walk Blvd., and visitor parking).
- Street features such as the number of curb cuts and potential traffic calming solutions.

d. **Comprehensive Plan Update:** Senior Planner Trey Akers described the anticipated schedule and activities for the upcoming *Shaping What's Next* workshop on April 1-3. He noted the next touchpoints for the Plan Advisory Group's involvement (May 2019) and discussed the overall project schedule beyond the workshop.

VII. NEW BUSINESS:

a. **Davidson Landing Parking Lot Conditional Map Amendment:** Planner Lindsay Laird provided an overview of the request to create a parking lot south of Griffith St. along Southwest Drive. The request is linked to the North Harbor Club restaurant addition approved in the fall of 2018. Laird described staff's initial recommendations and comments made informally by the Davidson Board of Commissioners at an informational discussion earlier this year. Board members discussed the following:

- Envisioned stormwater treatment for the site;
- The timing of the parking lot request and why it was not included in the previously-approved restaurant addition;
- Vehicular access being provided by only one entrance/exit;
- The potential for tree preservation, perhaps with the college's parking lots as an example not only for preservation but also for stormwater treatment.
- The possibility of a CATS park and ride facility (Planner Travis Johnson had spoken with CATS about this concept, which was voiced by the board of commissioners, and shared that CATS ideal location is on the east side of the interstate);
- Whether adding another parking lot immediately at the interstate is the best use of land and how this affects one's entrance into town.

VIII. OTHER ITEMS: N/A

IX. B.O.C. LIAISON SELECTION: N/A

X. ADJOURNMENT: 7:45 pm

- Motion to Adjourn: Susan Cooke
- Second: Shawn Copeland

APPROVAL OF MEETING MINUTES

Signature/Date
Matt Dellinger
Planning Board Chair



Agenda Title: Mobility Plan Update

Summary: Planner Travis Johnson and Mobility Plan Committee members will provide an update on the draft Mobility Plan.



Agenda Title: Comprehensive Plan Update

Summary: Planner Trey Akers will provide a brief summary of the Shaping What's Next workshop held April 1-3, 2019 as well as next steps in the process.

ATTACHMENTS:

Description	Upload Date	Type
☐ Comprehensive Plan Update - Presentation	4/25/2019	Presentation

what's
next?

DAVIDSON

Share Your Voice.
Shape Our Future.

Presentation Roadmap

1. Process Overview

2. Shaping Workshop Highlights

- A. Engagement Activities
- B. Participation

3. Next Steps

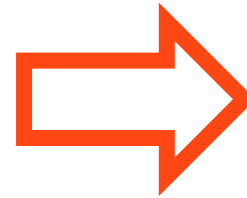
- A. Public Engagement Report
- B. Draft Plan



what's next?

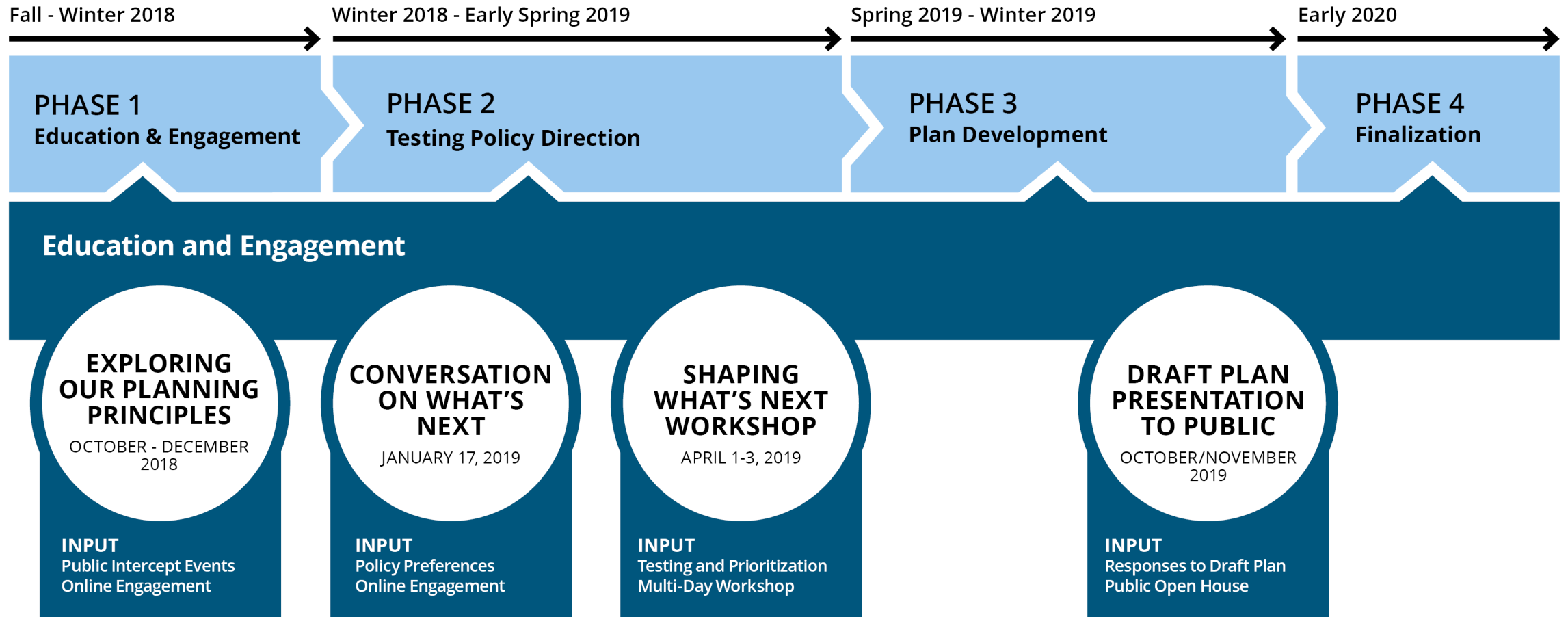
DAVIDSON

Share Your Voice.
Shape Our Future.



**Process to Create
a Renewed Vision
& Policy Plan for
the Town of
Davidson**

Project Timeline



Shaping What's Next Multi-Day Workshop

April 1: Sharing

DCPC Congregation House
Public Workshop 6:00-8:00pm
Evening Presentation & Public Workshop



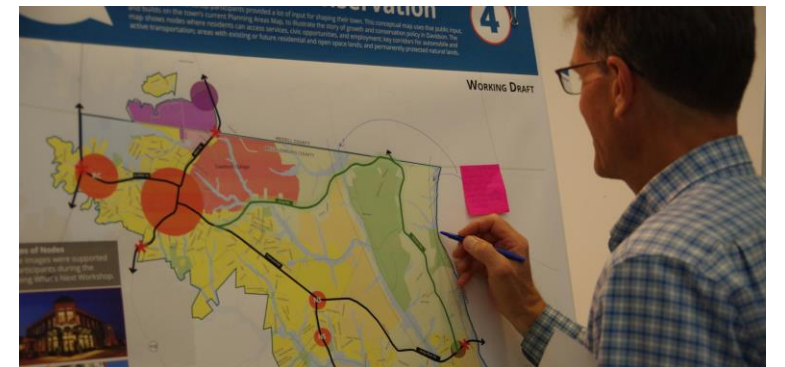
April 2: Assessing

DCPC Congregation House
Public Drop-In 4:30-6:30pm
Stakeholder Meetings, Informal Evening Public Drop-In Period, & Production



April 3: Planning

Davidson Town Hall
Public Open House 6:00-8:00pm
Stakeholder Meetings, Production, & Evening Public Open House





Public Inputs Collected To Date

13,000+

We Are Reaching New Folks Along the Way
(April 1 & 2 Workshop was First Point of Engagement)

64%

Next Steps

1. Phase 2 Public Engagement Report

- » Anticipated Mid-to-Late May
- » Includes Summary/Analysis of *Conversation/Shaping Workshops*
- » **Concludes Phase 2 Policy Testing**

2. Policy Framework

- » Developed Based on Public Input/Themes
- » Plan Advisory Group (PAG) Meeting to Discuss
- » **Begins Phase 3 Plan Drafting**

3. Plan Drafting

- » Input from: PAG, Planning/Livability Boards, BOC
- » Draft Plan Presentation, Public Comment

How to Stay Involved

1. Sign up for What's Next eCrier
2. Visit www.WhatsNextDavidson.com (News Tab)
3. Review *Community Snapshot Report*
4. Review *Public Engagement Reports*
5. Stay Tuned for More Announcements!

Keep up with the process!



www.WhatsNextDavidson.com



Agenda Title: Summers Walk Phase 6 Master Plan

Summary: Planner Trey Akers will review the master plan and project history, including changes made since the previous Planning Board meeting in March. The Planning Board will provide a formal set of review comments to be considered during the technical review.

ATTACHMENTS:

	Description	Upload Date	Type
▣	Summers Walk Phase 6 Master Plan - Staff Analysis	4/29/2019	Cover Memo
▣	Summers Walk Phase 6 Master Plan - Presentation	4/29/2019	Presentation
▣	Summers Walk Phase 6 Master Plan - Site Documents	4/25/2019	Exhibit



STAFF ANALYSIS

Date: April 29, 2019
To: Planning Board Members
From: Trey Akers, Senior Planner
Re: Summers Walk Phase 6 Master Plan

1. INTRODUCTION

APPLICANT INFO

- **Owner:** Blue Heel Development
- **Developer:** Blue Heel Development (Matt Gallagher)
- **Project Team:** Dewberry Engineers, Inc. (Tim Derlak)
- **Location:** 16650 Summers Walk Blvd. (Parcel IDs: 00747101, 0074112, 00747113)
- **Planning Area(s):** TND-Overlay (per previously approved master plan)
- **Area:** 19.83 acres

REQUEST

The applicant proposes the development of the final phase of a previously approved residential subdivision consisting of 41 units of townhome housing and a single-family detached house on approximately 19.83 acres. The master plan includes open space and greenway features along with street infrastructure. The applicant intends to meet all applicable requirements as part of the Master Plan process identified in Davidson Planning Ordinance (DPO) Section 14.6; the proposal is being reviewed according to the requirements in effect under the previously approved master plan (i.e. the 2012 Davidson Planning Ordinance).

2. PLANNING STAFF REVIEW

BACKGROUND

The total master plan area consists of three parcels, each fronting Summers Walk Boulevard. The two southern parcels (PID 00747101, 00747113) also front NC 73 to the south.

The proposal seeks to fulfill the requirements of the previous Summers Walk Master Plan, reapproved in 2012 and last modified in 2015. The 2012 reapproval resulted in the relocation of units away from the future West Branch Nature Preserve, then known as Phase 4 of the development, to the current location at the front of the development – Phase 6. In 2015, the master plan was modified to remove the civic use and storefront/workplace building requirements from Phase 6. A 2016 master plan that was approved for 43 units expired in June 2018, after which the current project team became officially involved.

Over the course of several months, Blue Heel Development worked with Planning Department staff to produce a plan that fulfilled the remaining requirements from the 2012 Master Plan (i.e. housing mix, affordable housing, etc.) as well as applicable ordinance criteria (i.e. street connections, centralized open space, etc.). The resulting plan proposes 41 units on approximately 20 acres and includes a variety of open space areas, greenway/trail connections, and required street infrastructure and connectivity. The following sections offer greater detail concerning specific plan features and how they do/do not meet Davidson Planning Ordinance (DPO) requirements. Note: The documentation requirements are governed by the ordinance in effect at the time of the 2012 Master Plan's approval; the process requirements are governed by the current DPO.

PLANNING AND DEVELOPMENT STANDARDS

CONTEXT

The proposed development is in keeping with the larger residential subdivision's predominant use – a mix of townhomes and single-family detached housing. The broader area remains largely rural, with a scattered patchwork of uses including enduring agricultural farms and homesteads as well as newer uses such as a behavioral health center and both active and passive regional parks (i.e. R.C. Bradford Park, West Branch Nature Preserve). There continues to be increasing residential development in the vicinity, most of which is set back from roads as proposed here. NC 73 provides the main transportation access through the area; NCDOT's plans to widen this road will likely spur further development along this main east-west corridor between Mecklenburg and Cabarrus Counties.

HOUSING

Concerning the proposed building types: With its 40 attached townhouses and one single-family detached house (Lot 36), the proposed plan meets the housing mix requirements specified by the larger 2012 Master Plan (Sheet 4, Master Plan General Notes, Lot Program). The townhouse lots size range 20-24 feet, while the single-family lot's 80-foot frontage is comparable to some of the larger lots within the existing Summers Walk development. Lastly, the proposal does not currently include affordable housing, though the project team has indicated they are actively exploring the on-site construction of units along Road E. Sheet 4 indicates that the applicant intends to satisfy the affordable housing requirements by making a payment-in-lieu, which for Phase 6 would result in a total contribution of \$132,750 for five required units. In addition, due to obligations of previous developers left unfulfilled in other parts of the development, the project team must construct or provide payment-in-lieu for eight units. The total payment-in-lieu fee for 13 units would be \$345,150.

STREETS/CONNECTIVITY/TRANSPORTATION IMPACT ANALYSIS

The proposed street network contains two street types: Residential Street Option C, modified to fit within the current Summers Walk Blvd. right-of-way; and, Residential Street Option B, which will be used as a full cross-section for Road E and feature a modified cross-section for Road D. The modifications for Summers Walk Blvd. include adding on-street parking consistent with later stretches of the boulevard further in the development, and not requiring a bike lane as shown in the ordinance depiction – again, consistent with other portions of this existing street. Road D will be modified to include a sidewalk only on the north side, since the existing multi-use path along NC 73 is just south of this proposed road.

Importantly, the plan fulfills the ordinance requirements for east-west connectivity. In this case, Roads D-E afford the opportunity to connect adjacent lands – should they develop – to provide a parallel alternative to NC 73. This proves critical as NCDOT's intended "superstreet" cross-section for NC 73 will prohibit future left-hand turns out of Summers Walk Blvd. onto NC 73 east. Road D follows existing right-of-way dedicated as part of the original master plan while Road E represents a new connection in fulfillment of ordinance requirements.

A transportation impact analysis (TIA) was not deemed necessary for this development – Phase 6 – which is part of a larger, previously approved master plan and proposes a unit count/mix within the already agreed-to acceptable unit ranges. Regarding vehicular movements: Public Safety personnel identified a potential conflict at the intersection of Road D and the existing, landscaped entrance island in the middle of Summers Walk Boulevard. It is recommended that the northern tip of this island be removed to allow an unencumbered intersection, especially with the anticipated importance of Road D as an east-west alternative to NC 73 noted above.

Finally, parking will be handled both on-site (i.e. via driveways on lots) and, for visitors, via on-street parking along Summers Walk Boulevard. Parking will not be permitted in alleys, as specified by the Police/Fire and Public Works Departments, which is consistent with other alleys throughout Summers Walk.

OPEN SPACE/GREENWAYS/TREE PRESERVATION

In terms of open space criteria, the plan relies on the areas set aside as part of existing open spaces within the Summers Walk development – including the West Branch Nature Preserve – to satisfy the DPO requirements from the original master plan (60.4% open space). The areas of Phase 6 approved for development and open space as part of the 2012 Master Plan have not changed. Within this framework, however, the plan works to connect these existing open spaces areas as well as create a new gathering space. Altogether the plan sets aside 4.5 acres of open space (23%) for Phases 6A-C, with 1.5 acres designated as undisturbed open space (8%).

Accordingly, the plan links existing but disconnected portions of the Summers Walk development by providing an east-west pedestrian walkway across Summers Walk Boulevard and a trail connecting the multi-use path on NC 73 with the existing trail running on the south/southwest side of Helen Benson Boulevard. Ultimately, this provides a direct link to the West Branch Nature Preserve. Similarly, the east-west walkway ensures continuity of connection and safety for residents living on the west side of Summers Walk Blvd. by providing a direct, shortened crossing distance across this main street.

But, the east-west walkway does more than provide connectivity: It's also designed in a way that fulfills DPO 9.1.1, which focuses on the integration of parks/open spaces throughout development as celebrated features rather than residual areas behind houses, placed in a corner, or tacked onto the end of a block. Specifically, the ordinance references such spaces as “special places for social activity and recreation,” underscoring the importance of centralizing and celebrating some of these spaces as organizing components of the proposal. With its series of benches, landscaping, and focal point on the west side of Summers Walk Blvd., the east-west walkway strives to marry the functionality of connection to the beauty of place-making. Additionally, in response to staff and Planning Board comments, the project team modified the trail alignment to follow the land's contours more closely so that users can experience more of the site's natural areas and not just views of the natural areas while walking adjacent to the Alley A.

The plan also contains information based on an Environmental Inventory (EI) conducted. The EI included a survey of the trees impacted by development within Phase 6 (Sheet 3), many stands of which were found to be comprised of mature trees. The latest EI identifies specimen trees as required by the ordinance; however, the ordinance applicable to the 2012 Master Plan, to which this proposal is subject, does not contain a minimum preservation requirement. Nevertheless, the most recent plan now includes an open space area surrounding an existing 38-inch oak specimen tree on the west side of Summers Walk Boulevard. Located between Lots 28-29, the area is sized to accommodate most (if not all) of the tree's canopy. This design feature is not required but will serve to fulfill the ordinance's preservation aims while likewise creating a distinct, celebrated feature within the development.

Finally, the EI also proposed that the existing “Bark Park” be relocated away from its current location – which is envisioned to potentially contain the affordable housing units along Road E. The project team

has stated that they're in discussions with the HOA regarding this facility's relocation; the original master plan did not include this feature.

3. PUBLIC PLANS & POLICIES

Below is a list of town-adopted documents and a brief summary of each's applicability to the proposed master plan:

- The ***General Principles for Planning in Davidson (2015)*** include tenets to guide development in Davidson. Principles relevant to this proposed development are listed below. They can be summarized as: Residential development should include a variety of housing and transportation options integrated with thoughtful open space preservation.
 1. We must preserve Davidson's character and sense of community.
 - Compact developments with community open space
 - Engaging public spaces
 - A street, sidewalk, and greenway network that knits the community together
 - Neighborhoods welcoming to all citizens
 - Neighborhoods as integral parts of town
 3. We must encourage alternative means of active transportation.
 - New greenway, bike, and sidewalk connections to existing developments
 5. We must create an environment that fosters diversity. 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
- The ***Davidson Comprehensive Plan (2010)*** characterizes the project site area as an approved "Smart Suburban" context, describing these areas as "...transition areas between the more intense growth targets and existing low-intensity neighborhoods or protected open space. Residential development, public services and civic uses (such as churches and schools) and additional neighborhood-support centers are ideally located within" these areas.
- The ***Town of Davidson Water/Sewer Policy (2018)*** requires a determination by Charlotte Water regarding their ability to serve a site as well as whether a development proposal constitutes an extension (i.e. construction of a non-existing line) or connection (i.e. tapping into an existing line). This proposal did not require a determination since the existing Summers Walk development is already served by adequate water/sewer facilities.

4. OUTSTANDING ISSUES

Below is a list of items that require further clarification/resolution prior to the plan's approval; the list has been updated to reflect the plans revised since the March Planning Board meeting. They are consolidated here to provide a single location for the identified issues. Note: All items have been addressed but there is one new item that has arisen and will be addressed as part of the Construction Documents.

- Trail Loop: The trail connection has been modified to allow users to experience more of the site's undisturbed open space in Future Phase 6D.
- Specimen Trees: The EI has been modified to identify potential specimen trees and the site plan has been modified to save a 38-inch oak tree between Lots 28-29.

- Entrance Island: The northern tip of the entrance has been modified to allow full access throughout the Summers Walk Blvd. and Road D intersection. Note: This area has been further reduced in order to accommodate the shifting of lots and realignment of Alley A and Road D.
- Visitor Parking: Additional visitor parking has been added on the west side of Summers Walk Boulevard.
- Stormwater BMP: This is a new issue. It has been noted in the most recent review that this facility and its related grading activities partly infringe within the 50-foot and 75-foot undisturbed buffers on the site's eastern boundary. The project team has been made aware of this and will adjust the facility's location prior to Construction Documents submittal. This item does not affect staff's or the Planning Board's review of the proposed Master Plan.

5. FYI OR REQUIRED ACTION

This is the third time the Planning Board has seen these plans. At the February and March Planning Board meetings board members offered informal comments, several of which have been addressed in the latest plans. For the April Planning Board meeting, board members are asked to provide a consolidated set of final/formal comments to be included as part of staff's technical review of the proposal.

6. HISTORY/NEXT STEPS

- Application/Preliminary Sketch Plan Submittal: February 2019 [Complete]
- Planning Board FYI Presentation: February 2019 [Complete]
- Public Input Session: March 2019
- Planning Board FYI Presentation 2: March 2019
- Master Plan Schematic Design Submittal: April 2019
- Planning Board Review & Comment: April 2019
- Final Master Plan Submittal for Review/Approval: May 2019
- Preliminary Plat (i.e. Construction Documents): TBD

7. RESOURCES & ATTACHMENTS

ATTACHMENTS

- Master Plan Schematic Design, Application, & Statement of Intent: <http://www.townofdavidson.org/1053/Summers-Walk> (see "Documents" tab).

RESOURCES

- Davidson Planning Ordinance (2015): <http://www.ci.davidson.nc.us/DocumentCenter/View/8499>
- Comprehensive Plan (2010): <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>

SUMMERS WALK PH.6 MASTER PLAN



College Town. Lake Town. *Your Town.*

Summers Walk Ph. 6 Master Plan
Planning Board Review + Comment

Trey Akers, Planning Dept.

