



**TOWN OF DAVIDSON
PLANNING BOARD
Board Room
Davidson Town Hall
May 20, 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 April 29, 2019 Minutes
- V. B.O.C. LIAISON REPORT**
- VI. OLD BUSINESS**
 - (a) Mobility Plan Update
 - (b) Potts Street Residential Master Plan - Review & Comment
- VII. NEW BUSINESS**
 - (a) Tree Canopy Study Update
- VIII. OTHER ITEMS**
- IX. PERMIT ACTIVITY REPORT**
- X. PLANNING STAFF REPORT**
- XI. B.O.C. LIAISON SELECTION**
- XII. ADJOURNMENT**



Agenda Title: Review/Approval of the April 29, 2019 Minutes

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

ATTACHMENTS:

| Description | Upload Date | Type |
|----------------------------------|--------------------|-------------|
| □ April 29, 2019 Minutes - Draft | 5/16/2019 | Exhibit |

MEETING MINUTES

Planning Board
Town of Davidson, NC
April 29, 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: 6:02 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; Lindsey Williams; John Swope; Kate Barr
- **Absent Board Members:** None
- **Town Representatives:** Jason Burdette, 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 March 2019 Minutes.
- Motion to Approve: Kate Barr
 - Second: Ellen Donaldson
- Vote: 11-0 (Minutes Approved. Not Present at Vote: Williams)

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

VI. OLD BUSINESS:

- a. **Mobility Plan Update:** Mobility Plan Committee Chair Matt Dellinger provided an overview of recent events and the next steps in the process: That public comments and committee feedback were being consolidated and that once those edits are made the Planning and Livability Boards will review the draft plan. He noted that the draft plan is still available online for review and encouraged Mobility Plan Committee members to respond to the poll indicating their availability to meet and finalize feedback.
- b. **Comprehensive Plan Update:** Senior Planner Trey Akers provided an update regarding the *Shaping What's Next* workshop held on April 1-3. He described the engagement activities undertaken, noted that many of the participants were new to the process, and discussed the overall project schedule in the coming months.
- c. **Summers Walk Master Plan:** Planning Board Chair Matt Dellinger began by outlining the Planning Board's required action for the item: Issuing official comments related to the site plan to further guide technical review of the proposal by staff. Senior Planner Trey Akers presented an overview of the proposed master plan, with Matt Gallagher of Blue Heel Development (the applicant) covering the site history and highlights of conversations with the Summers Walk HOA. Akers noted that the project team had responded positively to each of the items raised by Planning Board

members in previous meetings: Adjustment of the proposed path to allow a fuller experience of the open space areas; increased traffic calming; clearer action on affordable housing (information provided to Davidson Housing Coalition); and, information about specimen trees on site. He also shared that through a revised site design a large specimen tree would now be saved and become a focal point of the development. Akers and Gallagher emphasized that a collaborative spirit had resulted in an improved plan, which Planning Board members commended. No further comments were offered by board members.

VII. NEW BUSINESS:

a. Potts Street Residential Master Plan - FYI Presentation: Planning Board Chair Matt Dellinger began by discussing the status of the master plan, noting that the proposal was currently in a lawsuit and that as part of that lawsuit the court had ordered for the town to fulfill the outstanding process requirements for reviewing the master plan. Planning Director Jason Burdette provided an overview of the proposal for 250 apartments on approximately 15 acres along Potts Street. He described the site context and evolution of plans before touching on highlights of the staff analysis. In the ensuing discussion, board members discussed the following:

- **Transportation:** The general topics covered in the Transportation Impact Analysis, including whether the Potts St. realignment was studied; proposed street connections and current status of each; fire access; whether the multi-use path easement across the YMCA property had been secured; and, the status of the NCDOT roundabout in Cornelius and the pedestrian/bicycle implications of that project in Cornelius and Davidson.
- **Housing:** The compatibility of the proposed buildings and parking areas with surrounding residences; the need for integration of the proposal into the surrounding community fabric to a greater extent and in a context-sensitive manner; the anticipated price-point of the apartments; and, whether affordable housing is required for multi-family development (no).
- **Environmental Impacts:** The requirements for an above-ground stormwater detention facility compared to the underground system proposed in earlier plans; and, the effects of the development on the existing tree canopy – including water quality (impervious coverage requirements were also touched on).
- **Overall:** The lack of creativity concerning numerous aspects of the proposed site and building designs; the need for greater continuity with surrounding buildings/context; and, the number of outstanding issues or clarifications required as listed in the staff analysis.