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April 29, 2019

SUMMERS WALK PH. 6 MASTER PLAN

PRESENTATION/DISCUSSION ROADMAP

1. **Process Highlights:** Past/Present/Future
2. **Site Context:** Surrounding Area + Existing Conditions
3. **Site History:** Evolving Plans
4. **Current Plan:** Important Features
5. **Staff Analysis:** Highlights
6. **Questions:** Fielder's Choice



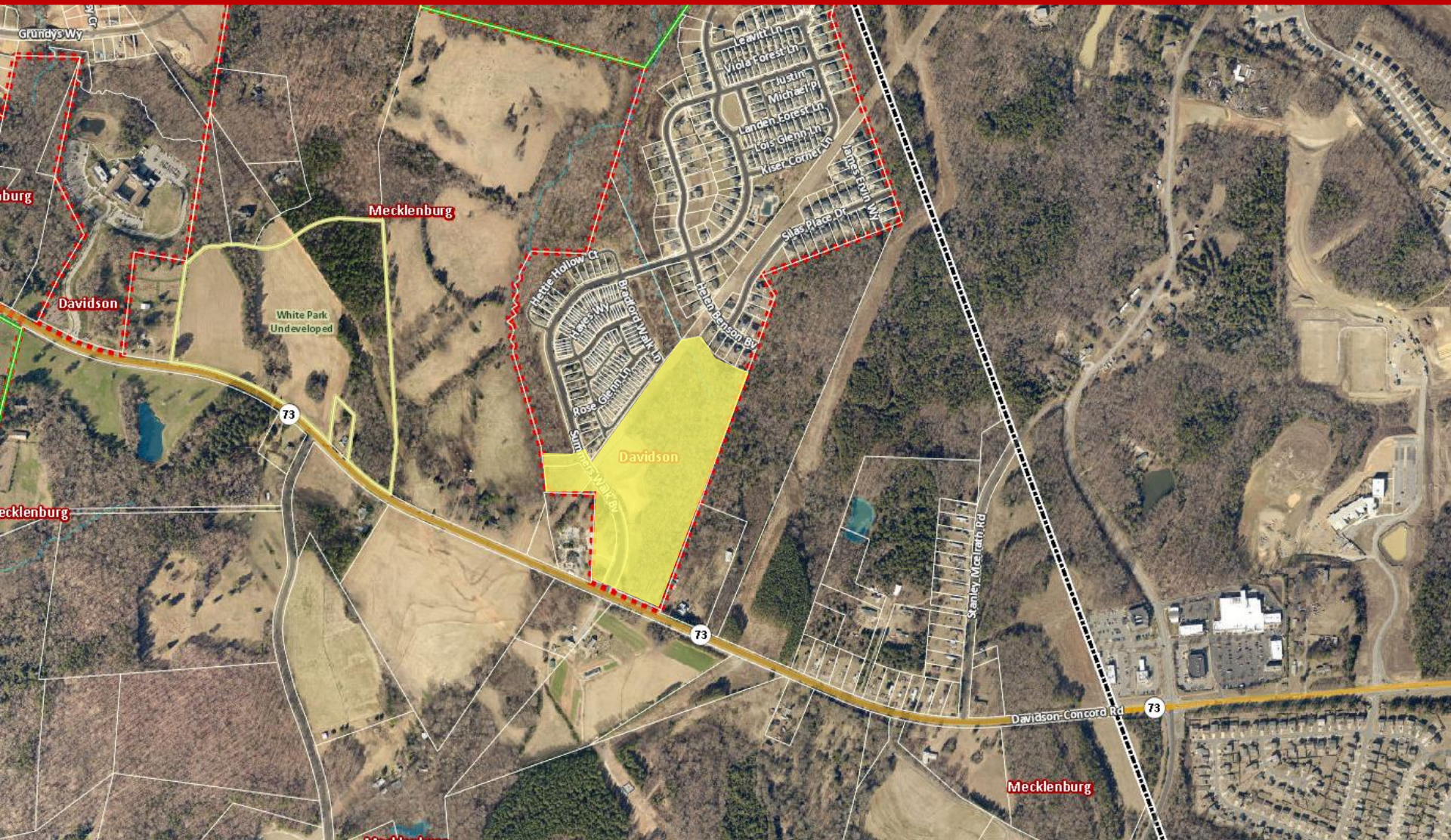
SUMMERS WALK PH. 6 MASTER PLAN

PROCESS HIGHLIGHTS [DPO 14.6]

1. **Pre-Concept/Application:** September 2018 - January 2019 **[Complete]**
2. **BOC Water/Sewer Connection Request:** Not Required **[Complete]**
3. **Transportation Impact Analysis:** Not Required **[Complete]**
4. **Application/Prelim. Sketch Plan Submitted:** February 2019 **[Complete]**
5. **Planning Board FYI Presentation #1:** February 2019 **[Complete]**
6. **Public Input Session:** March 2019 **[Complete]**
7. **Planning Board FYI Presentation #2:** March 2019 **[Complete]**
8. **Master Plan Schematic Design Submittal:** April 2019 **[Complete]**
9. **Planning Board Review & Comment:** April 2019
10. **Final Master Plan Submittal for Review/Approval:** May 2019
11. **Preliminary Plat (i.e. Construction Documents):** TBD



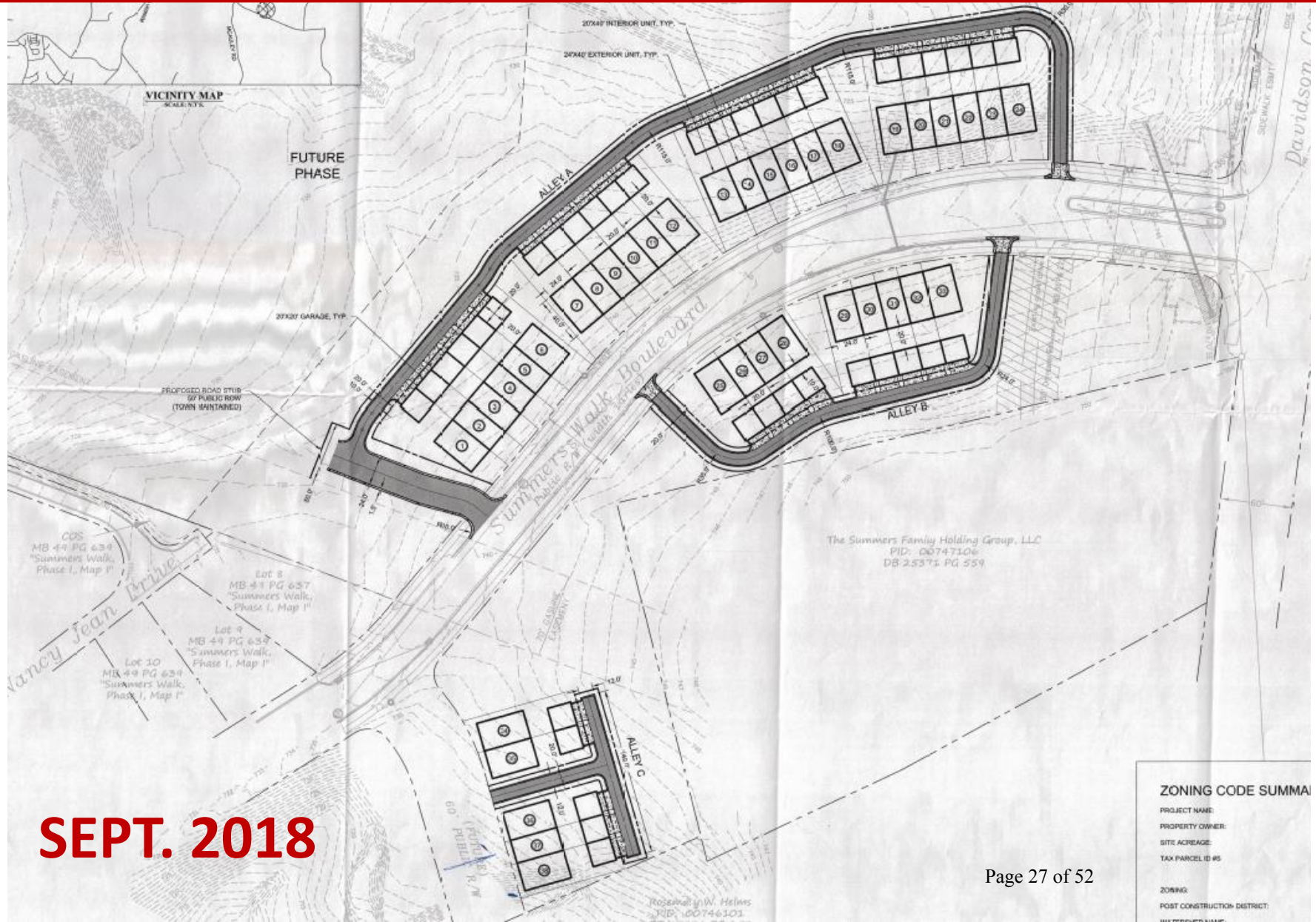
SITE CONTEXT



EXISTING CONDITIONS



SITE HISTORY

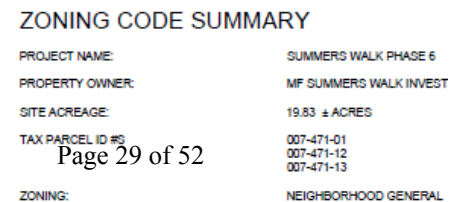


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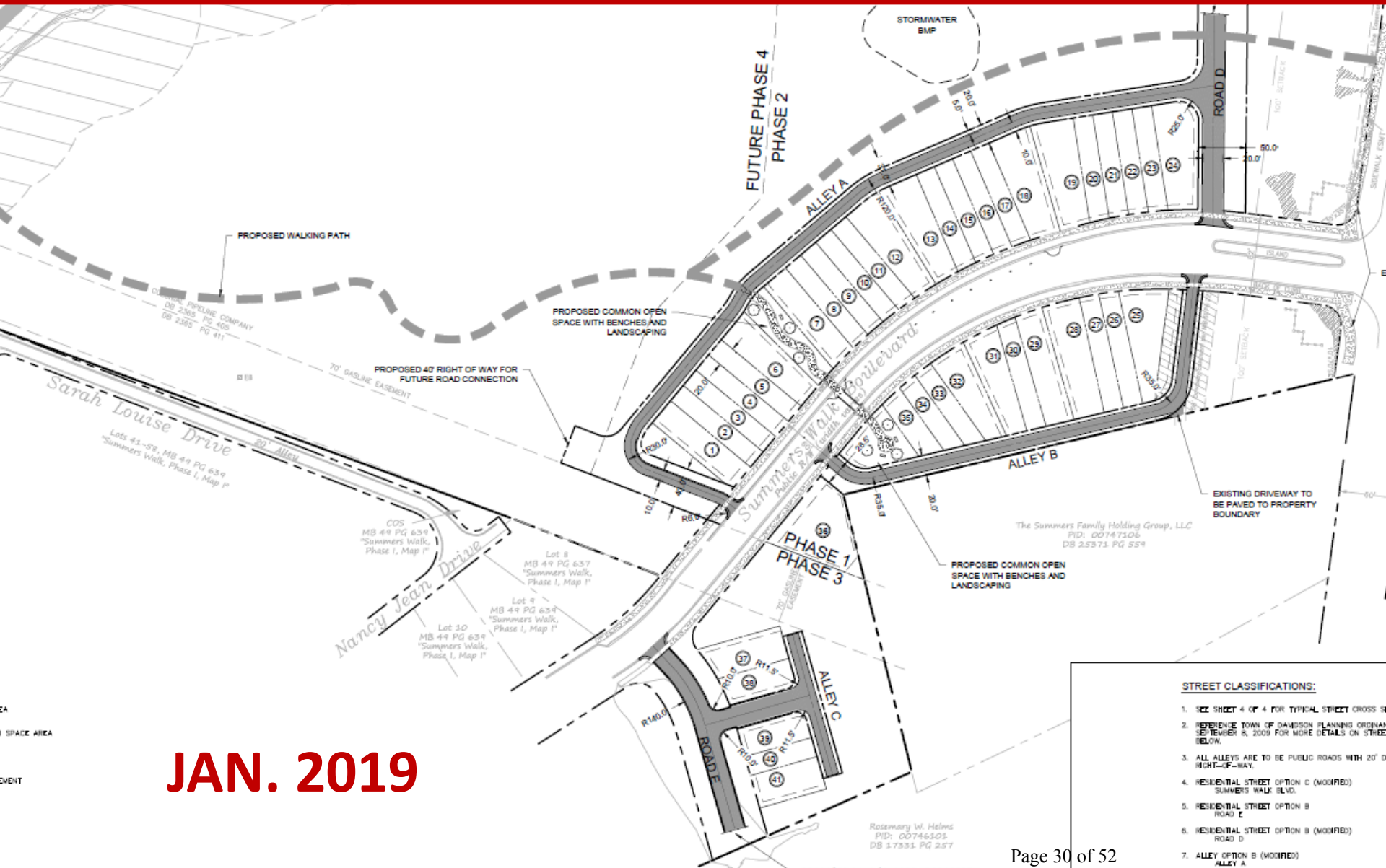
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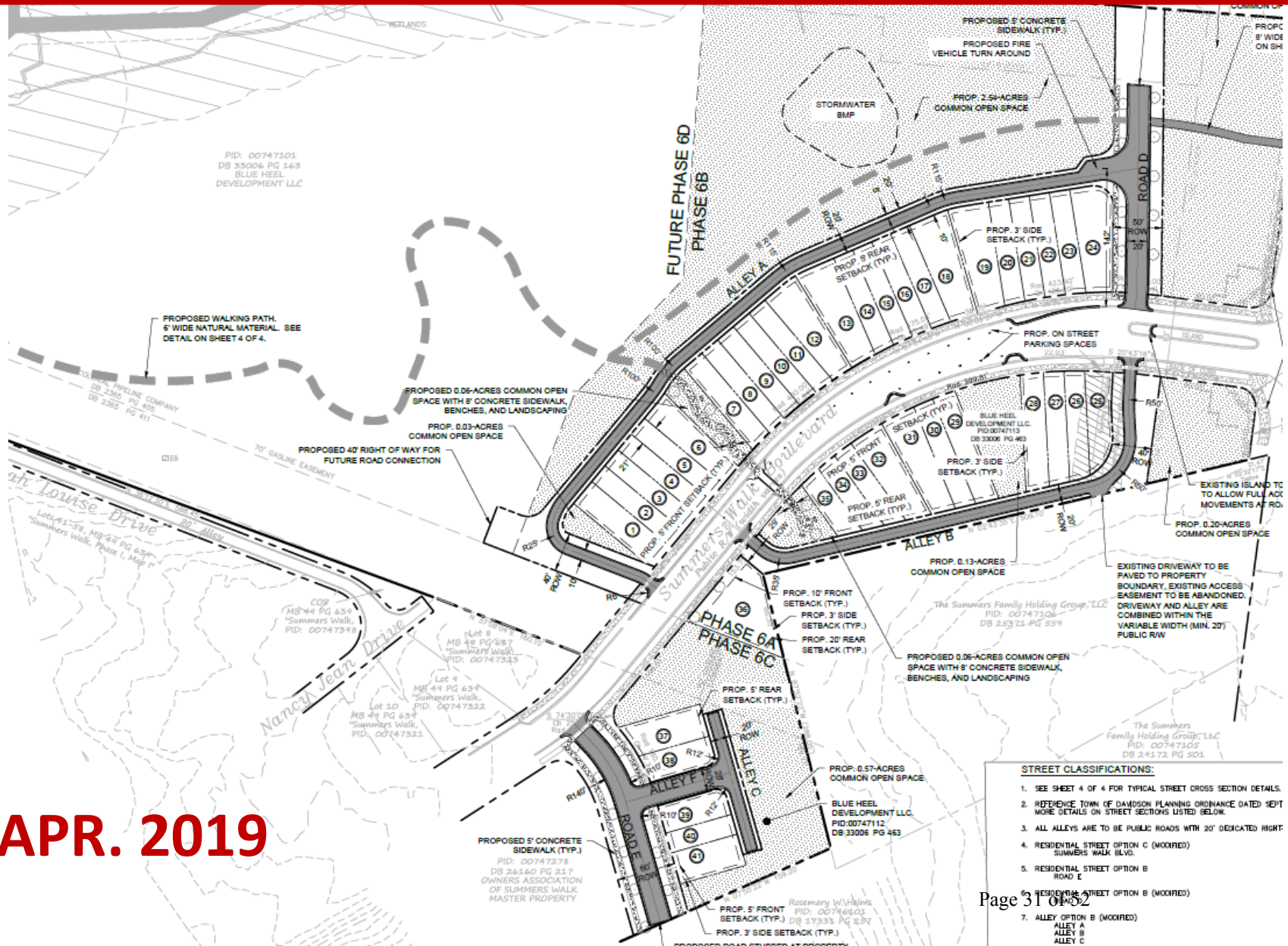
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JAN. 2019



CURRENT PLAN



APR. 2019

TREE PRESERVATION



38" OAK

SUMMERS WALK PH.6 MASTER PLAN

STAFF ANALYSIS HIGHLIGHTS

▪ **Housing:**

- Predominantly Townhomes (Fulfilling 2012 MP Reqs.)
- Affordable Housing: Construct or Payment-in-Lieu (\$345,150)

▪ **Connectivity:**

- TIA Report: Not Required
- Vehicular: To East (Road D) + West (Road E)
- Non-Vehicular: Greenway Connector, Trail, Pedestrian Pathway

▪ **Environmental:**

- Open Space: Variety, Interconnected, 23% (Min. 20%)
- Tree Preservation: Not Required, Saving 38" Oak – Defining Feature
- Stormwater BMP: Buffer Encroachment – Will be Moved



QUESTIONS



College Town. Lake Town. *Your Town.*

Summers Walk Ph. 6 Master Plan
Planning Board Review + Comment

Trey Akers, Planning Dept.

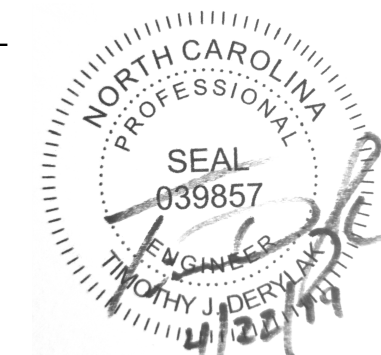
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April 29, 2019

SUMMERS WALK
PHASE 6
BLUE HEEL COMMUNITIES

MASTER PLAN
MECKLENBURG COUNTY
DAVIDSON, NORTH CAROLINA

SEAL



KEY PLAN

SCALE: 1" = 60'



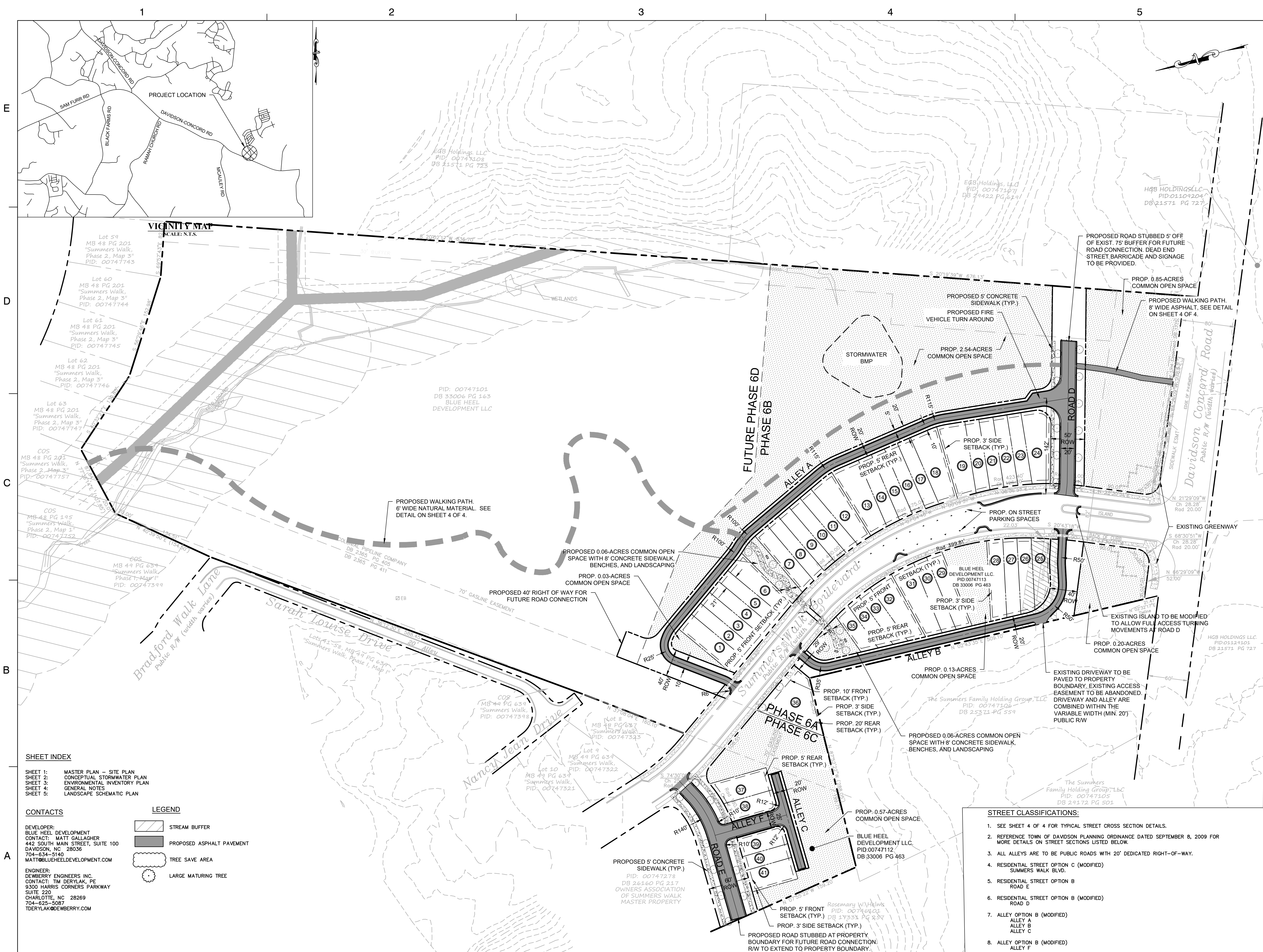
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1	04/03/19	TJD	REV. PER P.I.S.
REVISIONS			

DRAWN BY	RAM
APPROVED BY	TJD
CHECKED BY	TJD
DATE	JANUARY 24, 2019
TITLE	

MASTER PLAN
SITE PLAN

PROJECT NO. 50104981

1 OF 5



SHEET INDEX

SHEET 1:	MASTER PLAN - SITE PLAN
SHEET 2:	CONCEPTUAL STORMWATER PLAN
SHEET 3:	ENVIRONMENTAL INVENTORY PLAN
SHEET 4:	GENERAL NOTES
SHEET 5:	LANDSCAPE SCHEMATIC PLAN

CONTACTS

DEVELOPER:
BLUE HEEL DEVELOPMENT
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DAVIDSON, NC 28036
704-634-5140
MATT@BLUEHEELDEVELOPMENT.COM

ENGINEER:
DEWBERRY ENGINEERS INC.
CONTACT: TIM DERYLAK, PE
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CHARLOTTE, NC 28269
704-625-5087
TDERYAK@DEWBERRY.COM

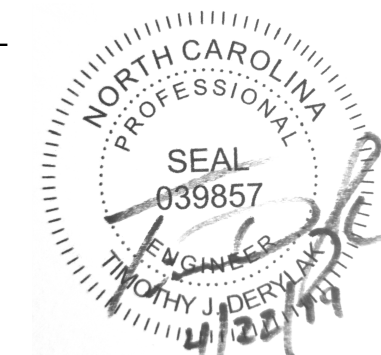
LEGEND

- STREAM BUFFER
- PROPOSED ASPHALT PAVEMENT
- TREE SAVE AREA
- LARGE MATURING TREE

SUMMERS WALK
PHASE 6
BLUE HEEL COMMUNITIES

MASTER PLAN
MECKLENBURG COUNTY
DAVIDSON, NORTH CAROLINA

SEAL



KEY PLAN

SCALE: 1" = 60'



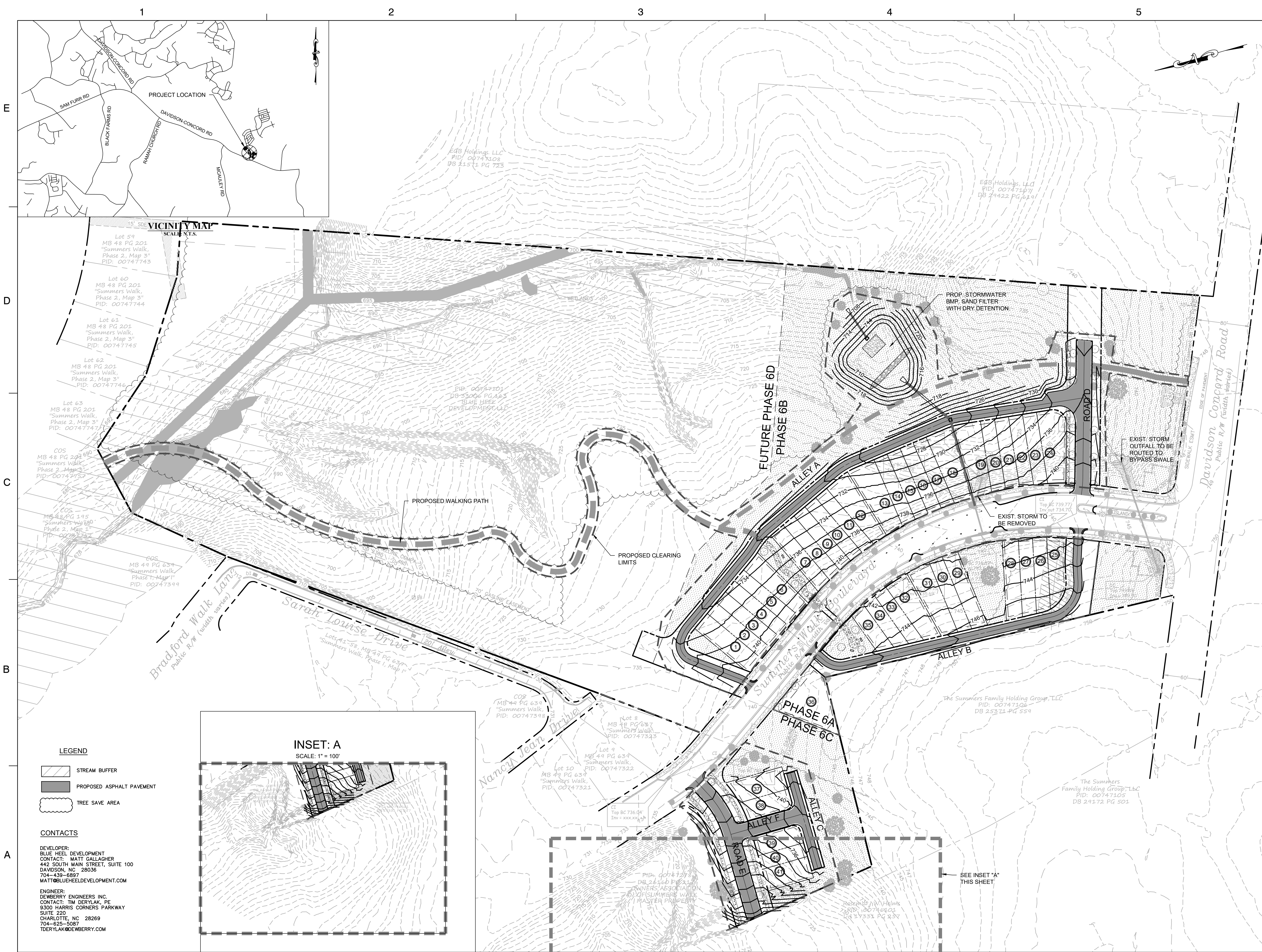
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REVISIONS

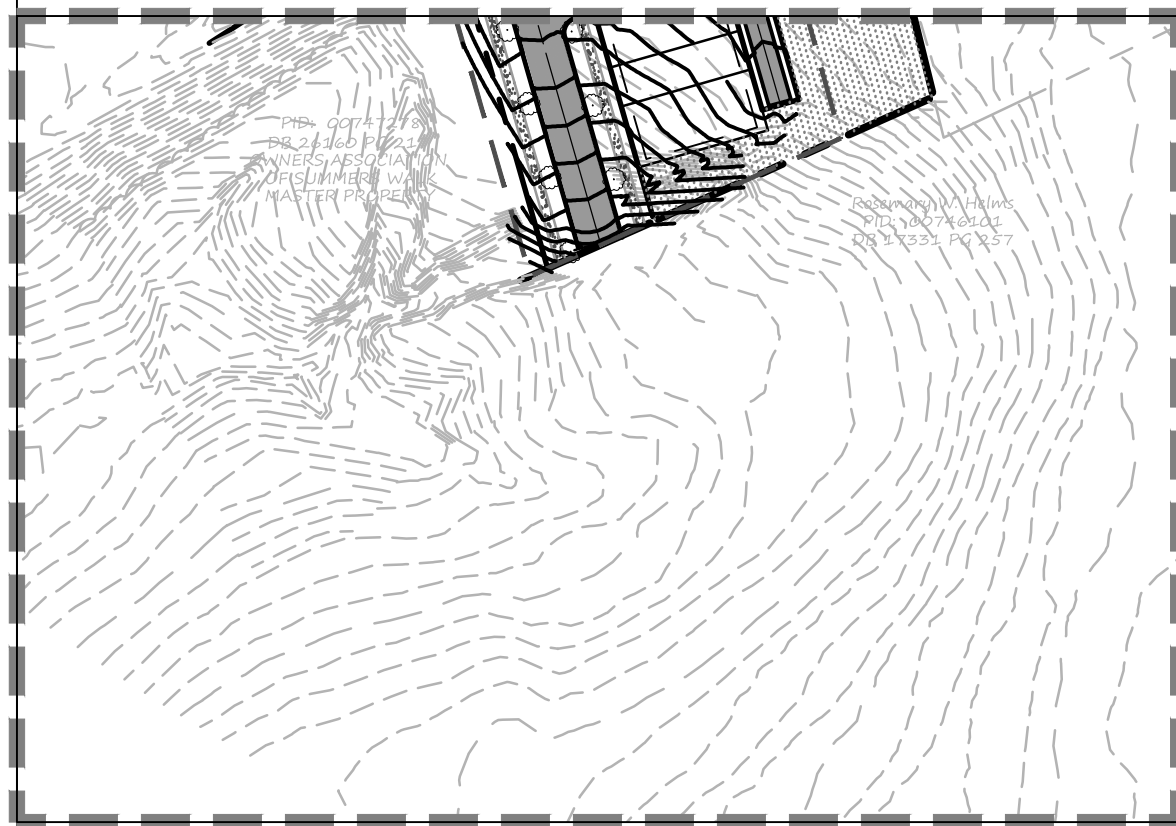
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DATE	JANUARY 24, 2019
TITLE	

CONCEPTUAL
STORMWATER PLAN

PROJECT NO. 50104981



INSET: A
SCALE: 1" = 100'



LEGEND

- STREAM BUFFER
- PROPOSED ASPHALT PAVEMENT
- TREE SAVE AREA

CONTACTS

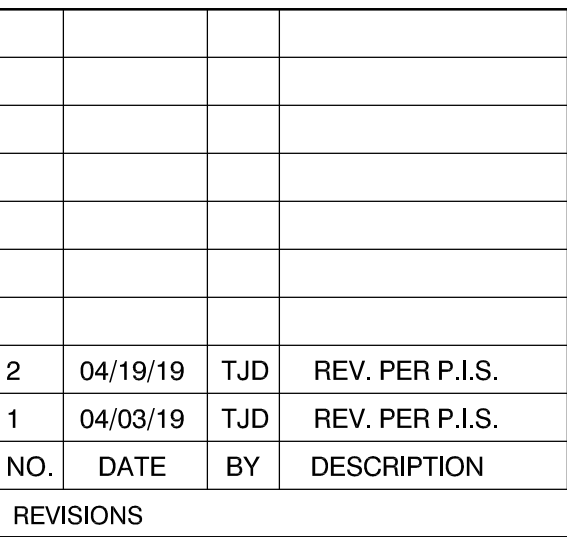
DEVELOPER:
BLUE HEEL DEVELOPMENT
CONTACT: MATT GALLAGHER
442 SOUTH MAIN STREET, SUITE 100
DAVIDSON, NC 28036
704-439-6897
MATT@BLUEHEELDEVELOPMENT.COM

ENGINEER:
DEWBERRY ENGINEERS INC.
CONTACT: TIM DERYLAK, PE
9300 HARRIS CORNERS PARKWAY
SUITE 220
CHARLOTTE, NC 28269
704-625-5087
TDERYLAK@DEWBERRY.COM

MASTER PLAN
MECKLENBURG COUNTY
DAVIDSON, NORTH CAROLINA

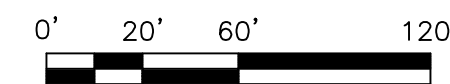
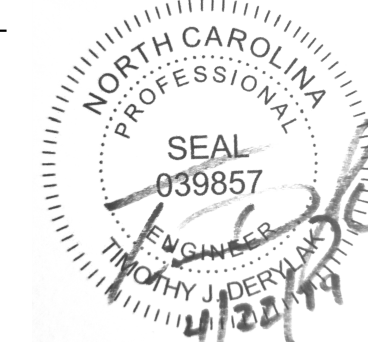


SCALE: 1" = 60'

TITEL

PROJECT NO. 5010498

3 OF 5



2	04/19/19	TJD	REV. PER P.I.S.
1	04/03/19	TJD	REV. PER P.I.S.
NO.	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY RAM

APPROVED BY TJD

CHECKED BY TJD

DATE JANUARY 24, 2019

TITLE

MASTER PLAN
GENERAL NOTES

PROJECT NO. 50104981

STORMWATER MANAGEMENT NOTES:

- ONSITE STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS AS SET FORTH IN TOWN OF DAVIDSON POST-CONSTRUCTION STORM WATER ORDINANCE.
- THE FINAL STORM ROUTING WILL BE BASED UPON THE FINAL LOCATION OF ON-SITE FEATURES.
- BMP'S WERE PRELIMINARILY SIZED TO CONTAIN THE DIFFERENCE IN VOLUME BETWEEN THE PREDEVELOPMENT AND POST DEVELOPMENT 50 YEAR STORMS AND THE WATER QUALITY VOLUME. THE BMP WAS ALSO SIZED TO HOLD AN APPROXIMATED VOLUME FOR WATER QUALITY VOLUME, CHANNEL PROTECTION VOLUME, AND PERMANENT POOL VOLUME. THE APPROX. REQUIRED STORAGE VOLUME IS 53,000 CF (50 YR POST DEVELOPMENT VOLUME) - 39,400 CF (PRE-DEVELOPMENT VOLUME) = 13,600 CF

DRAINAGE AREA CALCULATIONS

TOTAL DRAINAGE AREA:
TO BMP: 15.23 AC

PRE-DEVELOPMENT:	POST-DEVELOPMENT:
DRAINAGE AREA: 15.23 AC	DRAINAGE AREA: 15.23 AC
CN: 69	CN: 80
TC: 11 MIN.	TC: 5 MIN.
Q50: 13 CFS	Q50: 22 CFS
VOLUME: 176,300 CF	VOLUME: 218,600 CF
APPROX. STORAGE = 218,600 CF (POST) - 176,300 CF (PRE)	
	= 42,300 CF

IMPERVIOUS AREA CALCULATIONS

PRE-DEVELOPMENT:	POST-DEVELOPMENT:
PERVIOUS: 18.73 AC (94.5%)	PERVIOUS: 16.88 AC (85.1%)
IMPERVIOUS: 1.10 AC (5.5%)	IMPERVIOUS: 2.95 AC (14.9%)
TOTAL: 19.83 AC	TOTAL: 19.83 AC

OPEN SPACE SUMMARY

TOTAL SITE AREA: 105.1 AC*
TOTAL OPEN SPACE: 27.8 AC*
TOTAL SITE MINUS OPEN SPACE: 77.3 AC*
TOTAL REQUIRED OPEN SPACE (PHASE 6A, 6B, 6C): 0.0 AC
TOTAL PROPOSED OPEN SPACE (PHASE 6A, 6B, 6C): 4.5 AC
TOTAL UNDISTURBED OPEN SPACE (PHASE 6A, 6B, 6C): 1.5 AC
*OPEN SPACE TABULATION FROM 2012 MASTER PLAN

SETBACK NOTES

- ALL LOTS FOR SINGLE FAMILY TOWNHOMES TO HAVE SETBACKS AS FOLLOWS PER TOWN OF DAVIDSON PLANNING ORDINANCE.
FRONT SETBACK: 0' MINIMUM, 25' MAXIMUM
SIDE SETBACK: 0' MINIMUM, 40' MAXIMUM
REAR SETBACK: 5' MINIMUM, 5' MAXIMUM
(TND-OVERLAY IS A SUBSET OF THE RURAL ZONING DESIGNATION)
- ALL LOTS FOR SINGLE FAMILY HOMES TO HAVE SETBACKS AS FOLLOWS PER TOWN OF DAVIDSON PLANNING ORDINANCE.
FRONT SETBACK: 10' MINIMUM, N/A' MAXIMUM
SIDE SETBACK: 3' MINIMUM, N/A' MAXIMUM
REAR SETBACK: 20' MINIMUM, N/A' MAXIMUM
(TND-OVERLAY IS A SUBSET OF THE RURAL ZONING DESIGNATION)

ZONING CODE SUMMARY

PROJECT NAME:	SUMMERS WALK PHASE 6
PROPERTY OWNER:	BLUE HEEL DEVELOPMENT LLC
PARCEL NUMBERS:	00747101, 00747112, 00747113
TOTAL ACREAGE:	19.83 AC
TOTAL SQUARE FEET:	198,634 SF
PRINCIPAL USES:	SINGLE FAMILY RESIDENTIAL
ZONING DISTRICT:	VESTED AS TND-OVERLAY DISTRICT (CURRENTLY NEIGHBORHOOD GENERAL)
PERCENTAGE OF BUA ALLOWED:	N/A
PERCENTAGE OF BUA ESTIMATED:	14.9%
TIME FRAME:	2018
STREAM WATERSHED:	ROCKY RIVER
POST CONSTRUCTION DISTRICT:	TOWN OF DAVIDSON - YADKIN DISTRICT

LOT SCHEDULE:

WIDTH(FT)	QTY	COMMENT
21	22	TOWNHOMES, LOTS 2-5, 8-11, 14-17, 20-23, 26, 27, 30, 33, 34, 40
24	4	TOWNHOMES, LOTS 1, 6, 7, 12, 13, 18, 19, 24, 25, 28, 29, 31, 32, 35
80	1	SINGLE FAMILY HOMES, LOT 36

LOT DEPTHS

LOTS 1-31 - AVG. 105' DEEP
LOTS 32-35 - AVG. 70' DEEP
LOTS 36-41 - AVG. 70' DEEP

PHASING:

PHASE I : LOT 25-36
PHASE II: LOTS 1-24
PHASE III: LOTS 37-41
PHASE IV: FUTURE DEVELOPMENT

ANTICIPATED CONSTRUCTION SCHEDULE:

PHASE I : BEGIN: SEPTEMBER 2019, COMPLETION: SEPTEMBER 2020
PHASE II: BEGIN: SEPTEMBER 2020, COMPLETION: SEPTEMBER 2021
PHASE III: BEGIN: SEPTEMBER 2020, COMPLETION: SEPTEMBER 2021
PHASE IV: FUTURE DEVELOPMENT

TRANSPORTATION IMPACT ANALYSIS

TIA COMPLETED PREVIOUSLY AS PART OF THE OVERALL SUMMERS WALK DEVELOPMENT.

AFFORDABLE HOUSING

OWNER SHALL MAKE PAYMENT IN LIEU OF AFFORDABLE HOUSING MITIGATION PER TOWN OF DAVIDSON ORDINANCE PRIOR TO ANY FINAL PLAT APPROVAL.

FIRE NOTES

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

LANDSCAPING

STREET TREES AND LANDSCAPING OF SUMMERS WALK PHASE 6 SHALL BE IN ACCORDANCE WITH THE TOWN OF DAVIDSON'S PLANNING ORDINANCE. SEE STREET CROSS-SECTIONS FOR PLANTING STRIP LOCATION AND TOWN OF DAVIDSON PLANNING ORDINANCE FOR TREE SPACING/DENSITY.

BARK PARK

THE DEVELOPER RESERVES THE RIGHT TO RELOCATE OR REMOVE THE DOG BARK PARK.