The Planning Board also received public comment on the proposal. Many of the public's comments reflected the Planning Board's earlier discussion. Topics included: Concerns about the lack of connectivity and vehicular traffic impacts; impervious coverage requirements of the Watershed Overlay District; water quality and ecosystem concerns; access to the lake via the western parcel and required easement; the siting and scale of the buildings, including height, as well as stepping up the scale of the buildings gradually as they move away from existing homes; the impact of the Potts St. realignment on the proposed park and open space areas; and, the importance of verifying the plan's details. Overall, members of the public noted that they are not opposed to development but would like to see a more collaborative effort by the landowner to produce a plan that more appropriately reflects the character of development in Davidson.

VIII. OTHER ITEMS: Senior Planner Trey Akers reminded board members and members of the public in attendance that the May Planning Board meeting would be held on Monday, May 20, 2019 due to the Memorial Day holiday the following week.

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

X. ADJOURNMENT: 7:49 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: Potts Street Residential Master Plan - Review & Comment

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 formal comments on the proposal.

ATTACHMENTS:

| Description | Upload Date | Type |
|---|--------------------|-------------------|
| ☐ Potts Street Residential - Staff Analysis | 5/20/2019 | Executive Summary |
| ☐ Potts Street Residential - Staff Review Comments | 5/17/2019 | Exhibit |
| ☐ Potts Street Residential - Public Input Session Report | 5/17/2019 | Exhibit |
| ☐ Potts Street Residential - TIA Letter | 5/17/2019 | Exhibit |
| ☐ Potts Street Residential - TIA Summary of Recommendations | 5/17/2019 | Exhibit |
| ☐ Potts Street Residential - Site Documents | 5/17/2019 | Exhibit |



STAFF ANALYSIS

Date: May 20, 2019
To: Planning Board Members
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

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 as soon as possible – this included scheduling a Public Input Session for Thursday, May 2, 2019 and the soliciting of the Planning Board’s comments during their scheduled review at their May 20, 2019 meeting.

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. Clarification as to how this proposal meets DPO 4.4.1 has been requested, especially since surrounding buildings have been documented in the National Register Historic District.

The proposal currently lacks a building presence along Potts St. – the front door to the development. As such, it does not appear to meet DPO 4.3.1.A.7, 4.3.1.B.1, which require plans to integrate existing and proposed streets into plans and contain buildings fronting such streets. 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 approved realignment of Potts Street has significant impact on the proposal's ability to comply with DPO standards. The realigned street shall be shown on the plans and accounted for when verifying DPO compliance.

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. However, per DPO 6.6.1, proposed developments must conform to adopted transportation plans: The lack of an additional connection to Catawba Ave. fails to meet the connectivity requirements identified in the Davidson Circulation Plan (Pg. 42); the connection to Catawba is required by the Transportation Impact Analysis (TIA).

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. However, the proposed plan does not accommodate the realigned Potts St. as required per DPO 4.3.1.A.7, 4.3.1.B.1. Nor is this omission consistent with DPO 6.6.1 or 6.6.3, which require developments conform to adopted transportation plans (see CRTPO's Comprehensive Transportation Plan, Inset D) and improve existing sub-standard streets.

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. The TIA was approved with conditions (DPO 6.10.4.B.2). Those conditions include:

1. The approved Potts Street realignment (U-5873) must be shown on all drawings and the impervious and requisite right-of-way improvements must be removed from all base calculations. This is determined to be a reasonable condition to ensure that the proposal will comply with all DPO standards.
2. Per the TIA recommendation, the connection to Catawba Ave. must be provided. Given the size of the development (250 units), two means of ingress and egress are imperative to reduce the burden on the existing infrastructure and secure public safety.
3. Per the TIA, the greenway to the western parcel shall be constructed. Appropriate documentation from the adjacent parcel owner detailing the intent to provide an easement is determined to be a reasonable condition of the TIA approval.
4. All payments-in-lieu must be made to the Town of Davidson prior to any final plat approval.
5. Payments directed to the Town of Cornelius (per the TIA) must be provided prior to the Town of Davidson approving any final plat. Appropriate documentation of such payment must be provided to the Town of Davidson.

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; It's not clear that the required greenway access has been or will be provided (DPO 6.5.3.B), or that lakefront access has been secured (DPO 2.2.4.E). The plan also

shows a five-foot sidewalk along Potts Street. Overall, the internal pedestrian connectivity appears to meet several requirements; however, additional clarifications or revisions are required to ensure that the following standards for sidewalks and paths are met: Mid-Block Crossings (DPO 6.5.3.A), Interior Sidewalks (6.8.1.E), Crosswalks (6.8.1.G), Greenway Routing (6.8.3.E), and Access to Parks (14.15.2.D).

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, which should help to create a buffered walking environment for pedestrians.

Concerning the parking areas, the approach of breaking the parking areas into smaller bays appears compliant with the DPO. 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 design and landscaping requirements. To that end, additional clarification is required to ensure that: The appropriate amount of bicycle parking has been provided and sited (DPO 8.3.1, 8.6.4.A, 8.6.6.A, 7.4.1.F.3) as well as factored into impervious coverage calculations; the design of the parking lots meets the placement (8.4.1.B), size (8.4.1.C), access (8.4.1.A, 8.4.1.D, 8.4.5), and landscaping requirements (9.6).

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. Clarification on these features has been requested.

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. However, there are a number of revisions and/or clarifications required to ensure the designated park areas meet requirements. These include: Making the park(s) a focal point of the development (DPO 7.4.1.A.2); ensuring the parks are adequately sized based not only on the minimum requirements but also on based on intended function (7.4.1.C.1, 7.4.2.A.D); providing adequate amenities and access (7.4.1.F.1, 7.4.2.A.E); and that future ownership and maintenance is clearly outlined (7.5).

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. The state watershed statute [NCGS 143-214.5(d2)(2)] only permits averaging on up to two non-contiguous parcels (the plans currently indicate three). 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. With anticipated plan revisions due to the Potts St. realignment, an opportunity exists to more fully integrate this facility into the project design as an organizing facet that is beautiful, rather than a utilitarian feature relegated to the periphery. Examples of such approaches include: Water St., Celebration, FL; Harbor Bend Rd./Harbor Isle Dr., Harbor Town, Memphis, TN; and, even Harbor Park Dr. in Davidson, NC.

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 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. Integration of the approved Potts Street alignment into the site is a minimum requirement to verify compliance with DPO standards. 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. Required connection to Catawba Ave. per the TIA.
- **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.
- Documentation: All applicable documentation requirements must be met.

5. FYI OR REQUIRED ACTION

This analysis was produced for the May 20, 2019 Planning Board meeting. Board members are 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 FYI: April 2019
- Public Input Session: April 2019
- Planning Board Review & Comment: May 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).
- Summary of TIA Recommendations

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>

POTTS ST RESIDENTIAL MASTER PLAN (LD# 376674)

Village Infill Planning Area

Staff Review Comments: EPM Cycle 5-B

5/17/19

Jason Burdette, Planning Director

STAFF REVIEW COMMENTS

Note: All references to the Davidson Planning Ordinance are abbreviated DPO and pertain to the ordinance in effect at the time of application submission (May 2017). Additionally, a response to each item below must be provided as part of the next plan submittal. If responses are not received as part of the next submittal, intake will not be performed and the documentation will not be reviewed.

SUMMARY

5/14/19

Overall, the documentation package requires numerous clarifications. Review comments are organized by Documentation Requirements and Ordinance Requirements, but at points significant overlap exists between these two sections. Staff will be able to clarify any review comments or ordinance requirements as needed throughout the process.