MASTER PLAN HISTORY:

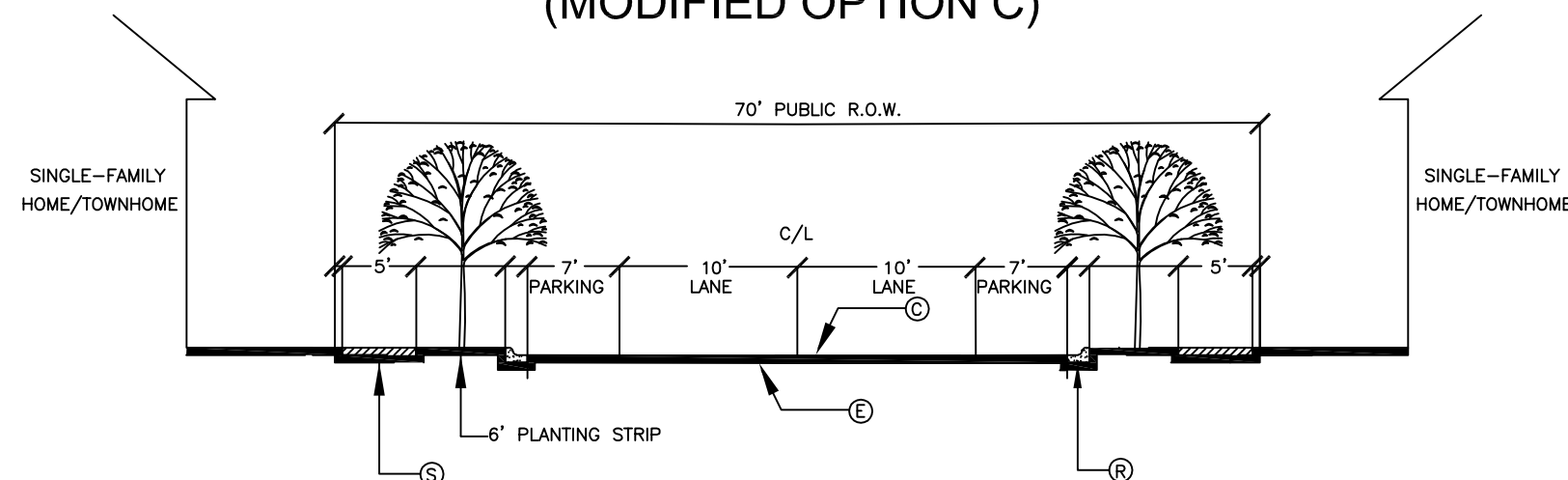
- ORIGINAL MASTER PLAN APPROVED BY DAVIDSON TOWN BOARD ON APRIL 4, 2002.
- 2008 - MECKLENBURG COUNTY PURCHASED PHASE 4 OF THE ORIGINAL MASTER PLAN (APPROX. 90 ACRES) TO CREATE A NATURE PRESERVE.
- 2011 - TOWN APPROVED RESOLUTION RECOGNIZING THE NATURE PRESERVE CONTRIBUTION AS WELL AS OPEN SPACE AREAS WITHIN THE APPROVED SUMMERS WALK DEVELOPMENT AS SATISFYING ALL OPEN SPACE AND TREE PRESERVATION REQUIREMENTS.
- 2012 - MASTER PLAN AMENDMENT APPROVED TO REALLOCATE UNITS ASSOCIATED WITH PHASE 4(NATURE PRESERVE) TO PHASE 6 PER THE APPO SETTLEMENT AGREEMENT.
- 2018 - 60% OF THE TOTAL NUMBER OF ALLOWED UNITS ARE PERMITTED TO BE IN THE ORIGINAL PLAN. 200 TOWNHOMES ARE INCLUDED IN THE ORIGINAL PLAN TABULATION. ACCORDING TO THE 2012 PLAN, 131 ATTACHED HOMES ARE INCLUDED IN THE CURRENT DEVELOPMENT. THEREFORE 69 TOWNHOMES ARE PERMITTED IN PHASE 6 PER THE ORIGINAL PLAN.

PROPOSED MASTER PLAN AMENDMENT

REVISED OVERALL SUMMERS WALK LOT PROGRAM

	PHASE #	1	2	3A	6	TOTAL	PCT.
DETACHED HOMES	75' LOTS	0	26	0	1	27	
(20-60% PERMITTED)	60' LOTS	0	81	12	0	93	
	44' LOTS	0	10	0	0	10	
	43' LOTS	20	1	0	0	21	
	42' LOTS	0	23	0	0	23	
	TOTALS	20	141	12	1	174	50.4%
							(DETACHED)
ATTACHED HOMES	40' LOTS	0	14	0	0	14	
(30-60% PERMITTED)	38' LOTS	0	2	0	0	2	
	36' LOTS	0	14	0	0	14	
	24' LOTS	0	8	0	0	8	
	24' LOTS (AFFORDABLE)	30	0	0	0	30	
	24' TOWNHOMES	0	0	0	18	18	
	21' TOWNHOMES	24	0	0	0	24	
	20' TOWNHOMES	0	0	0	22	22	
	16' TOWNHOMES	39	0	0	0	39	
	TOTALS	93	38	0	40	171	49.6%
							(ATTACHED)
DEVELOPMENT TOTALS		113	179	12	41	345	100%

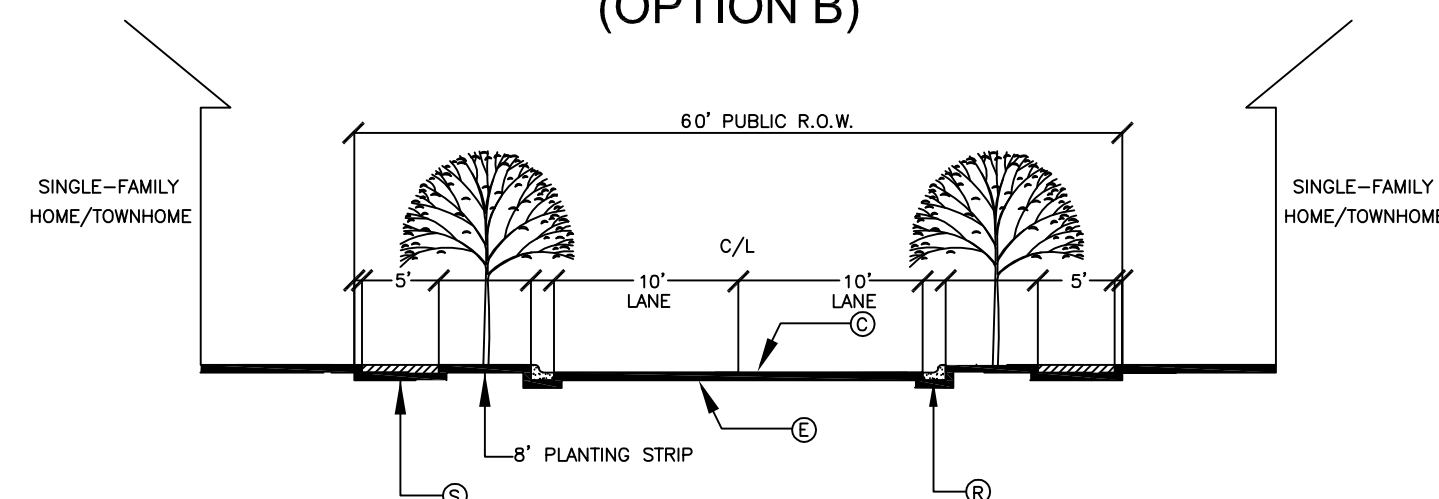
SUMMERS WALK BLVD.
RESIDENTIAL STREET
(MODIFIED OPTION C)



- NOTES:
- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
 - THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
 - PARKING IS SHOWN ON THE EAST SIDE ONLY. HOWEVER, PARKING MAY BE PLACED ON THE WEST SIDE.

- PAVEMENT SCHEDULE
- 2'-0" VERTICAL CURB & GUTTER
 - 4" THICK CONCRETE SIDEWALK (5' WIDE)
 - 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 - FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 - 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B

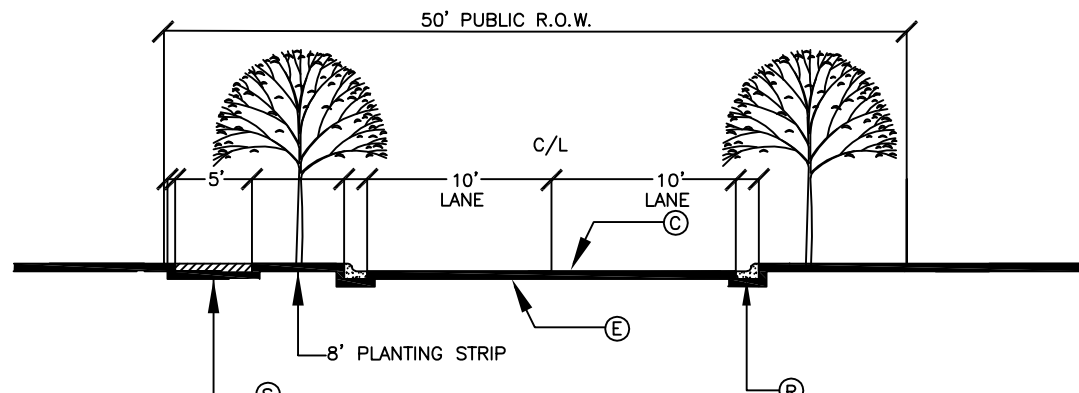
ROAD E
RESIDENTIAL STREET
(OPTION B)



- NOTES:
- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
 - THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.

- PAVEMENT SCHEDULE
- 2'-0" VERTICAL CURB & GUTTER
 - 4" THICK CONCRETE SIDEWALK (5' WIDE)
 - 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 - FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 - 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B

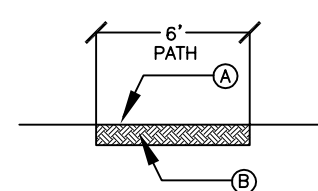
ROAD D
RESIDENTIAL STREET
(MODIFIED OPTION B)



- NOTES:
- SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF THE STREET.
 - THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.

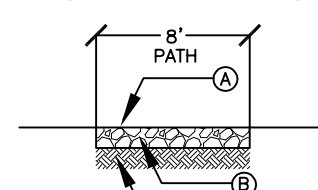
- PAVEMENT SCHEDULE
- 2'-0" VERTICAL CURB & GUTTER
 - 4" THICK CONCRETE SIDEWALK (5' WIDE)
 - 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 - FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 - 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B

MULTIPURPOSE TRAIL SECTION
(NATURAL MATERIAL)



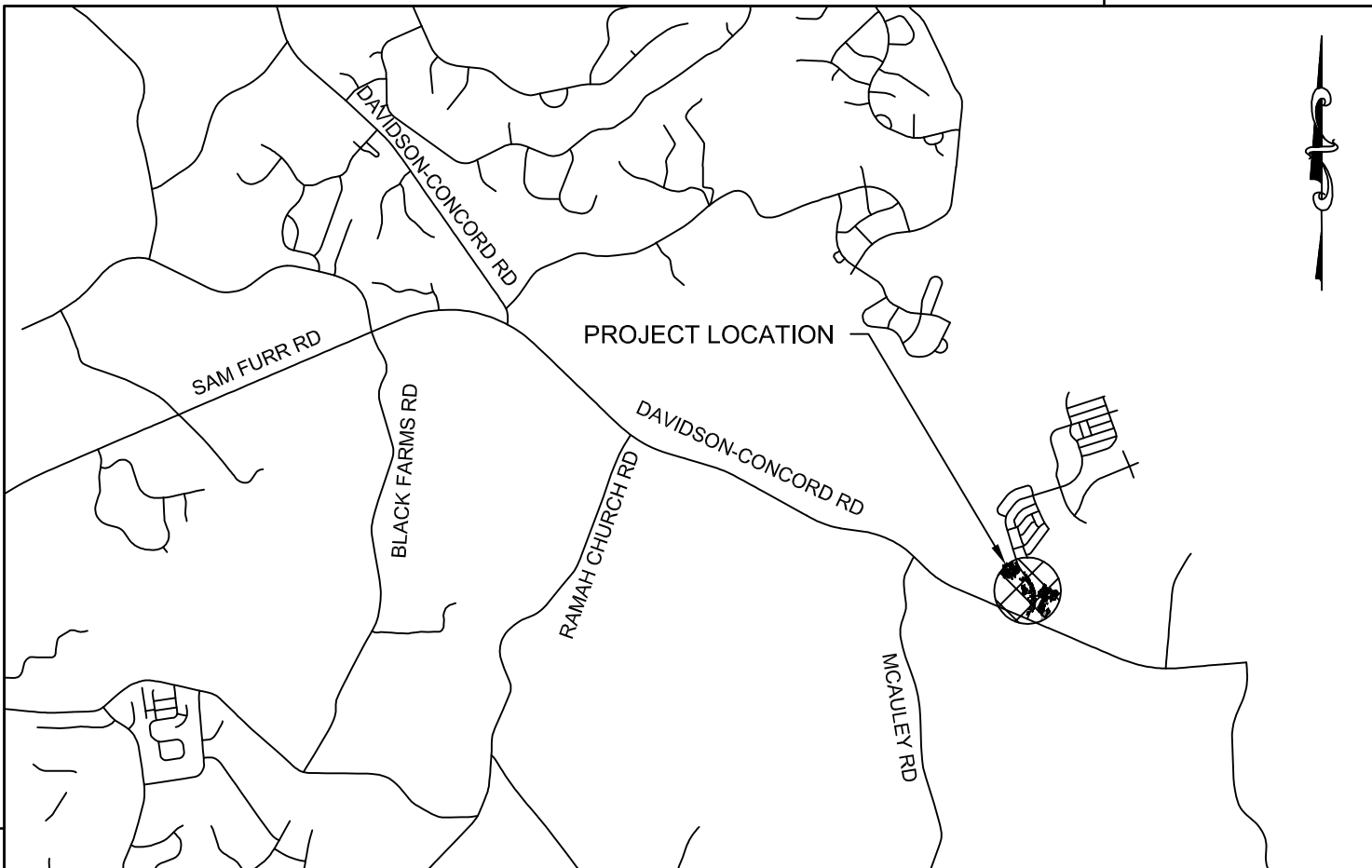
- PATH SCHEDULE
- 1" MULCH SURFACE
 - 4" COMPACTED SOIL BASE

MULTIPURPOSE TRAIL SECTION
(ASPHALT)

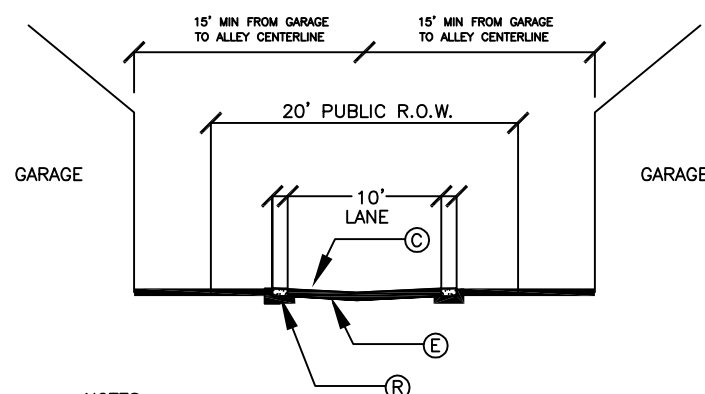


- PATH SCHEDULE
- 2" ASPHALT PAVEMENT
 - 6" AGGREGATE BASE COURSE
 - COMPACTED SOIL BASE

VICINITY MAP
SCALE: N.T.S.



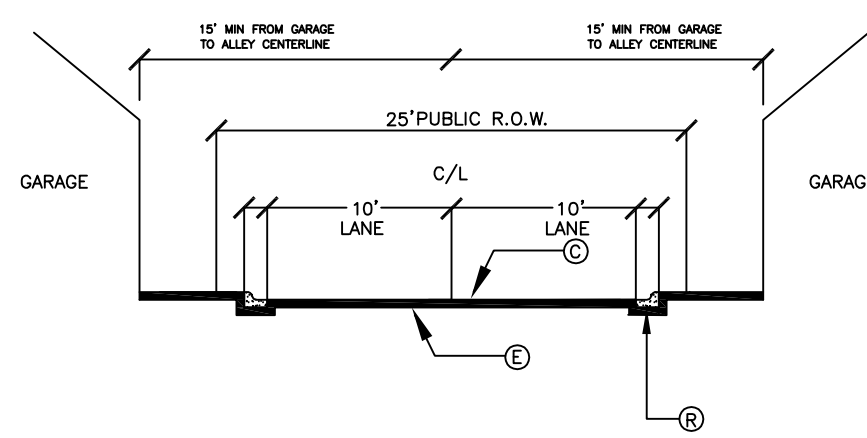
ALLEYS A, B, AND C
TYPICAL ALLEY SECTION
(MODIFIED OPTION B)



- NOTES:
- THE REVERSE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.

- PAVEMENT SCHEDULE
- 1'-0" CONCRETE EDGE
 - 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 - FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 - 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B

ALLEYS F
TYPICAL ALLEY SECTION
(MODIFIED OPTION B)



- NOTES:
- THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.

- PAVEMENT SCHEDULE
- 2'-0" VERTICAL CURB & GUTTER
 - 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 - FINAL 1-1/4" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S-9.5A
 - 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B-250B

LEGEND

- SMALL MATURING TREE
- LARGE MATURING TREE
- PROPOSED EASEMENT AREA
- PROPOSED COMMON OPEN SPACE AREA
- STREAM BUFFER
- PROPOSED ASPHALT PAVEMENT
- TREE SAVE AREA

CONTACTS

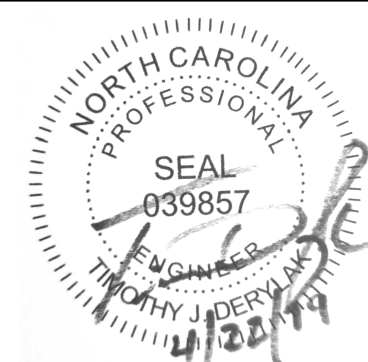
DEVELOPER:
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CONTACT: MATT GALLAGHER
442 SOUTH MAIN STREET, SUITE 100
DAVIDSON, NC 28036
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SUITE 220
CHARLOTTE, NC 28269
704-625-5087
TDERYLAK@DEWBERRY.COM

ADJACENT PARCELS & USES

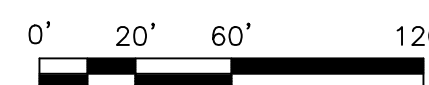
PARCEL	CURRENT USE
00747101	RESIDENTIAL - SINGLE FAMILY
00747112	RESIDENTIAL - SINGLE FAMILY
00747113	RESIDENTIAL - SINGLE FAMILY
00746101	RESIDENTIAL - SINGLE FAMILY
00747105	OFFICE & LANDSCAPING RETAIL
00747106	OFFICE & LANDSCAPING RETAIL
00747107	RESIDENTIAL - SINGLE FAMILY
00747108	RESIDENTIAL - SINGLE FAMILY
00747278	RESIDENTIAL - SINGLE FAMILY
00747321	RESIDENTIAL - SINGLE FAMILY
00747322	RESIDENTIAL - SINGLE FAMILY
00747323	RESIDENTIAL - SINGLE FAMILY
00747398	RESIDENTIAL - COMMON OPEN SPACE
00747399	RESIDENTIAL - COMMON OPEN SPACE
00747743	RESIDENTIAL - SINGLE FAMILY
00747744	RESIDENTIAL - SINGLE FAMILY
00747745	RESIDENTIAL - SINGLE FAMILY
00747746	RESIDENTIAL - SINGLE FAMILY
00747747	RESIDENTIAL - SINGLE FAMILY
00747752	RESIDENTIAL - COMMON OPEN SPACE
00747757	RESIDENTIAL - COMMON OPEN SPACE
01129101	AGRICULTURAL - COMMERCIAL PRODUCTION
01109204	AGRICULTURAL - COMMERCIAL PRODUCTION

MASTER PLAN
MECKLENBURG COUNTY
DAVIDSON, NORTH CAROLINA



KEY PLAN

SCALE: 1" = 60'