DOCUMENTATION REQUIREMENTS

1. **Environmental Inventory (DPO 14.15.1):** The following items require clarification or revision:
 - a. **Significant Vegetation (DPO 14.15.1.A):** An inventory documenting existing trees has been provided; thank you. However, a description (i.e. list) of significant trees exceeding 12 inches in diameter has not been provided, nor have the location of any specimen trees been identified.
 - b. **Natural Features (DPO 14.15.1.B):**
 - i. **Overall:** The following features need to be labeled, identified, or a statement confirming their applicability to plan must be provided: Lake Norman (label); conservation easements (confirm presence of on subject site as well as adjoining parcels); and, historic/cultural features (i.e. identified or statement describing any known features).
 - ii. **Main Parcel:** Natural drainage ways do not appear to have been identified. Note: These include features beyond perennial streams (i.e. intermittent and other types of drainage patterns).
 - iii. **Western Parcel:** The following features appear to apply to this parcel but have not been illustrated: Stream buffer; SWIM buffer; floodplain/floodway; and, soil types. Additionally, it is unclear whether the site contains any slopes exceed 20 percent.

- c. **Survey (DPO 14.15.1.C):** Although C-002 specifies that these properties lie within a regulated watershed, this information must also be reported on C-001.
- d. **Solid Waste (DPO 14.15.1.C):** Confirmation of any areas that have been used for the disposal of solid waste must be provided.

Action Required: Please revise the inventory (i.e. C-001) to address the tree/vegetation, natural features, survey, and solid waste requirements noted above. Note: For guidance on how to document the tree requirements, see the Mayes Hall Master Plan documents.

Application Response: XXXX

2. Survey (DPO 14.15.2.A): The following items require clarification or revision:

- a. **Survey Information:** In several instances it does not appear that the exact master plan boundaries are being utilized (i.e. just the Davidson portion of the assembled land area) or that the boundaries reflect current conditions (i.e. whether non-contiguous parcels may be included or the proposed Potts St. alignment).
 - i. **Eastern Parcel:** The survey distances on the North/South/West boundaries are unclear.
 - ii. **Western Parcel:** The survey distances on the North/West boundaries are unclear.
 - iii. **Main Parcel:** The survey distances on the South/West boundaries are unclear.
- b. **Notes:** It is unclear whether the site contains any existing easements or other significant features.
- c. **Water Courses:** The Environmental Inventory (EI) C-001 does not illustrate known wet areas/drainages on the site.
- d. **Parcel IDs:** The Master Plan C-002 does not clearly list the land area assigned to each parcel in the Zoning Code Summary.

Action Required: Please revise the plans to clarify the survey boundaries based on the exact project area, not the assembled parcel area. Additionally, clarify the features listed in b. Notes, the water features in c. Water Courses, and the land area associated with each Parcel ID.

Application Response: XXXX

3. Vicinity Map (DPO 14.15.2.C): The vicinity map is not to scale.

Action Required: Please revise the plans to illustrate a vicinity map to the correct scale.

Application Response: XXXX

4. Site Design (DPO 14.15.2.D): The following items require clarification or revision:

- a. **Streets:** As required by the DPO, proposed streets shall be shown. The approved Potts Street realignment significantly impacts the development's ability to comply with the DPO. Include the approved alignment and requisite right-of-way to verify compliance with the DPO.
- b. **Easements:**
 - i. **Greenway Easement:** Confirmation that the multi-use path easement connecting the main parcel to the western parcel has been secured must be provided.

- ii. **Temporary Construction Easements:** Based on the proposed site work, particularly for access to the western parcel as well as the grading for Public Street D, it is unclear whether any temporary construction easements from adjacent property owners are required.
- c. **Transit Facility Reservations:** It is unclear whether a transit stop has been provided or is required. Per DPO 6.5.3.D, projects with 100 or more units must be reviewed by CATS to determine whether the site merits a stop.
- d. **Building Setback Lines:** Setback lines have not been illustrated as required and it is unclear whether the buildings meet the setbacks listed in Table 2-12.
- e. **Building Labels:** The buildings have not been labeled for clear identification.
- f. **Open Space/Parks:**
 - i. **Consistent Depiction:** Open space has not been shown consistently between C-002 and C-003, with C-002 showing space in the southwest bend of Street A but neither diagram on C-003 showing this space.
 - ii. **Access Points:** Access to the Dog Park, including the types of facilities such as ADA features, has not been illustrated. Nor is it clear how the Neighborhood Park is designed to connect to the intended greenway as described in the Parks & Recreation Master Plan, per DPO 7.4.2.A.E.
 - iii. **Improvements:** Envisioned improvements (i.e. facilities/features) of the neighborhood park have not been illustrated or described.