2	04/19/19	TJD	REV. PER P.I.S.
1	04/03/19	TJD	REV. PER P.I.S.
NO.	DATE	BY	DESCRIPTION

DRAWN BY RAM

APPROVED BY TJD

CHECKED BY TJD

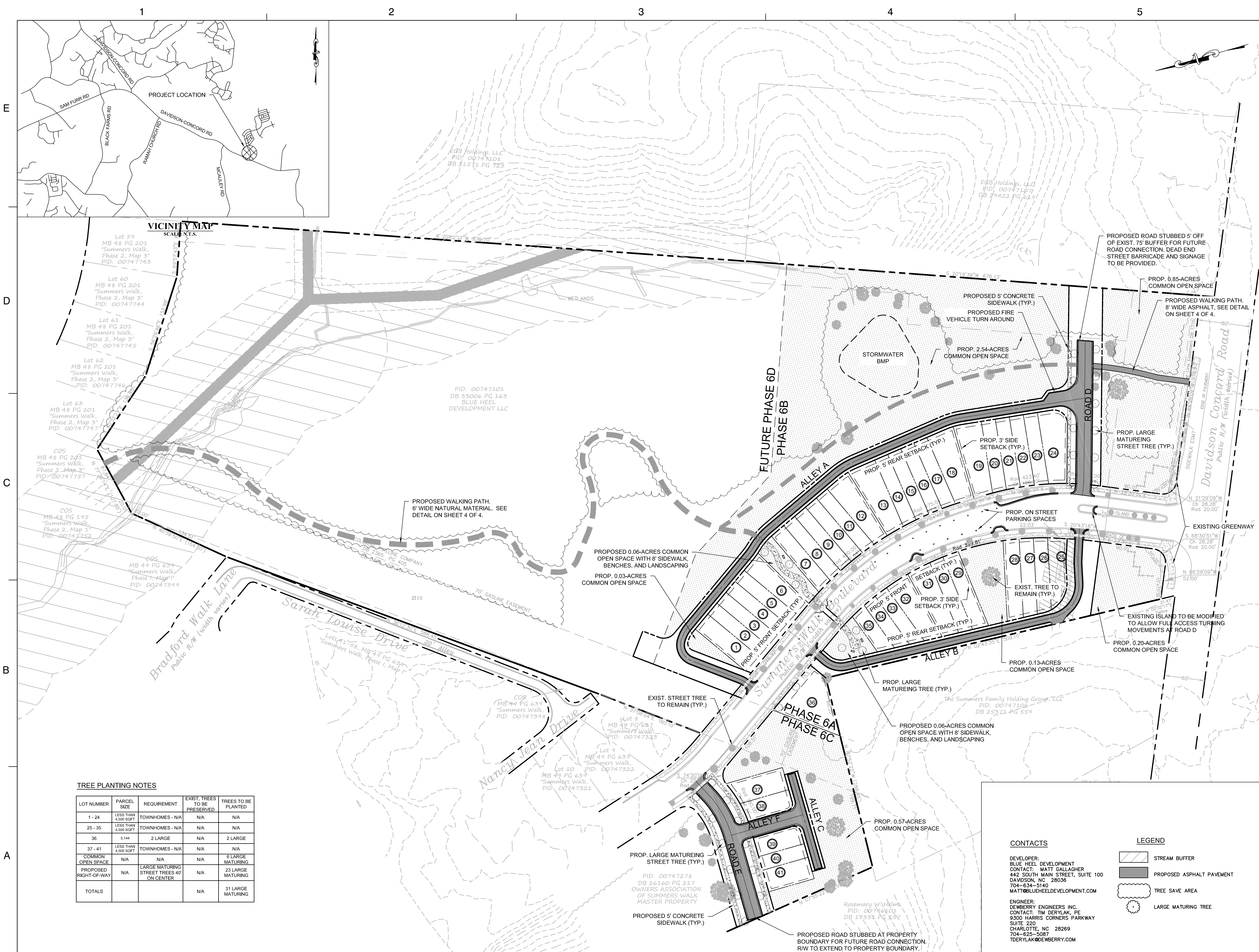
DATE JANUARY 24, 2019

TITLE

MASTER PLAN
LANDSCAPE
SCHEMATIC PLAN

PROJECT NO. 50104981

5 OF 5



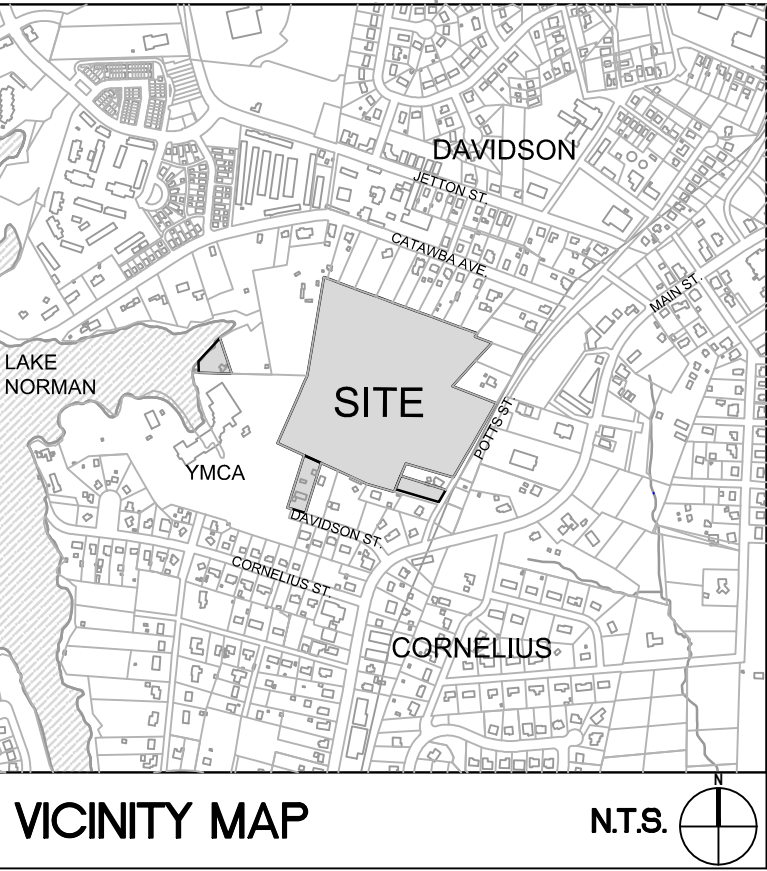
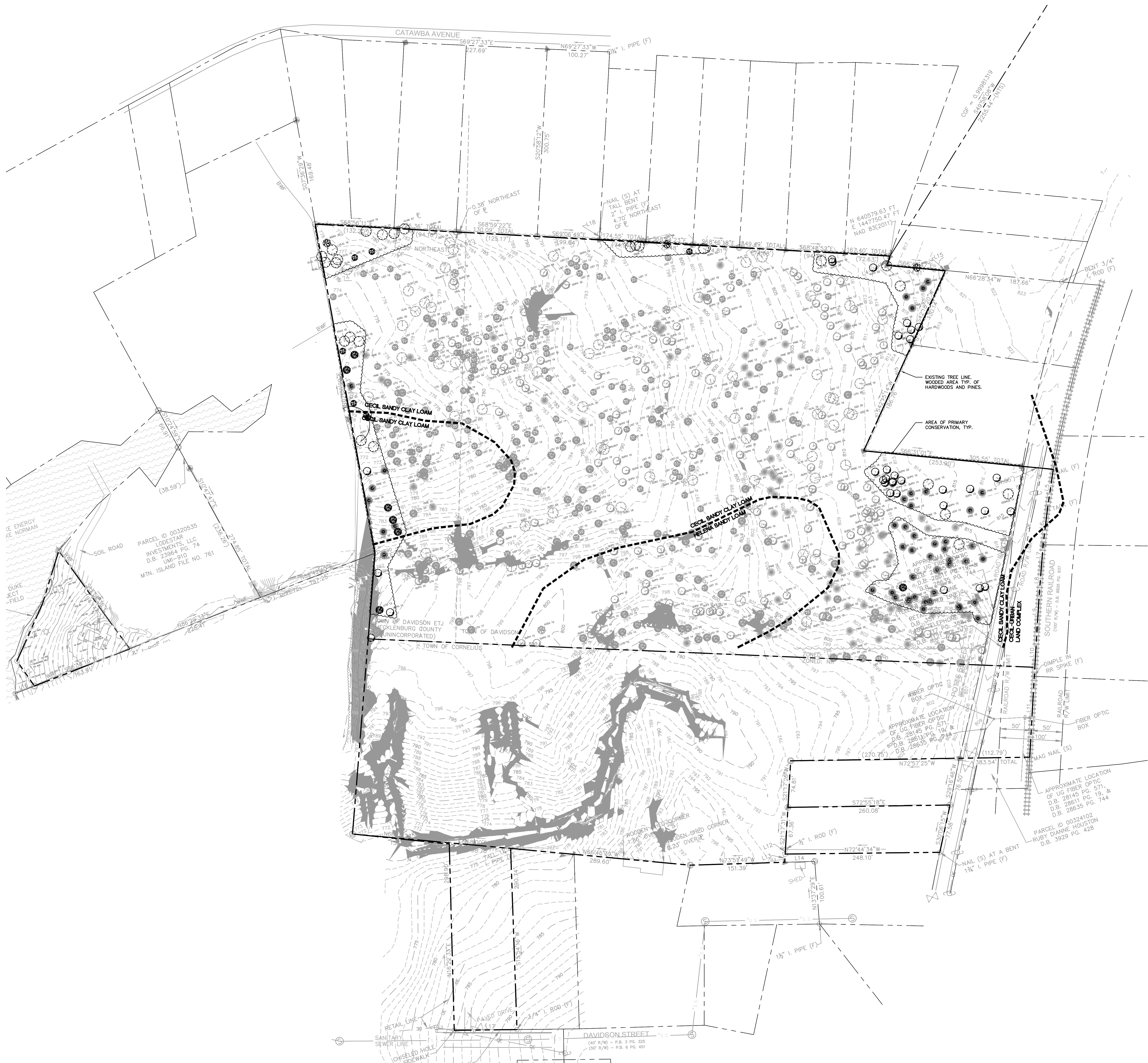


Agenda Title: Potts Street Residential Master Plan - FYI Presentation

Summary: Planning Director Jason Burdette will provide an overview of the master plan and project history. The Planning Board will have the opportunity to offer informal comments on the proposal.

ATTACHMENTS:

Description		Upload Date	Type
❑	Potts Street Residential - Site Documents	4/25/2019	Exhibit
	Potts Street Residential Preliminary Staff Analysis	4/26/2019	Backup Material



SURVEY DISCLAIMER
ALTA/NSPS LAND TITLE SURVEY. DATE: FEBRUARY 15, 2014. REVISED: JANUARY 26, 2017. PROVIDED BY: LAKE NORMAN SURVEYING AND MAPPING, PLLC, 137 JENNINGS ROAD, SUITE C, STATESVILLE, NC 28625. PHONE: 704-876-4550

LEGEND	
SYMBOL	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED
	PRIMARY AREA OF TREE CONSERVATION
	EXISTING SLOPE EXCEEDING 20%
	EXISTING PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC

NOTES:
1. NO UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL FEATURES HAVE BEEN IDENTIFIED ON SITE.
2. TREE CONSERVATION AREA IS CALCULATED ONLY ON THE PORTION OF THE PARCEL THAT IS LOCATED IN THE TOWN OF DAVIDSON JURISDICTION.

TREE CONSERVATION	
TOTAL TREES ON SITE:	691
TOTAL TREES REQ. TO REMAIN:	138 (20%)
TOTAL TREES TO REMAIN:	145 (20.8%)
TOTAL TREES TO BE REMOVED:	546

**PRELIMINARY
NOT FOR
CONSTRUCTION**



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.



Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
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Civil Engineering
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Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
P: 704.376.1555 F: 704.376.7851
url: www.colejeneststone.com

**CRESCENT
ACQUISITIONS, LLC**
227 WEST TRADE STREET
SUITE 1000
CHARLOTTE, NC 28202

**POTTS STREET
RESIDENTIAL**

POTTS STREET
DAVIDSON, NC 28036

**ENVIRONMENTAL
INVENTORY**

Project No.
4302

Issued
07/03/18

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, TREES, AND OTHER IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

Revised



Brian C. Jenest
BRIAN C. JENEST
LANDSCAPE ARCHITECT
07/03/18

SCALE: 1"=60'
0 30' 60' 120'

C-001

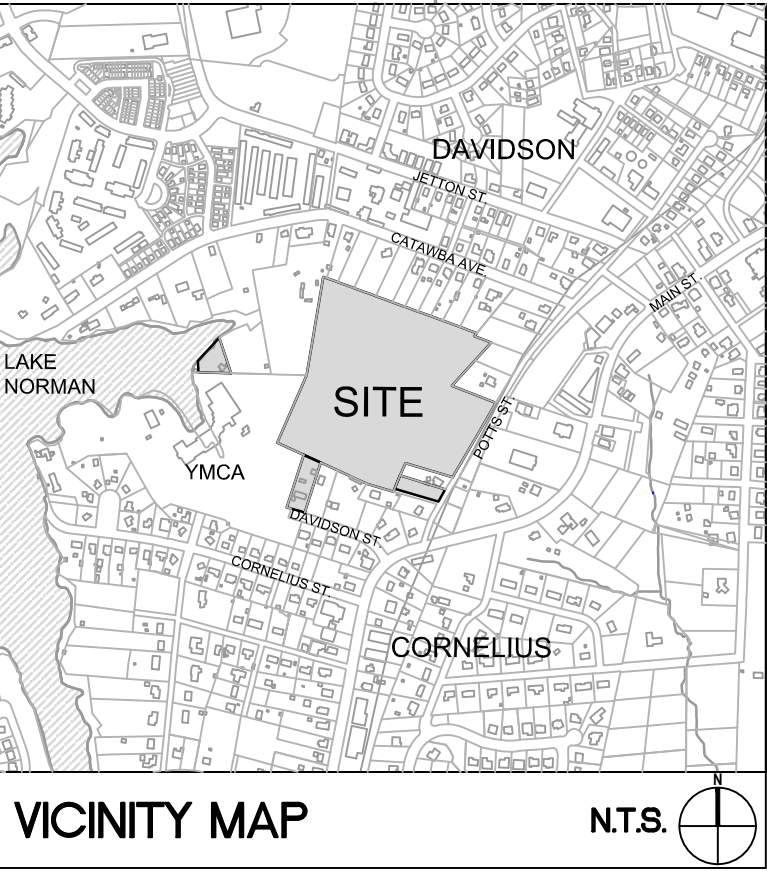
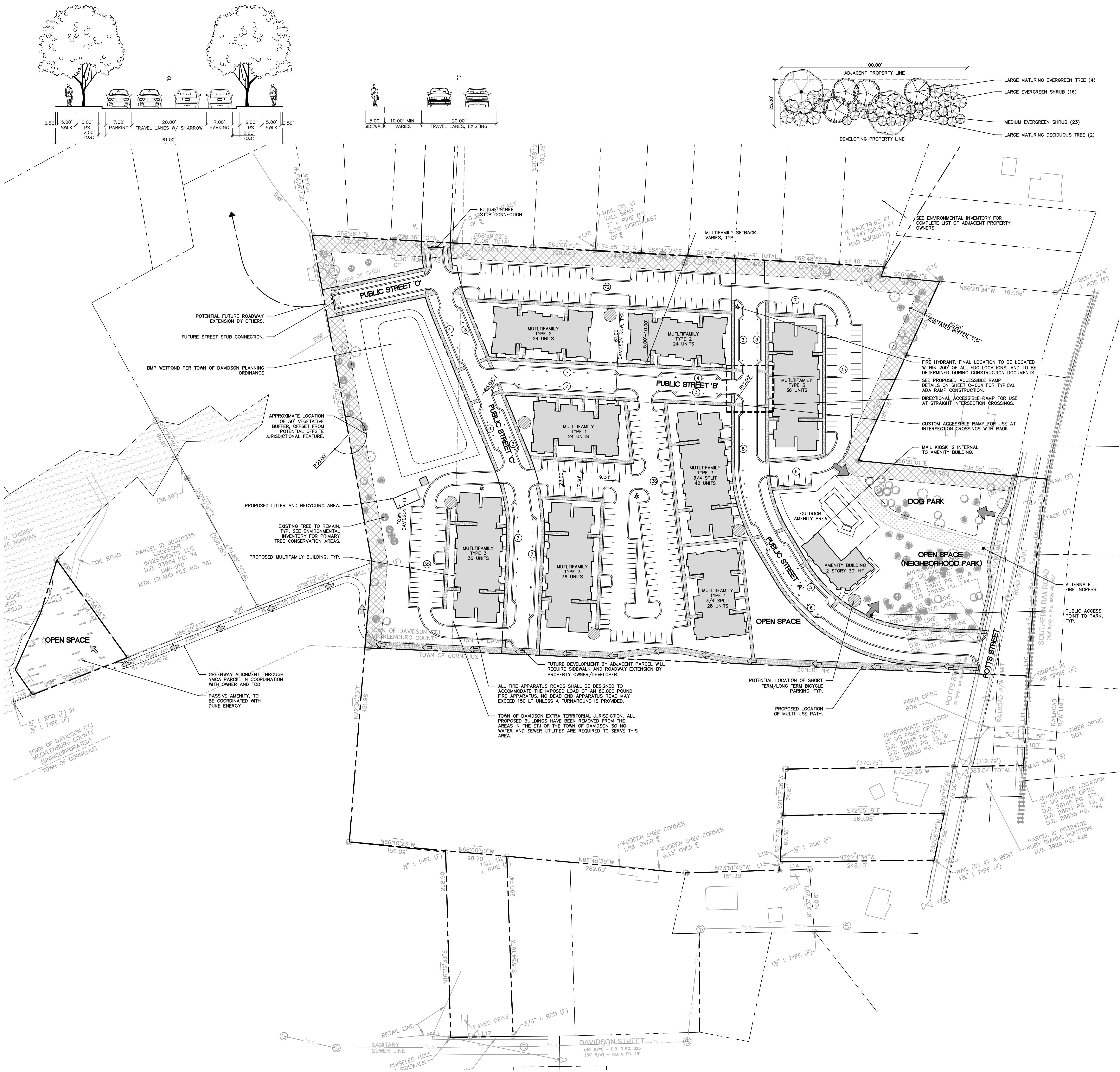
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NEIGHBORHOOD GENERAL

POTTS STREET

TYPICAL 100' BUFFER PLAN



SURVEY DISCLAIMER
ALTA/NSPS LAND TITLE SURVEY ISSUE DATE FEBRUARY 15, 2014, REVISED JANUARY 26, 2017, PROVIDED BY LAKE NORMAN SURVEYING AND MAPPING, PLLC, 137 JENNINGS ROAD, SUITE C, STATESVILLE, NC 28625. PHONE: 704-876-4550

LEGEND

	PROPOSED SIDEWALK
	PROPOSED CURB AND GUTTER
	VEGETATED BUFFER

ZONING CODE SUMMARY

PROJECT NAME: POTTS STREET RESIDENTIAL
OWNER: DAVIDSON ACQUISITIONS COMPANY, LLC
APPLICANT: CRESCENT ACQUISITIONS, LLC
JURISDICTION: TOWN OF DAVIDSON

ZONING: VP-VILLAGE INFILL

PARCEL ID: 003-20-511A
003-20-536
003-24-101A

EXISTING USE: VACANT/RESIDENTIAL
PROPOSED USE: MULTIFAMILY RESIDENTIAL

TOTAL SITE ACREAGE: 15.441 AC±
TOTAL SITE ACREAGE IN R/W: 0.47 AC± (NCDOT & RAILROAD)
TOTAL DEVELOPING SITE AREA: 14.971 AC± (15.441 - 0.47)
REGULATED WATERSHED: LAKE NORMAN CRITICAL WATERSHED (WS-IV-CA)

BUILT UPON AREA RESTRICTION: 50% MAXIMUM BUA (HIGH DENSITY)
UNDISTURBED OPEN SPACE REQ: 17.5% (2.62 AC)

TOTAL PROJECT PARK SPACE: 121 AC±
TOTAL PROJECT UNITS/ACRE: 167 DUA
TOTAL PROJECT BUILT UPON AREA: 50.05 BUA± (2.4815 AC±)
TOTAL PROJECT UNDISTURBED OPEN SPACE: 16.225 (2.73 AC±)

DAVIDSON SUMMARY
VILLAGE INFILL (49% AC±)
MULTIFAMILY AREA: 7.74 AC±
STORMWATER BMP: WET POND
PROPOSED RIGHT-OF-WAY AREA: 3.292 AC±
EXISTING RIGHT-OF-WAY AREA: 0.47 AC± (NCDOT & RAILROAD)
OVERLAY DISTRICTS: VILLAGE INFILL, ORANGE OVERLAY, WATERSHED PROTECTION OVERLAY
MAXIMUM BUILDING HT: 32' MEASURED FROM FINISHED FLOOR ELEVATION OF FRONTING PUBLIC STREET
PARK REQUIREMENT: NEIGHBORHOOD PARK (MIN. 0.5 AC) WITHIN 1/4 MILE FROM ALL RESIDENTIAL UNITS
BIKE PARKING REQ: 20 SHORT TERM SPACES SHALL BE PROVIDED
30 LONG TERM SPACES SHALL BE PROVIDED

UNIT COUNTS
MULTIFAMILY: 250

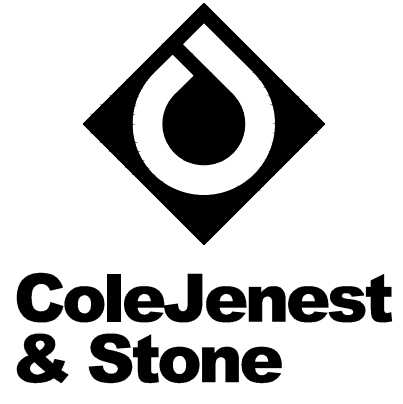
SETBACKS
FRONT: 5' MIN - 10' MAX
SIDE: 10' MIN - N/A MAX
REAR: 5' MIN - N/A MAX

ESTIMATED CONSTRUCTION DATE: TBD
PLANTING AND TREE REQUIREMENTS PER ORDINANCE.