Action Required: Please provide revised plans illustrating the approved Potts Street realignment, confirmed/needed easements; building set back lines; building labels (i.e. A, B, etc.); and the requested open space/parks information. Based on revisions and the anticipated unit count, TOD staff will contact CATS and request plan review for a stop.

Application Response: XXXX

5. Site Calculations (DPO 14.15.2.E): The following items require clarification or revision:

a. Acreage:

- i. **Sub-Parcel Acreage:** The acreage associated with each parcel has not been provided and it is unclear how the 15.4 total was reached (preliminary calculations suggest a total of 14.77 accurately reflects the included parcels).
- ii. **Acreage Considerations:** The plans do not appear to reflect the Potts Street realignment. The proposed realignment significantly impacts this development's ability to comply with the DPO. Also, the plans shall reflect that the western parcel's inclusion is contingent on dedicated access (easement) and Board of Adjustment approval through the Density Averaging process (DPO 17.8).
- iii. **Reporting:** In addition to acreage, the values must be listed in square feet due to the project's location in the critical area of the watershed.

b. Built-Upon-Area (BUA) Values:

- i. **Zone Labels:** As done on C-004, the specific zones listed in the Impervious Surface Areas table on C-003 should be labeled to clearly correspond to the related illustration (i.e. C: Building Footprints, etc.). Additionally, the "Other Surface" areas listed on C-004 should be illustrated on C-003.

ii. **Reporting:** As noted above, the values of the parcels must be listed in square feet on C-003 and C-004.

c. **Open Space Values:** Project Park Space and Undisturbed Open Space have been listed; however, a value for overall open space (of which those two categories are each a subset) has not been provided.

Action Required: Please revise the plans to clarify the acreage, square footage, BUA, and open space values and labels as noted above. Include the approved Potts Street realignment and verify compliance with DPO standards.

Application Response: XXXX

6. **Site Details (DPO 14.15.2.F):** The following items require clarification or revision:
- a. **Owner Address:** It is unclear whether the owner address as been listed. Note: In some cases, the owner may be different than the developing entity.
 - b. **Current Use:** It is unclear whether the current use has been identified.
 - c. **Names/Uses of Adjoining Property Owners:** It is unclear whether the names, uses, and zoning classification of adjoining properties have been listed.
 - d. **County Designation:** It is unclear whether the county has been listed in the title information.

Action Required: Please revise the plans to list the information noted above. For the Adjoining Owners information: This information should be presented in a table.

Application Response: XXXX

7. **Street Cross-Sections (DPO 14.15.2.G):** The current alignment and cross-section for Potts St. has not been provided.

Action Required: Please revise the plans to show the current alignment and cross-section.

Application Response: XXXX

8. **Timetable (DPO 14.15.2.H):** An estimated time table has not been provided. The Estimated Construction Date TBD is not sufficient to meet the ordinance requirement.

Action Required: Please revise the plans to list an estimated timeline.

Application Response: XXXX

9. **Topography (DPO 14.15.2.I):** Off-site topography has not been illustrated as required – 300’ at street connections and 50’ at all other points.

Action Required: Please XXXX

Application Response: XXXX

10. **Illustrative Renderings (DPO 14.15.2.J):** It does not appear that renderings have been provided as part of the application submittal package.

Action Required: Please provide illustrative renderings as described in the ordinance. Note: Renderings for all building types must be provided (i.e. the amenity building, too) and must illustrate the height (DPO 2.3.4.D, Table 2-11).

Application Response: XXXX

11. Restrictions (DPO 14.15.2.K): Any restrictions described in this part of the ordinance need to be described or confirm not present on the site via a note on the plan.

Action Required: Please revise the plans to include a note(s) about any restrictions.

Application Response: XXXX

12. Landscape Schematic Design (DPO 14.15.2.L): A Landscape Schematic Design has not been provided as required. Additionally, the Illustrative Landscape Plan (C-005) does not accurately portray the actual tree canopy along the norther/northeastern boundaries.

Action Required: Please provide a Landscape Schematic Design. Additionally, revise C-005 to illustrate actual or intended plantings.

Application Response: XXXX

13. Environmental Impact Statement (DPO 14.15.2.M): Confirmation of whether an EIS is required has not been provided.

Action Required: Please provide a completed EIS or confirmation from the appropriate entity that it is not required.

Application Response: XXXX

14. Watershed Protection Permit Application (DPO 14.15.2.N): A permit application and supporting calculations and plans in accordance with Section 17, Watershed Protection have not been provided.

Action Required: Please provide the required materials.

Application Response: XXXX

15. Water-Related Structures (DPO 14.15.2.E): It is unclear whether the western parcel will feature any structures requiring approval as described in the ordinance.

Action Required: Please clarify whether any structures requiring approval are envisioned.

Application Response: XXXX

16. Utility Easements (DPO 14.15.2.P): Please clarify whether permission from any utility providers is required.

Action Required: Please XXXX

Application Response: XXXX

ORDINANCE REQUIREMENTS

17. Lakeshore Public Access/Easements (DPO 2.2.4.E Additional Standards Bullet 4; DPO 6.3):

It is unclear whether the western parcel is intended for public access, as required. Nor is it clear whether access within the site or to the site (via easement) has been provided.

Action Required: Please clarify that the site will feature public access, including on-site facilities. Provide confirmation of the required easement to access the site.

Application Response: XXXX

18. Containment Devices (DPO 3.2.12): The site features waste containers and confirmation that the ordinance requirements will be met must be provided.

Action Required: Please provide confirmation that the ordinance requirements will be met, including the design/screening and space allocation requirements.

Application Response: XXXX

19. Site Design (DPO 4.3.1): The following items require clarification or revision:

- a. Pedestrian Way (DPO 4.3.1.A.2):** It is unclear whether all buildings front a primary street, central courtyard, or pedestrian way. Specifically, the building in the southwest bend of Street A does not appear to front any of these features.
- b. Multiple Entrances (DPO 4.3.1.A.3):** It is unclear whether all buildings that front multiple streets feature multiple building entrances on each fronting street.
- c. Front Existing Street (DPO 4.3.1.A.7, 4.3.1.B.1):** It does not appear that any buildings front Potts St., as required. As an existing street, it (including the approved alignment) must be integrated into the plan and include buildings fronting it.
- d. Retaining Walls (DPO 4.3.1.D):** It is unclear whether retaining walls will be used on site and, if so, whether their design meets ordinance requirements.
- e. HVAC Locations (DPO 4.3.1.E.2):** The location of mechanical equipment is unclear, as is whether their footprint has been included in the impervious coverage calculations as Other Surfaces.

Action Required: Please revise the plans so that the site design issues noted above are addressed; include the approved Potts Street realignment on the plans. Include clarification regarding the retaining walls and HVAC locations.

Application Response: XXXX

20. Building Design Standards (DPO 4.4.1): The ordinance notes that prevalent architectural features should be compatible with the surrounding neighborhood, especially where such features are well-documented and valued. Several properties adjacent to the site and in the vicinity are listed in the [National Register Historic District](#).

Action Required: Please describe how the proposed architectural design is consistent with the ordinance description.

Application Response: XXXX

21. Unit Entrances (DPO 4.5.4.B): Multi-family buildings require certain features on the first floor that connect occupants to the public realm.

Action Required: Please describe how the proposed buildings meet the requirements.

Application Response: XXXX

22. Subdivision & Infrastructure Standards (DPO 6.1 Bullet 9): The ordinance standards are intended to coordinate proposed development with existing or planned streets and with other public facilities.

Action Required: Please describe how this project is consistent with the ordinance description, including its integration of the approved Potts Street realignment.

Application Response: XXXX

23. Required Improvements (DPO 6.3.1): The following items require clarification or revision:

a. Public Water/Sewer Required: A determination from CLT Water concerning whether the project is classified as an extension or connection has not been made.

b. Easements: It is unclear whether all required easements have been illustrated or confirmed (i.e. multi-use path connecting to western parcel), or how they will be administered per DPO 6.12.1.

Action Required: Please provide a determination from CLT Water concerning the project's status as a connection or extension. Additionally, clarify easements as described above.

Application Response: XXXX

24. External Street Connections (DPO 6.5.1.E, F.1): The plan illustrates multiple street connections that appear to meet the ordinance requirements. Based on the surrounding site conditions, the north/northeast connection can be removed due to existing development outside the site. The northwest connection illustrated for Street C should continue to be shown as it is depicted in the Davidson Circulation Plan (Pg. 42), as should both connections for Street C. Specifically, this includes a connection to Catawba Street, as required by the Transportation Impact Analysis (TIA).