PRELIMINARY
NOT FOR
CONSTRUCTION



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227 WEST TRADE STREET
SUITE 1000
CHARLOTTE, NC 28202

POTTS STREET RESIDENTIAL

POTTS STREET
DAVIDSON, NC 28036

MASTER PLAN

Project No.
4302

Issued
07/03/18

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, TREES, AND OTHER IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

Revised



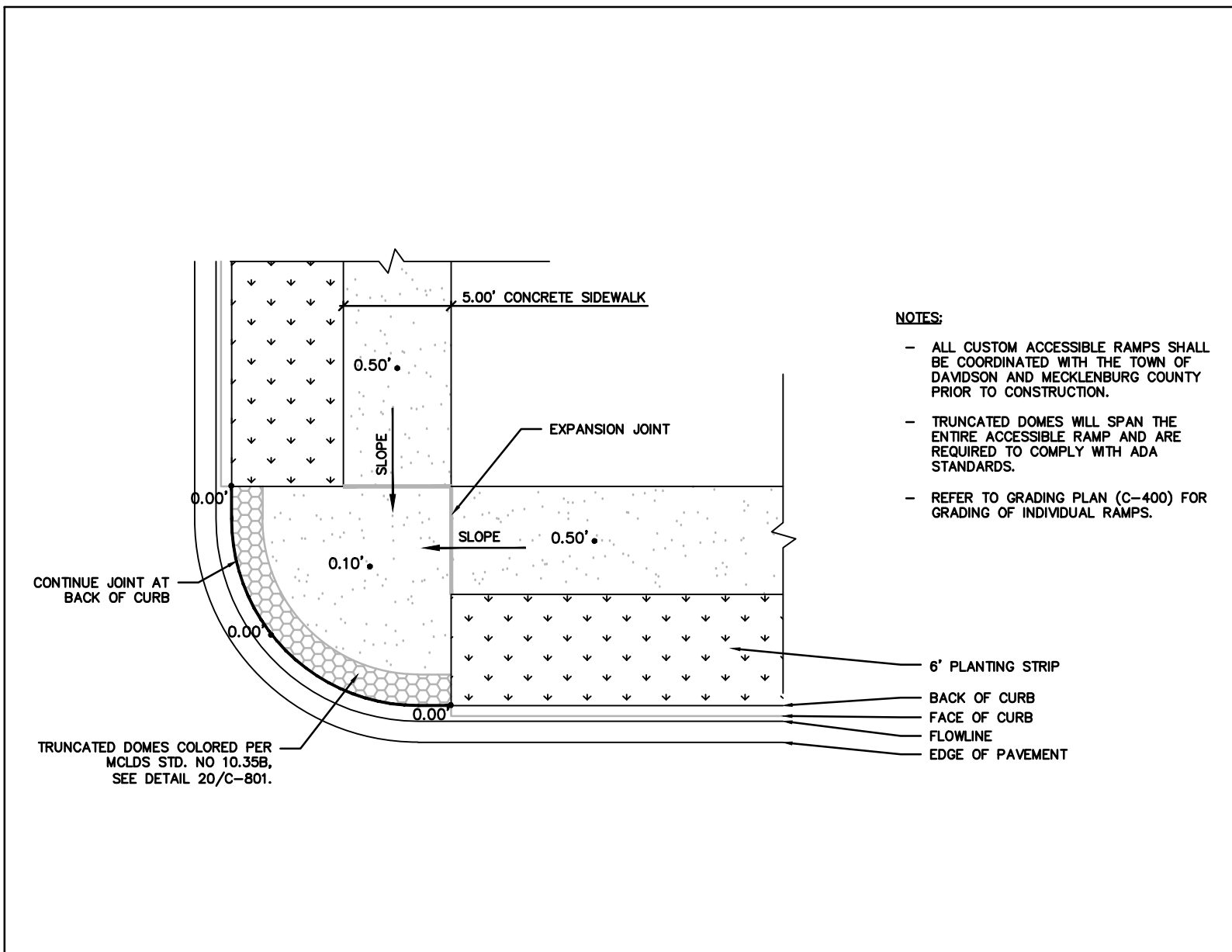
Brian W. Jenest
BRIAN W. JENEST
LANDSCAPE ARCHITECT
STATE OF NORTH CAROLINA
07/03/18

SCALE: 1"=60'
0 30' 60' 120'

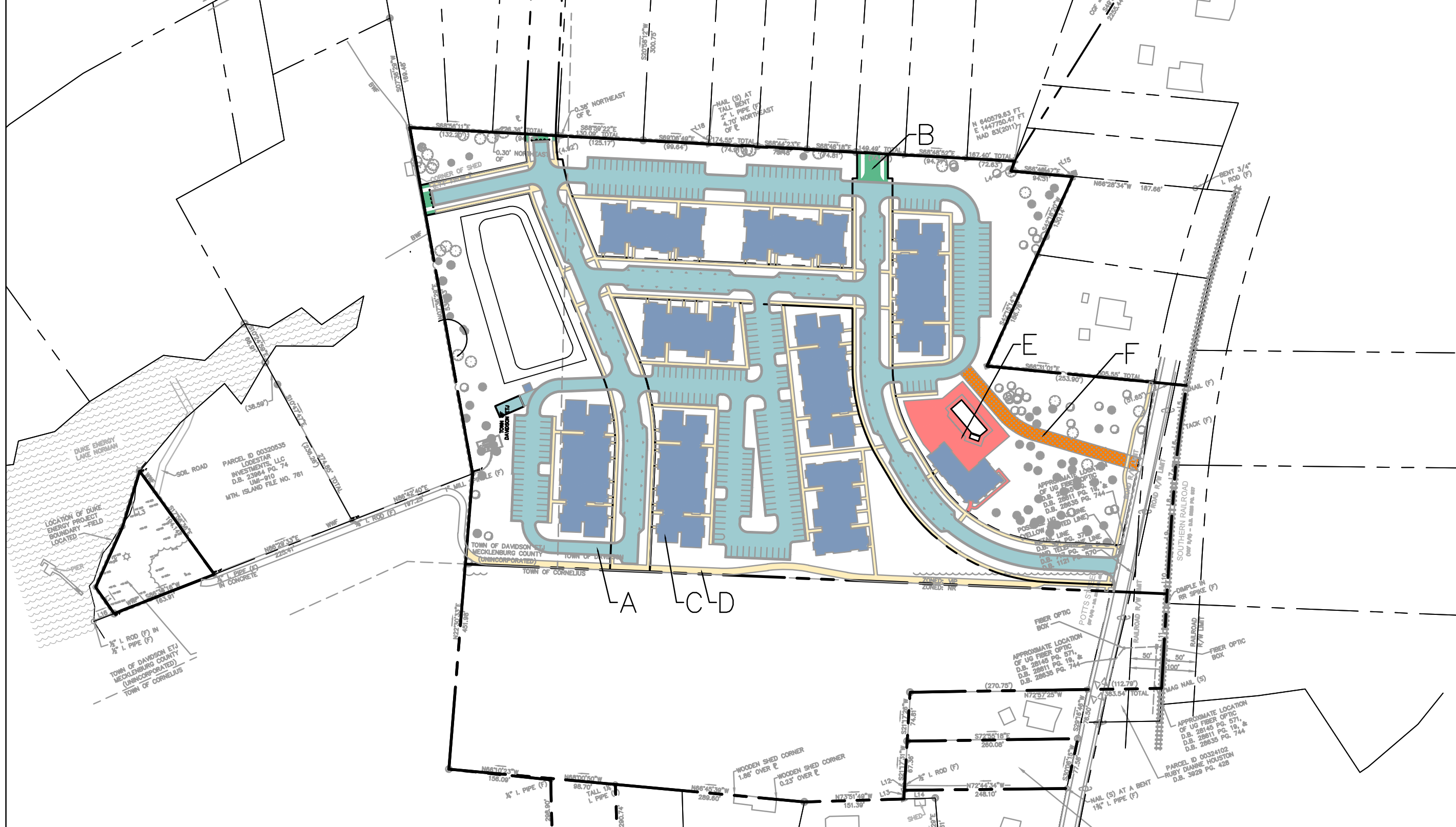
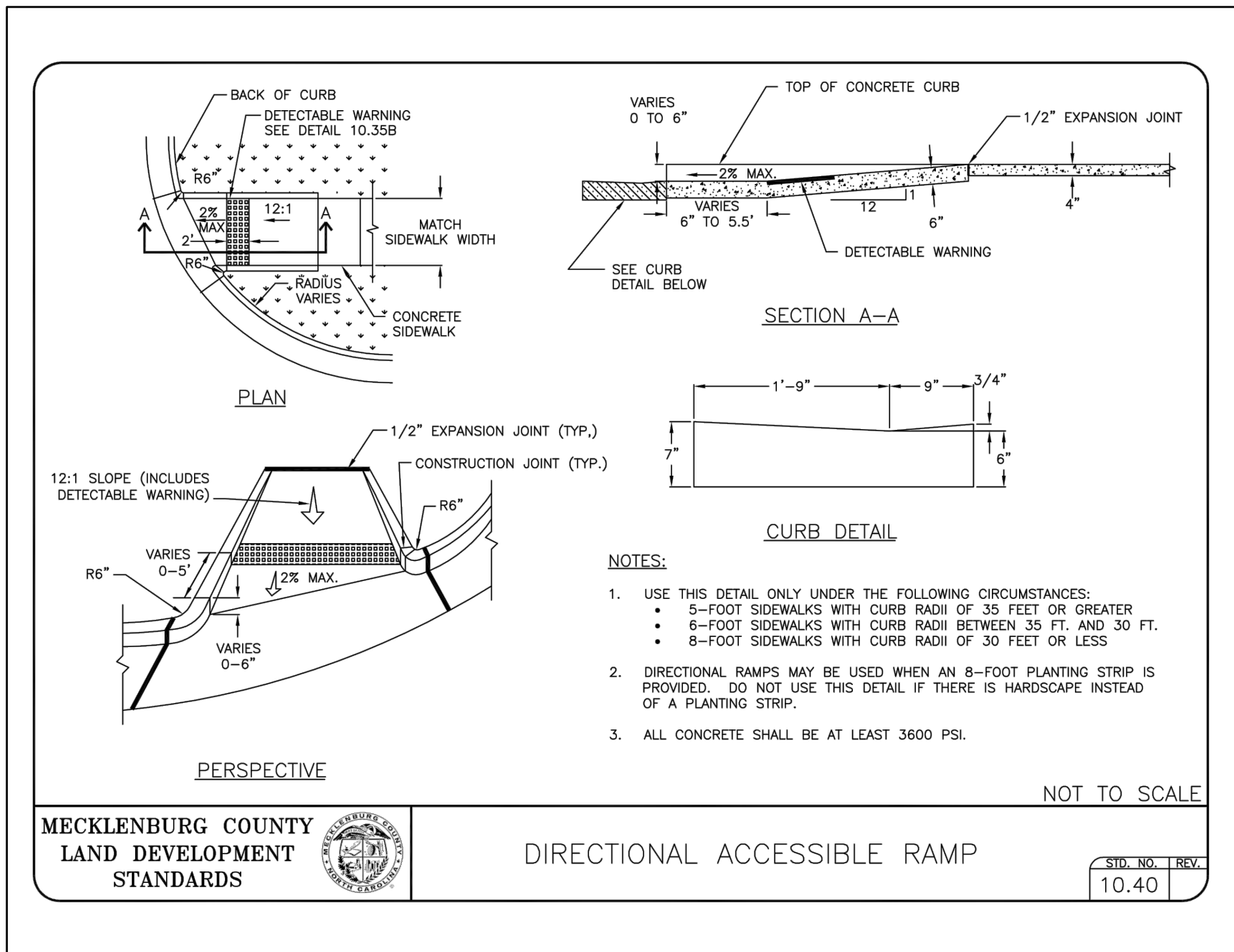
C-002

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PROPOSED ACCESSIBLE RAMP DETAILS



IMPERVIOUS SURFACE AREAS

IMPERVIOUS SURFACE AREAS

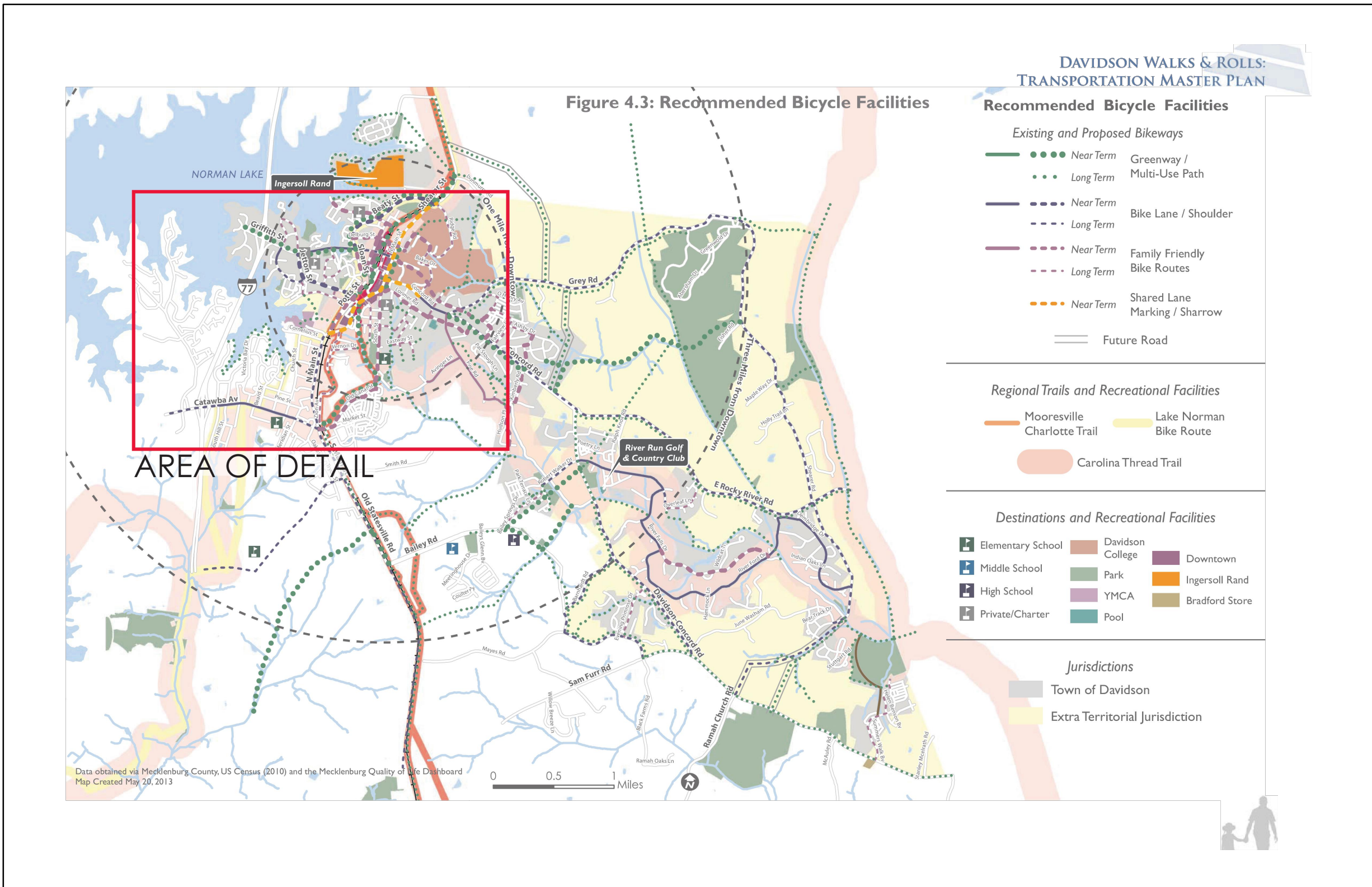
ZONE	SIZE
A	163,741 SF
B	1,232 SF
C	99,224 SF
D	47,725 SF
E	4,500 SF
F	6,107 SF

OTHER 3,365 SF
(SEE SHEET C-004)

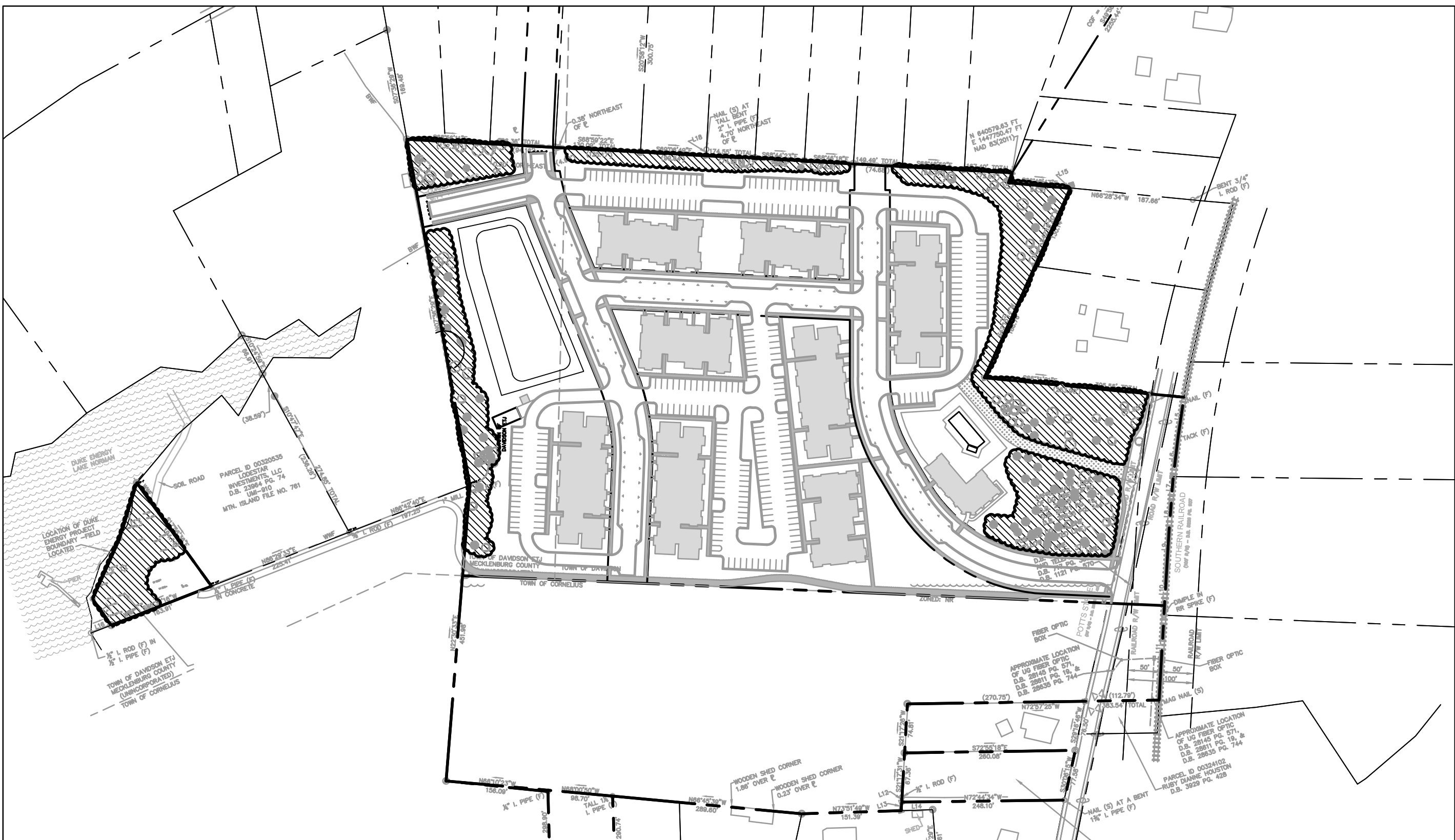
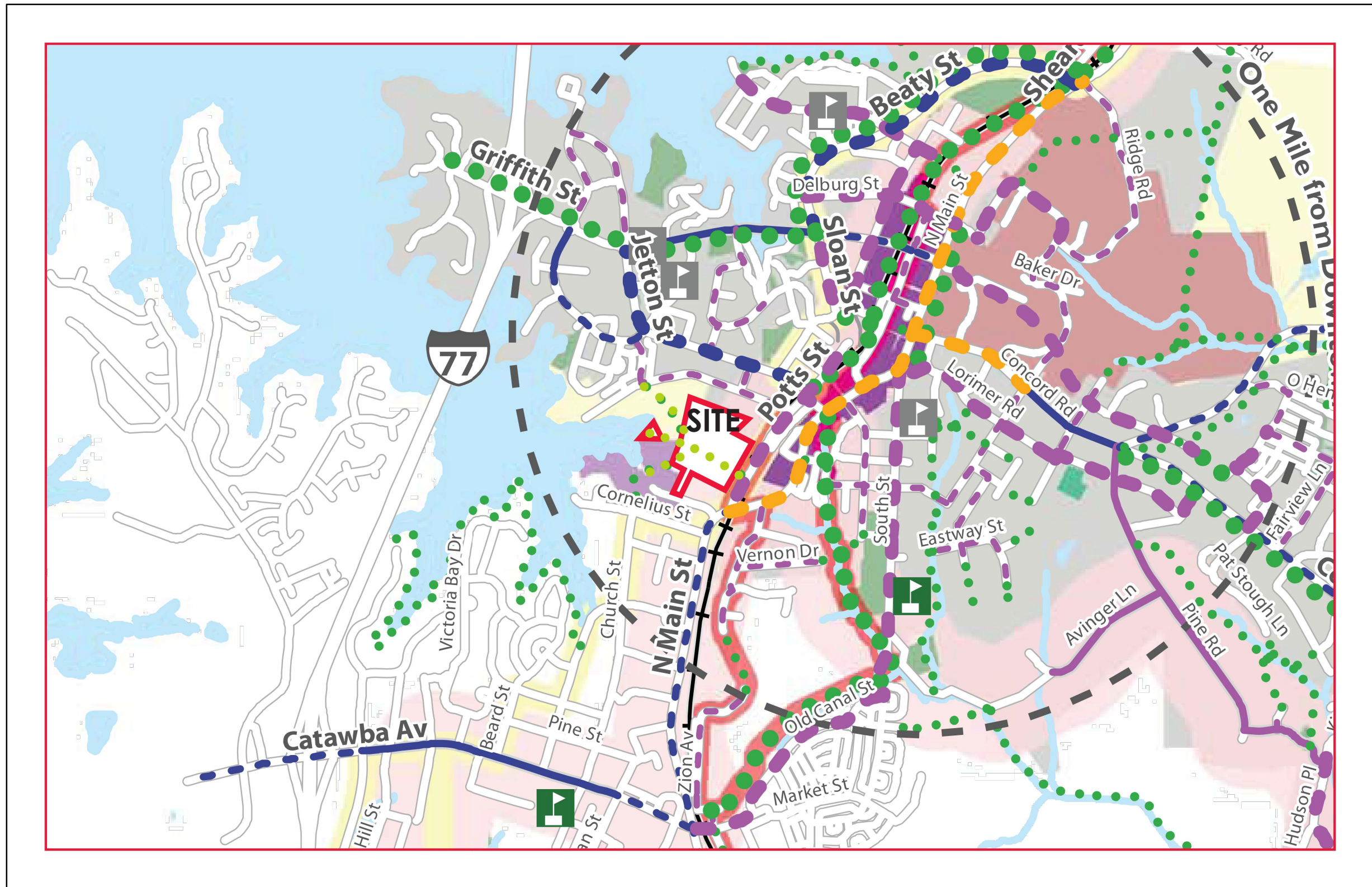
TOTAL: 325,894 SF
(7.4815 AC) (50%)

GENERAL NOTES

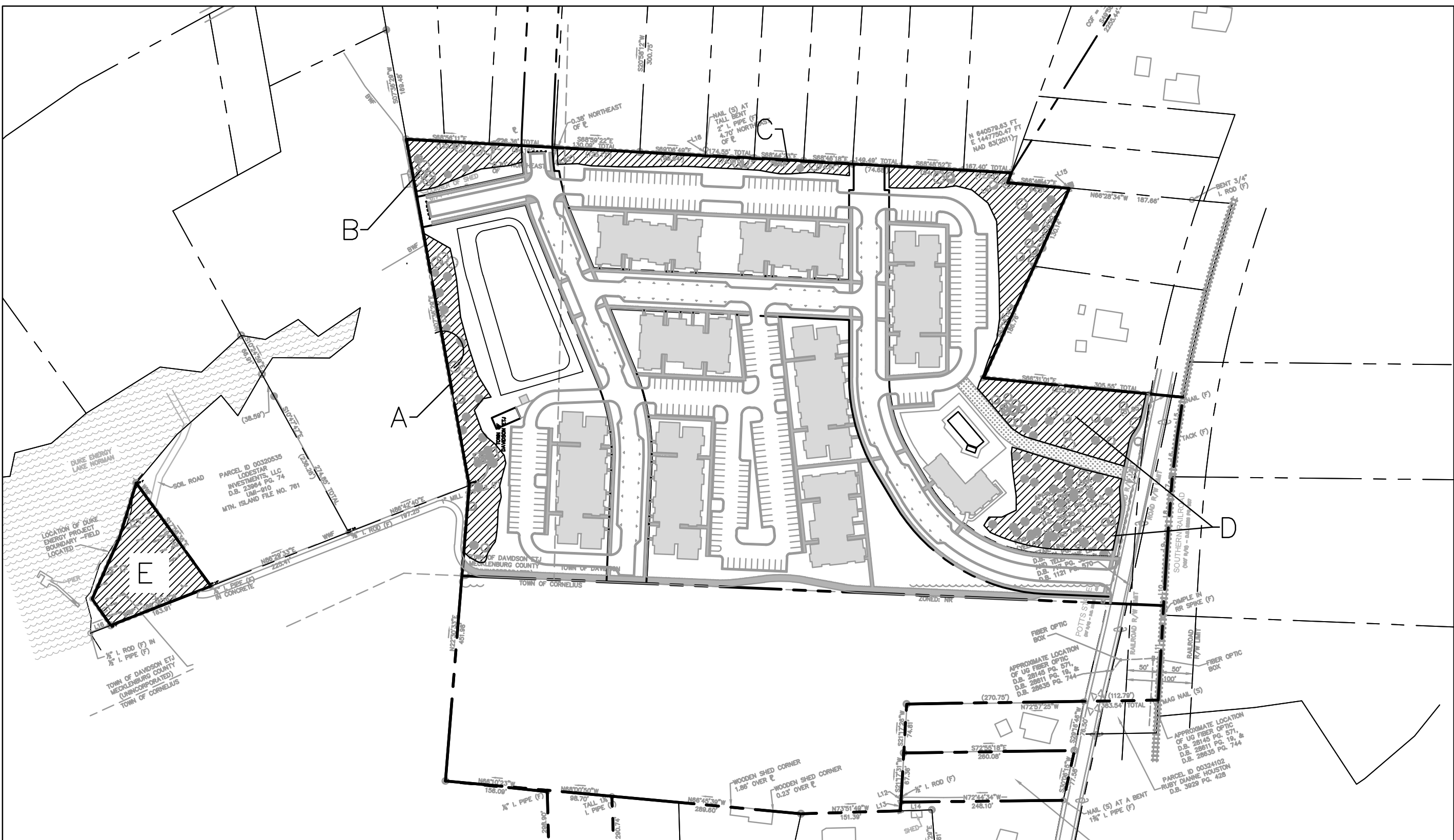
- Schematic Plan.** The lots, configurations, open spaces, roads, alleys and proposed improvements shown on the Master Plan are schematic in nature and may be modified during the design development and construction document phases.
 - Phasing.** The development of the Property as generally depicted on the Master Plan will likely be phased. Utilities and infrastructure may be delivered to each individual Phase as each is developed. Grading of the Property may be completed per phase of the development. All internal roads shown on the plan are the responsibility of the applicant and shall be designed to MCLDS standards for construction. The timing of this connection will occur prior to the first certificate of occupancy, as two means of emergency vehicle ingress are required for this development. Any future redesign of the Potts/115 intersection and related improvements shall not affect the compliance of the project with the regulations of the Town of Davidson as shown on the plan.
 - Amendments.** Applicant may request an amendment to the Master Plan and/or approved zoning without the consent of any other owner of all or any portion of the Property shown on the Master Plan so long as the recorded declaration of protective covenants for the Property contains a valid and enforceable provision with the stated purpose of granting power of attorney to the Declarant to execute an amendment to the Master Plan and/or approved zoning on behalf of such owners.
- Parks, Open space and Amenities**
- The Master Plan (the "Site Plan") indicates areas to be utilized as open space, community parks or amenities. The areas designated on the Site Plan are schematic in nature and intended to convey general intent. Final locations of such requirements shall be determined during construction documents and final platting, provided however, that the final locations, sizes, components, and construction meet the requirements of section 7.4 of the Ordinance.
 - The Applicant, its successors or heirs, shall at a minimum provide the required park amenities defined in section 7.4.1(F) of the Ordinance.
 - A mail kiosk is to be provided. Parking for users of the mail kiosk is provided on the adjacent public street.
- Utilities**
- Street lighting to be provided in accordance with Chapter 10 of the Davidson Planning Ordinance. Fixtures and locations to be determined during construction documents and preliminary platting.
 - A Willingness to Serve letter has been provided by Charlotte Water stating access to water and sanitary sewer.
- Annexation**
- If required by the Davidson Planning Ordinance, the Applicant agrees to a voluntary annexation of the Site into the Town of Davidson. Voluntary annexation requires a petition meeting all State statutory requirements for the entire property, and must be presented to the Town and approved by the Town Board prior to approval of preliminary plat.



PEDESTRIAN AND BICYCLE CONNECTIONS



PRIMARY TREE CONSERVATION AREAS



UNDISTURBED OPEN SPACE AREAS

UNDISTURBED OPEN SPACE AREAS

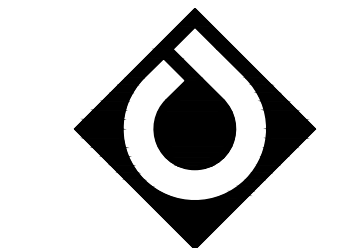
ZONE	SIZE
A	20,482 SF
B	8,681 SF
C	9,077 SF
D	62,180 SF
E	18,695 SF

TOTAL 119,115 SF (2.73 AC)
PERCENTAGE OF SITE: (18.23%)

**PRELIMINARY
NOT FOR
CONSTRUCTION**



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**CRESCENT
ACQUISITIONS, LLC**
227 WEST TRADE STREET
SUITE 1000
CHARLOTTE, NC 28202

POTTS STREET RESIDENTIAL

POTTS STREET
DAVIDSON, NC 28036

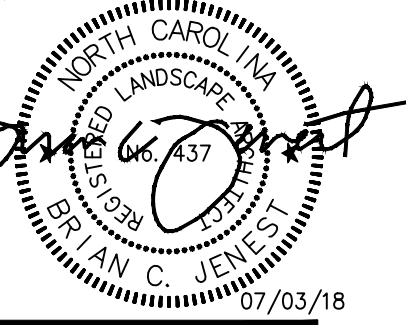
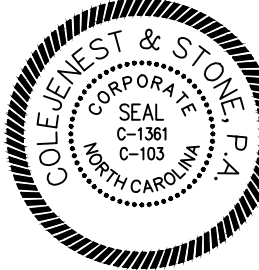
NOTES AND EXHIBITS

Project No.
4302

Issued
07/03/18

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Revised



SCALE: 1"=60'
0 30' 60' 120'

C-003

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ZONING CODE SUMMARY

PROJECT NAME:	POTTS STREET RESIDENTIAL
PROPERTY OWNER/APPLICANT:	CRESCENT ACQUISITIONS, LLC
JURISDICTION:	TOWN OF DAVIDSON
ZONING:	VP--VILLAGE INFILL (DAVIDSON)
TAX PARCEL ID #S:	003-20-511A 003-20-536 003-24-101A
EXISTING USE:	VACANT/RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
TOTAL SITE ACREAGE:	15.441± ACRES
TOTAL SITE ACREAGE IN R/W:	0.47 AC± (NCDOT & RAILROAD)
TOTAL DEVELOPING SITE AREA:	14.971 (15.441AC - 0.47AC)
REGULATED WATERSHED:	LAKE NORMAN CRITICAL WATERSHED (WS--IV--CA)
BUILT UPON AREA RESTRICTION:	50% MAXIMUM BUA (HIGH DENSITY)
TOTAL PROJECT UNITS/ACRE:	16.7 DUA
TOTAL DEVELOPING SITE AREA:	14.971 AC±
TOTAL PROJECT BUA:	50.0% BUA± (7.4815 AC±)

UNDISTURBED CALCULATIONS:

17.5% OF TOTAL SITE AREA TO BE DEDICATED AS UNDISTURBED OPEN SPACE PER TOWN OF DAVIDSON ORDINANCE.	
TOTAL DEVELOPING SITE ACREAGE:	14.971 ACRES
UNDISTURBED OPEN SPACE REQUIRED:	2.62 ACRES (17.5%)
TOTAL PROJECT UNDISTURBED OPEN SPACE:	2.73 ACRES (18.23%)
SEE EXHIBIT ON C-003 FOR AREA LOCATIONS AND CALCULATIONS	

RETAINING WALL NOTES:

RETAINING WALL DESIGN TO BE PREPARED DURING CONSTRUCTION PLAN PREPARATION. RETAINING WALLS SHALL BE DESIGNED AND PERMITTED BY CODE ENFORCEMENT PRIOR TO CONSTRUCTION AS FOLLOWS:

- RESIDENTIAL: GREATER THAN 4-FT HEIGHT

CONSTRUCTION OF WALLS CANNOT BEGIN UNTIL ALL NECESSARY PERMITS ARE ACQUIRED.

RESIDENTIAL RETAINING WALLS IN FRONT YARDS SHALL NOT EXCEED 3' IN HEIGHT.

SKETCH PLAN (PCO-1) NOTES:

- NO ENDANGERED SPECIES HAVE BEEN IDENTIFIED AS HAVING A PRESENCE ON THIS SITE.
- NO AREAS HAVE BEEN IDENTIFIED ON SITE AS A DISPOSAL LOCATION FOR SOLID WASTE.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEY.

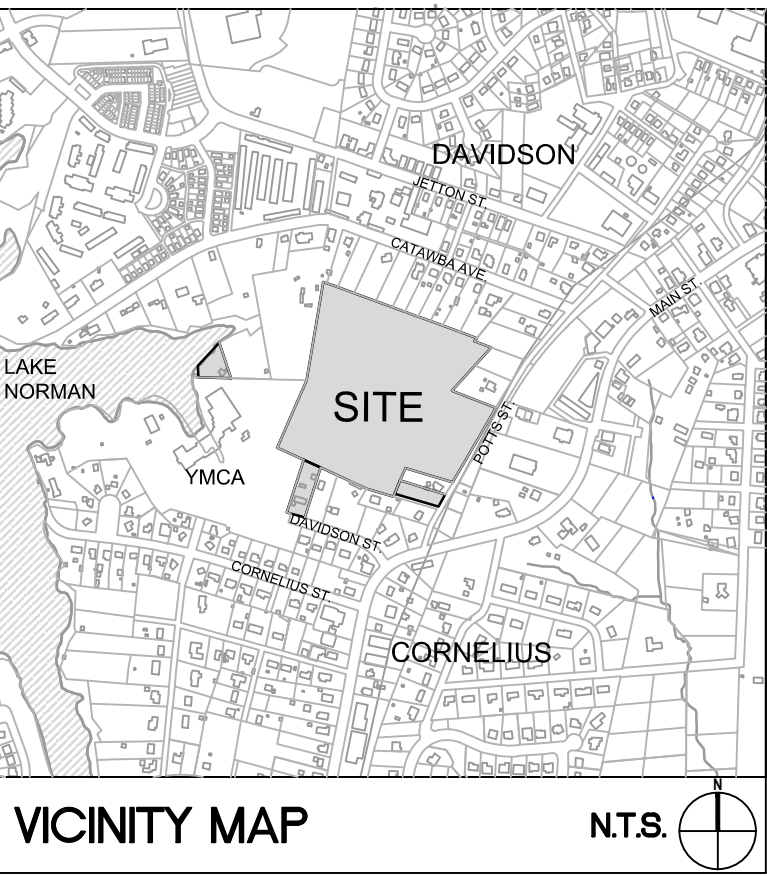
IMPERVIOUS CALCULATIONS:

TOTAL SITE ACREAGE:	14.971± ACRES
EXISTING IMPERVIOUS:	0 SF
TOTAL PROPOSED IMPERVIOUS FOR SITE:	7,4815± ACRES
IMPERVIOUS AREA BREAKDOWN OF SITE:	
-ROADWAY:	163,741± SF
-SIDEWALK:	47,725± SF
-BUILDING:	99,224± SF
-POOL AREA:	4,500± SF
-FUTURE ROADWAY:	1,232± SF
-FIRE LANE:	6,107± SF
-OTHER SURFACE*:	3,365± SF
TOTAL AREA:	325,894 SF (7.4815 ACRES)

*INCLUDES BICYCLE PARKING, UTILITIES, WASTE AREA, AND WALLS

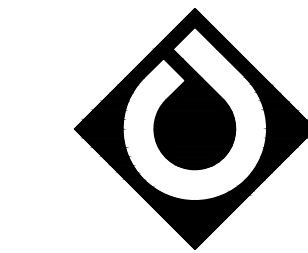
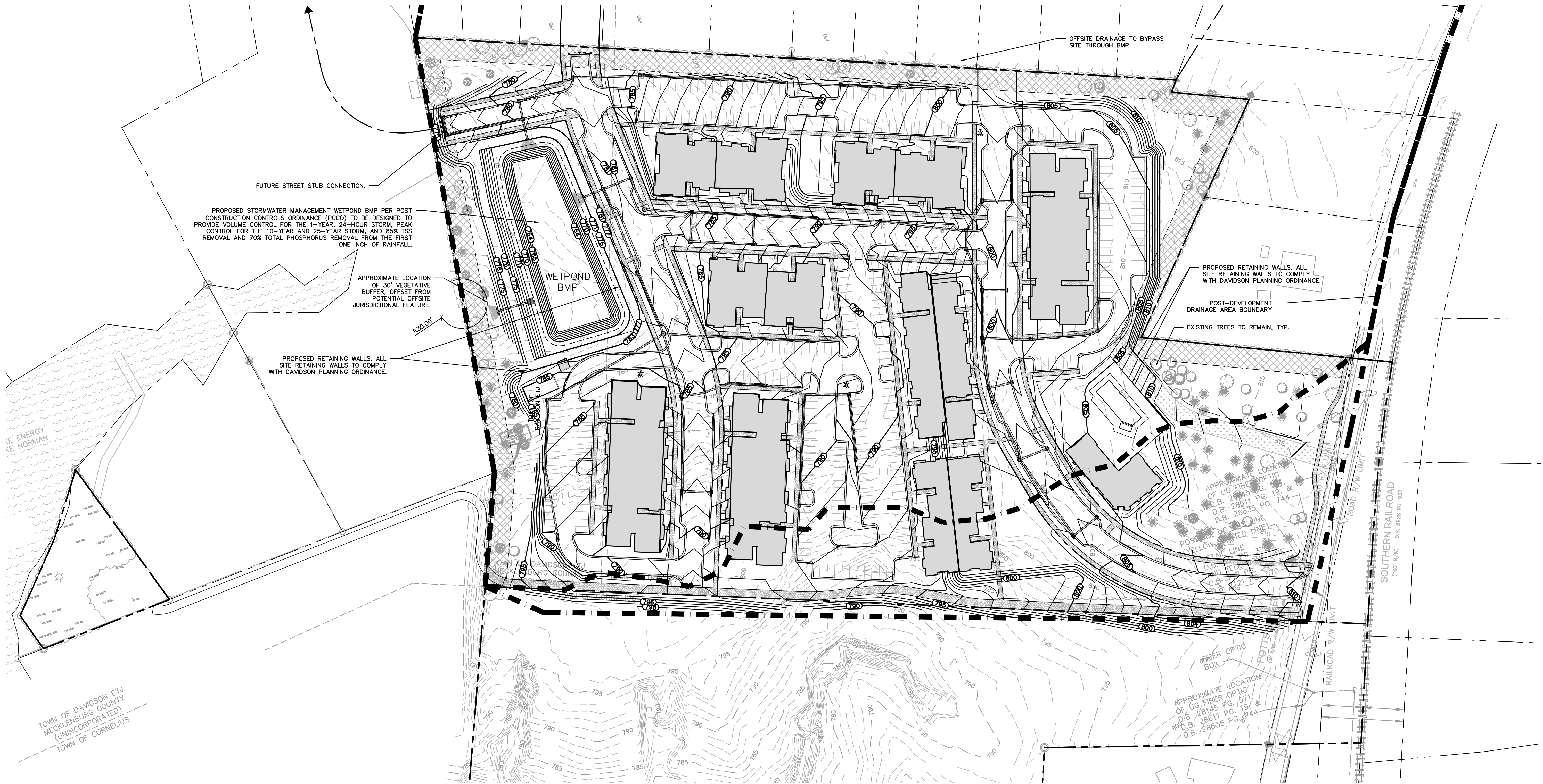
DRAINAGE AREA SUMMARY

PRE-DEVELOPMENT DA:	22,432 ACRES
CN-VALUE:	63
POST-DEVELOPMENT DA:	25,566 ACRES
CN-VALUE:	76
BMP:	
IMPERVIOUS AREA TO BMP:	7,486 ACRES
FOREBAY VOLUME REQUIRED:	5,230 CF
FOREBAY VOLUME PROVIDED:	5,230 CF
WATER QUALITY VOLUME REQ'D:	29,097 CF
WATER QUALITY VOLUME PROV'D:	29,100 CF
DETENTION	
DETENTION WILL BE PROVIDED FOR 10YR AND 25YR, 6-HR STORM EVENTS FOR IN BMP. POST-DEVELOPMENT PEAK FLOWS MAY NOT EXCEED PRE-DEVELOPMENT PEAK FLOWS FOR REQUIRED PEAK FLOW DETENTION STORM EVENT. NO SINGLE WATERSHED SHALL HAVE A HIGHER PEAK FLOWS THAN WHAT ARE CURRENTLY LEAVING THAT WATERSHED NOW.	
APPROXIMATE DETENTION VOLUME REQUIRED:	
(DIFFERENCE IN RUNOFF FROM 50YR, 6-HR STORM EVENTS)	
BMP	118,745 CF 229,212 CF 110,467 CF
DETENTION VOLUME PROVIDED:	151,085 CF



SURVEY DISCLAIMER
ALTA/NSPS LAND TITLE SURVEY ISSUE DATE FEBRUARY 15, 2014, REVISED JANUARY 26, 2017, PROVIDED BY LAKE NORMAN SURVEYING AND MAPPING, PLLC, 137 JENNINGS ROAD, SUITE C, STATESVILLE, NC 28625. PHONE: 704-876-4550

LEGEND	
SYMBOL	
	PROPOSED SIDEWALK
	PROPOSED CURB AND GUTTER
	VEGETATED BUFFER



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POTTS STREET RESIDENTIAL

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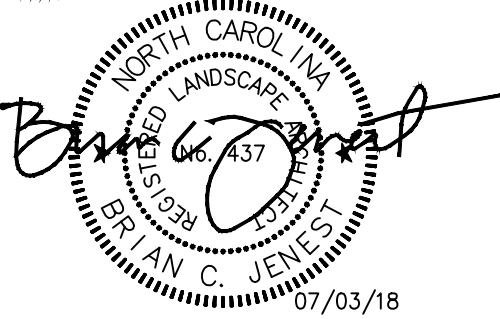
CONCEPTUAL STORMWATER PLAN

Project No.
4302

Issued
07/03/18

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Revised



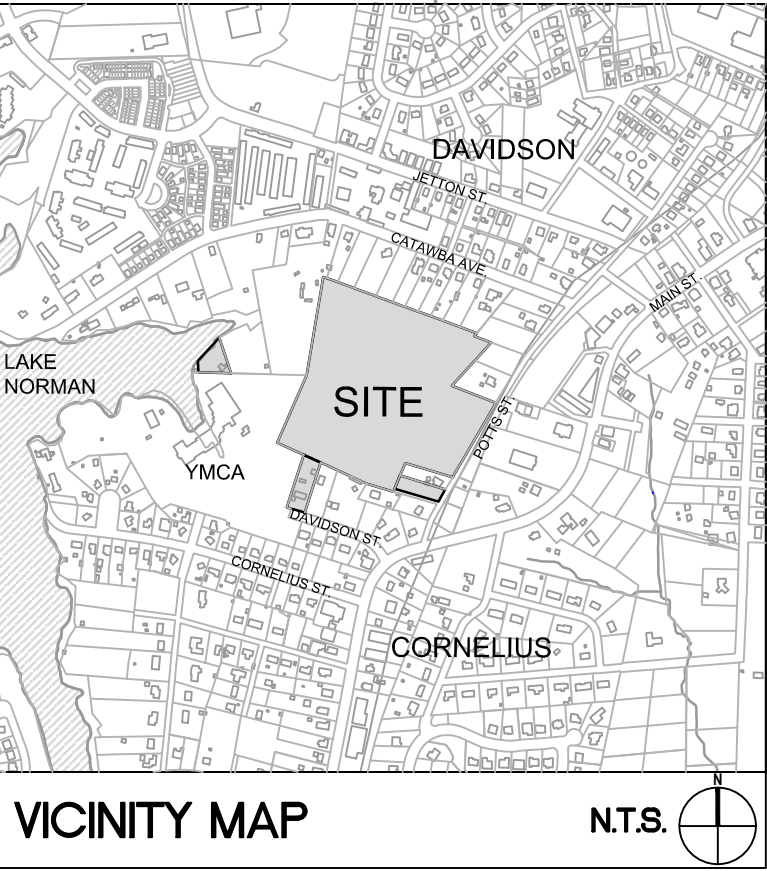
**PRELIMINARY
NOT FOR
CONSTRUCTION**



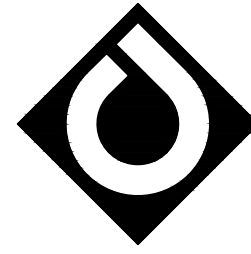
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POTTS STREET RESIDENTIAL

POTTS STREET
DAVIDSON, NC 28036

**ILLUSTRATIVE
LANDSCAPE
PLAN**

Project No.
4302

Issued
07/03/18

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Revised

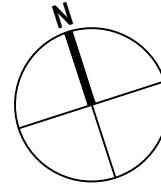


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SCALE: 1"=100'
0 50' 100' 200'



C-005

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STAFF ANALYSIS

Date: April 24, 2019
To: Public Input Session Attendees
From: Jason Burdette, Planning Director
Re: Potts Street Residential Master Plan

1. INTRODUCTION

APPLICANT INFO

- **Owner:** Davidson Acquisition Company, LLC
- **Developer:** Crescent Acquisitions, LLC
- **Project Team:** ColeJenest & Stone, P.A.
- **Location:** 21221 Potts St. (Parcel IDs: 00320511, 00320536, 00324101)
- **Planning Area(s):** Village Infill Planning Area
- **Area:** 15.441 Acres

REQUEST

The applicant proposes 250 multi-family residences located on approximately 15.441 acres primarily on Potts Street. The master plan includes open space, park, and multi-use path features along with street infrastructure. The applicant intends to meet all applicable requirements as part of the Master Plan process identified in Davidson Planning Ordinance (DPO) Section 14.8; the proposal is being reviewed according to the requirements in effect on the application submittal date (May 23, 2017).

2. PLANNING STAFF REVIEW - PRELIMINARY

BACKGROUND

The total master plan area consists of three parcels – two fronting Potts Street (PIDs 00320511, 00324101) and a third parcel adjacent to Lake Cornelius (PID 00320536, addressed as 513 Catawba Avenue). The overall land area straddles the jurisdictional line between Cornelius, NC and Davidson, NC; however, only the Davidson, NC portions of the land area are included as project area in the master plan. Note: The documentation and process requirements are governed by the ordinance in effect at the time of the 2017 Master Plan application.

The site design has evolved in response to DPO requirements and various meetings with town and county officials. The original plan submitted in May 2017 proposed 19 townhomes and 276 multi-family residential units. A number of regulatory and site constraints emerged over the ensuing months, including: Reconciling requirements of two different municipal zoning codes (Cornelius, Davidson); treatment of stormwater; location within the Lake Norman Critical Watershed; and, potential transportation impacts. An informal site visit was conducted in July 2017 with the project team, staff,

elected officials, and members of the community. Initial concerns raised through the visit ranged from the amount of impervious coverage (i.e. hardscape) and the infrastructure necessary to support the proposed development to the compatibility of the proposed buildings with surrounding residences.

The design continued to evolve from 2017-2018 with the addition of stormwater treatment facilities and shifting of building locations. Eventually, the size of the stormwater facilities increased and townhomes were removed from the proposed plan in early 2018. Some amount of open space has remained along Potts Street throughout each iteration and, likewise, the parcel adjacent to Lake Cornelius has always been designated open space. A Transportation Impact Analysis was conducted in the Summer of 2018 and the results are discussed in this report.

In August 2018, the Davidson Board of Commissioners approved Resolution 2018-12, bringing approvals of water and sewer extensions to the Board, as permitted under a 1984 agreement with Charlotte Water. Charlotte Water has not yet classified the Potts Street Residential development as a connection or extension; in August 2018 the Davidson Board of Commissioners denied approval of water and sewer extensions.

A lawsuit was filed by Davidson Acquisition Company, LLC and Crescent Acquisitions, LLC in October 2018. In mid-April 2019, a court order directed the town to fulfill the remaining process requirements for the development proposal before May 19, 2019 – this includes scheduling a Public Input Session for Thursday, May 2, 2019.

PLANNING AND DEVELOPMENT STANDARDS

CONTEXT

The proposed development is located on Potts St. about 500 feet north of its intersection with South Main Street/NC 115. Surrounding uses are as follows: To the east the development borders Potts St. and the railroad tracks across Potts Street; to the south a mix of undeveloped and single-family residential parcels; to the southwest the Lake Norman YMCA; to the west undeveloped parcels adjacent to Lake Cornelius; and, to the north and northeast it borders single-family residential parcels along Catawba Ave. and Potts Street. Outside of its surrounding context, there are a number of different uses in the area. The project's location affords access to a variety of places including the South Main St. area, downtown Davidson, the Circles @ 30, the Lake Norman YMCA, and businesses along NC 115 in Cornelius.

Overall, the transportation infrastructure surrounding the site is limited and underdeveloped: Most streets are unmarked and unimproved. A fuller discussion of these issues is in the Transportation section below.

BUILDINGS/SITE LAYOUT

The subject parcels lie within the Village Infill Planning Area, which the Davidson Planning Ordinance (DPO) describes as the traditional, residential neighborhoods surrounding the historic town center (DPO 2.2.4.A). Through its standards this area provides for infill development and encourages a range of housing types; at the time of the proposal's submittal, the multi-family building type was an allowed building type within this planning area.

The ordinance emphasizes that development – and buildings, in particular – should be designed to be pedestrian-oriented (i.e. front streets and sidewalks) and compatible in scale with surrounding buildings. In addition to the minimum standards applicable within this planning area, an overlay district places an extra set of standards on buildings in the Village Infill to reinforce the importance of size relationships between adjacent parcels. DPO 2.3.4.A notes that – while Davidson's older neighborhoods will change – the character of these areas is to be preserved through thoughtful, context-sensitive development. The Potts Street Residential development lies within the Village Infill Orange Overlay District, which restricts

buildings to 32 feet in height. This is measured from the bottom of the first floor to the highest point on the roof where there is no ridgeline. Building elements which are not intended for human occupancy are excepted from the height restrictions. There are numerous other ordinance criteria governing building features such as façade design, window placement, and materials. Because the buildings are multi-family, their design is subject to approval by the Davidson Design Review Board (DRB), a citizen advisory board tasked with ensuring the design meets the ordinance requirements and respects the town's approach to high-quality, contextually-appropriate development. Given the single-family residential uses on the northern and eastern boundaries, it will be imperative for the larger-scale multi-family buildings to respect the character of the existing development.

While this may change if Potts Street is realigned as proposed by NCDOT, the proposal currently lacks a building presence along Potts St. – the front door to the development. This is inconsistent with existing development to the north and south where buildings line the Potts Street, albeit with significant front setbacks on the order of 30 to 50 feet. The minimum five-foot front and rear setbacks are met, as is the 10-foot side setback, by clustering the buildings into the middle of the parcel. It's one way to deal with the scale of the buildings; but it comes at the expense of orienting the buildings towards existing streets or around public spaces. Likewise, this clustering is not consistent with other larger-scale multi-family development such as the Bexley Apartments on Davidson Gateway Drive (which lines several streets and faces two types of homes, including single-family homes). The approach there showcases the benefits of utilizing multiple building heights (a mix of two- and three-stories) and designs depending on a building's location on the street or which street/building type it faces – rather than a more uniform building approach as proposed with Potts Street Residential.

It's possible that a mix of larger-scale and smaller-scale buildings will afford greater site flexibility as well as a more suitable transition from the surrounding single-family homes to the larger multi-family buildings. The Village Infill standards permit such an approach by allowing single-family, duplex, and attached housing types along with townhomes.

Lastly, regarding affordable housing: The construction or payment-in-lieu provisions of DPO 5 do not apply to this proposal since it contains only for-rent housing.

TRANSPORTATION

Vehicular access to the site is planned via Potts Street and Public Street A. The proposed street network contains four streets (Public Streets A-D) and one street type: Neighborhood General Street (DPO 6.7). As proposed here, it contains sidewalks, street trees, and on-street parking on both sides of each street. There are four connection points to surrounding parcels. Additionally, the plan provides an alternate fire access pathway from Potts Street. This access was approved by the County Fire Marshall in July 2018. It is assumed that Potts St. will receive the concentrated impacts of the development's full vehicular traffic until additional connections via adjacent parcels are made.

As noted earlier, the overall transportation infrastructure surrounding the site is limited and underdeveloped: Most streets are unmarked and unimproved. Although transit stops are within walking distance, pedestrian and bicycle infrastructure is incomplete or inadequate to accommodate safe travel. However, these conditions are beginning to change with infill development along Catawba Ave., and greater change is set to occur in the coming years.

Work is underway to complete the Potts-Sloan-Beaty connector linking North Main St. at Beaty St. to Potts St. at South Main St./NC 115 via a continuous vehicular route. The project will feature an improved streetscape with bicycle and pedestrian facilities and is anticipated to begin in 2019 and be completed in 2020. Concurrently, NCDOT is working with Cornelius and plans to improve South Main Street's intersections with Potts St. and Davidson St. – realigning South Main St. as it passes under the railroad trestle and installing an expanded traffic circle to improve the safety of vehicular movements at this busy juncture that provides a link between Davidson and Cornelius as well as connection to a major

regional destination, the Lake Norman YMCA. These improvements are accompanied by enhanced bicycle and pedestrian facilities.

A Transportation Impact Analysis (TIA) was required by the DPO due to the size of the development. TIAs study the potential impacts of developments on current/projected vehicular and pedestrian/bicycle movements. The TIA was conducted in the fall of 2017 assuming 246 dwelling units 14 townhomes (260 total units); the subsequent reduction in dwelling units to 250 total units is assumed to result in less traffic impacts. The TIA evaluated six scenarios. They included:

- 1) 2017 Existing Conditions
- 2) 2019 Background Conditions (w/existing road alignments)
- 3) 2019 Build Conditions (w/existing road alignments)
- 4) 2022 Background Conditions (w/ NCDOT projects U-5873 and U-5907)
- 5) 2022 Build Conditions (w/ NCDOT projects U-5873 and U-5907)
- 6) 2022 Build Conditions (w/ NCDOT projects U-5873 and U-5907 and Catawba Ave. access)

In sum, the TIA recommend various improvements to streets and intersections covered by the study, which the applicant has agreed to construct or pay mitigation funds towards.

Concerning pedestrian and bicycle improvements, the plan illustrates a multi-use path connection from east to west from Potts St. to the Lake Cornelius parcel as required by the Walks & Rolls Plan for a connection to the Lake Norman YMCA. This path is contingent on an easement connection across the YMCA's land that has yet to be provided. The plan also shows a five-foot sidewalk along Potts Street.

Lastly, the project proposes to meet the parking requirements on-site through a mix of off-street and on-street parking spaces. Table 8-1 requires a minimum of 1.0 parking spaces per unit, with a maximum of 2.0 spaces per unit allowed. The project's envisioned 360 spaces fall within the 250-500 parking spaces permitted for the project. This includes 79 on-street spaces.

The 79 on-street spaces should help to create a buffered walking environment for pedestrians. With the extensive parking areas required for this proposal, as the project moves forward it will be important for the site design to be mindful of the parking area landscaping requirements. The approach of breaking the parking areas into smaller bays appears compliant with the DPO.

TREE PRESERVATION/BUFFERS/OPEN SPACE

All parcels included within the proposal are currently heavily wooded with mature trees. The ordinance requires that a minimum 20 percent of the mature tree canopy be preserved (DPO 9.3.2.A.4). According to the DPO mature trees are those over 12 inches (eight inches for smaller maturing trees). Per the Environmental Inventory (Sheet C-001) 691 trees are located on site, with 138 required to be preserved. The data indicates 145 trees (20.8%) have been saved. However, the following issues have been identified:

- Land Areas: It is unclear whether all project areas have been included in the calculations. Based on C-001, it does not appear that the parcel east of Potts St. has been included (PID 00324101B) and it is unclear whether the Lake Cornelius parcel has been considered (PID 00320536). There is inconsistency in the conservation areas depicted on C-001 and C-003. This should be clarified in the Cycle 6 technical review.
- Open Space Trees: It is unclear whether mature trees in all designated open space areas have been preserved per DPO 9.3.2.A.1. Specifically, the open space areas on Lake Cornelius and on the south/southwest side of Street A near its intersection with Potts St. illustrate open space but do not designate tree preservation. This should be clarified in the Cycle 6 technical review.
- Specimen Trees: No information on specimen trees has been provided. Per DPO 9.3.2.A.3, specimen trees must be identified.

- **Percent Saved:** The plans indicate 145 trees have been saved as shown on C-001, but the number of mature trees illustrated on the plan indicates approximately 116 mature trees have been saved.

A significant amount of the proposed tree preservation for the project has been accomplished at the front of the development. The preservation of tree stands along the northern/northeastern boundaries seem to offer greater screening benefits. This particular use does not require a buffer; however, the ordinance contains requirements for natural buffers adjacent to parking areas that must be fulfilled as the project moves forward (DPO 9.6.2.F). The plans illustrate a 25-foot vegetated buffer along the western, northern, and northeastern boundaries. Additionally, lighting impacts must be taken into account and the standards of DPO 10 met for the buildings, streets, and parking areas.

Regarding open space: At the time of the proposal's submittal, open space was not required in the Village Infill Planning Area by the DPO. Based on Mecklenburg County's Post-Construction Stormwater Ordinance, the project must provide undisturbed open space equal to at least 17.5 percent (2.62 acres) of the project area. Sheet C-003 illustrates these areas, which do not appear to be depicted consistently across all sheets including C-002 and C-004 (the latter possibly showing grading conflicts where designated open space is located on the west, north, and east sides of the main parcel). Nearly all of the proposed open space is shunted to the proposal's periphery as residual land area; it is not used as an organizing element as in many other Davidson neighborhoods.

Although there are no minimum open space standards, the ordinance requires a neighborhood park, which is sited along Potts St. at the development's entrance. The park contains a designated area for a dog park, which will be an important feature given the proposed building types.

LAKE NORMAN WATERSHED - CRITICAL AREA

The project's parcels are located in the Critical Area of the Lake Norman Watershed. Within this district the DPO limits more intense development such as this to a maximum of 50 percent built-upon-area (BUA, or hardscape). The plan indicates that that total site area of all parcels has been considered in calculating the permitted BUA. However, DPO 17.7.1 and 17.7.1.2 indicate that the "total project area shall include total acreage in the tract on which the project is to be developed." Mecklenburg County has determined that "tract" requires contiguity. At this point, it is unclear whether the BUA calculation was done correctly. Because the parcels are non-contiguous, the project (in its current iteration) will be required to pursue the Density Averaging process outlined in DPO 17.8 and as required by state statute. This should be clarified in the Cycle 6 technical review.

In addition to the BUA criteria, high-density developments must also feature stormwater controls. At the time of this project's submittal, the ordinance permitted only wet detention ponds as the primary treatment system. These facilities tend to be large structures requiring significant land area, as the plans illustrate in the project's northwest corner. The ordinance has since been revised to allow a more context-sensitive approach to stormwater treatment by allowing other facilities to serve as a site's primary features so long as treatment requirements are met.

3. PUBLIC PLANS & POLICIES

Below is a list of town-adopted documents and a brief summary of each's applicability to the proposed master plan:

- The ***General Principles for Planning in Davidson (2015)*** include tenets to guide development in Davidson. Principles relevant to this proposed development are listed below. They can be summarized as: Residential development should be context-sensitive in its design, include a variety of housing and transportation options, and be integrated with thoughtful open space/preservation.
 1. We must preserve Davidson's character and sense of community.
 - Compact developments with community open space

- A street, sidewalk, and greenway network that knits the community together
 - Engaging public spaces
 - Neighborhoods welcoming to all citizens
 - Neighborhoods as integral parts of town
3. We must encourage alternative means of active transportation.
 - Development and redevelopment in walkable, mixed-use, connected neighborhoods
 - New greenway, bike, and sidewalk connections to existing developments
 5. We must use our scarce land resources wisely.
 - Preserving rural views, significant hardwood forests, farmland, wildlife habitats, rock outcroppings, parkland, and watersheds in their pristine form
 - Ensuring that development builds up and not out
 6. We must create an environment that fosters diversity. 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
- The ***Davidson Comprehensive Plan (2010)*** characterizes the project site area as a Village Area Growth Reserve context, describing these areas as places for “future infill development...[that] serve as transition areas between the more intense growth targets and existing low-intensity neighborhoods or protected open space. Residential development, public services and civic uses (such as churches and schools) and additional neighborhood-support centers are ideally located within the Village and Smart Suburban Growth Reserve. The plan also discusses the importance of balancing infill development with the impacts of such development on local residents’ quality of life (Pg. 65 Maintain Quality Design & Sound Planning Principles).
 - The ***Town of Davidson Water/Sewer Policy (2018)*** requires a determination by Charlotte Water regarding their ability to serve a site as well as whether a development proposal constitutes an extension (i.e. construction of a non-existing line) or connection (i.e. tapping into an existing line). This proposal has not yet received a determination from Charlotte Water.

4. OUTSTANDING ISSUES

Below is a list of items that require further clarification/resolution prior to the plan’s approval. Several of these have been noted previously in the Planning Staff Review – Preliminary section above. They are consolidated here to provide a single location for the identified issues. Note: These notes are based upon plans submitted during Cycle 5 which were approved by the County Fire Marshall and LUESA Land Development (Mecklenburg County); the Town of Davidson and LUESA Zoning determined Cycle 5 had “unresolved issues” and were not approved. Outstanding items shall be addressed by the applicant in Cycle 6 EPM submittal. This may not be a complete list of outstanding items.

- Building Orientation/Scale: The scale and orientation of buildings to existing streets and adjacent uses should be carefully considered as the project evolves.
- Connectivity/All Modes: The impacts of the development are significant and the provision of adequate vehicular as well as pedestrian/bicycle facilities are warranted given the development’s size.
- Tree Preservation: Clarity that the tree preservation requirements will be met must be provided.
- Open Space: Confirmation that the Post-Construction Stormwater Ordinance requirements have been met must be provided. Additionally, open space as a central feature/organizing principle should be more fully integrated into the plan.

- Watershed: Clarity regarding the amount of BUA envisioned is required, as well as an understanding of when the project will require BUA Averaging per DPO 17.8.
- Greenways: Easements from the adjacent property owner to the Lake Cornelius parcel requires clarification
- Water/Sewer: Per Resolution 2018-12, this project requires a determination from Charlotte Water regarding extension/connection.

5. FYI OR REQUIRED ACTION

This analysis was produced for the April 29, 2019 Planning Board FYI. No action is required at this time. This project will come before the Planning Board again in May 2019 for review and comment as required by the DPO. At that time, board members will be asked to provide a consolidated set of formal comments that will be included as part of staff's technical review of the project.

7. HISTORY/NEXT STEPS

- Application/Preliminary Sketch Plan Submittal: May 2017
- Transportation Impact Analysis Completed: December 2017
- Master Plan Schematic Design Submittal: July 2018
- Planning Board Review & Comment: April 2019
- Public Input Session: April 2019
- Revised Master Plan Schematic Design Submittal: TBD
- Final Master Plan Submittal for Review/Approval: TBD

8. RESOURCES & ATTACHMENTS

ATTACHMENTS

- Master Plan Schematic Design – Version 5
<http://www.townofdavidson.org/1112/Potts-Development> (see “Documents” tab).

RESOURCES

- Davidson Planning Ordinance (2015): <http://www.ci.davidson.nc.us/DocumentCenter/View/8499>
- Comprehensive Plan (2010): <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>