Action Required: Please revise the plans to remove the north/northeast connection and include a connection to Catawba Street.

Application Response: XXXX

25. Intersections (DPO 6.5.2.A): The following items require clarification or revision:

a. Angle (DPO 6.5.2.A): It is unclear whether the intersection of Streets B-C meets the ordinance requirements.

b. Curb Radii (DPO 6.5.2.A): It is unclear whether the curbs meet the ordinance requirements.

Action Required: Please confirm that the Streets B-C intersection and all curbs meet requirements.

Application Response: XXXX

26. Pedestrian, Bicycle, & Transit Connections (DPO 6.5.3): The following items require clarification or revision:

a. Pedestrian Routes (DPO 6.5.3.A): It is unclear whether the mid-block crossing requirement has been met for the northernmost block featuring two multi-family buildings facing Street B.

b. Greenway Access (DPO 6.5.3.B, 6.8.3.D):

- i. Western Parcel Access:** It is unclear how the proposed multi-use path connects to as well as within the western parcel since no easement has been granted and no facilities on the parcel are shown.
- ii. Connector Width:** It appears that connector facilities a minimum of 6' are required from the buildings to the greenway along the southern boundary, but it appears that only 5' sidewalks have been provided.
- iii. Park Access:** Access to the Neighborhood Park and Dog Park is unclear.

Action Required: Please provide revised plans illustrating that the access/easement requirements described above have been met. Note: All hardscape surfaces must be accounted for in the impervious coverage calculations.

Application Response: XXXX

27. Implementation of Street Standards (DPO 6.6): The following items require clarification or revision:

a. Transportation Plan Conformity (DPO 6.6.1): It is unclear whether the proposed plan meets the ordinance requirements to conform to adopted transportation plans. Specifically, the plan does not accommodate the approved Potts Street section and improvement illustrated in the CRTPO Comprehensive Transportation Plan (Maps, Inset D), adopted January 2017. Link:

<http://www.crtpo.org/PDFs/ComprehensiveTransportationPlan/DraftMaps/CRTPO%20Highway%20Map%20Sheet2D.pdf>

b. Existing Substandard Streets (DPO 6.6.3): The proposed plan does not incorporate the Potts St. realignment nor reflect the required right-of-way dedication or facility improvements associated with this realignment.

Action Required: Please revise the plans to reflect the approved Potts Street realignment, cross-section, and requirement improvements.

Application Response: XXXX

28. Interior Sidewalks (DPO 6.8.1.E): It is unclear whether interior sidewalks have been provided at all appropriate locations, including: Connecting across Street A between the two northernmost buildings at their northern point; from the building in the southwest corner of Street A to the street in its more southern area; and, from the south westernmost building to the multi-use path on its western side.

Action Required: Please revise the plans to meet the interior sidewalks requirement.

Application Response: XXXX

29. Crosswalks (DPO 6.8.1.G): Crosswalks have not been identified.

Action Required: Please revise the plans to identify crosswalk locations.

Application Response: XXXX

30. Greenway Topography (DPO 6.8.3.E): It is unclear whether the multi-use path along the southern boundary has been design per the ordinance. Specifically, there are several notable trees (one of 24") that do not appear to have been considered in routing the path.

Action Required: Please revise the plans to acknowledge the existing site conditions.

Application Response: XXXX

31. Transportation Impact Analysis Review (DPO 6.10.4.B): The Planning Director has provided a negative recommendation to the project based on the reasons described in "XXXX."

Action Required: Please revise the plans to accommodate the Planning Director notes.

Application Response: XXXX

32. Open Space vs. Park (DPO 7.1.2.A): Per the earlier Open Space Values comment, the extent of overall open space (including undisturbed open space and park areas) is unclear.

Action Required: Please remove the approved realigned Potts Street from base calculations and verify compliance with DPO standards.

Application Response: XXXX

33. Park Standards (DPO 7.4): The following items require clarification or revision:

a. Focal Point (DPO 7.4.1.A.2): As the site is adjusted to factor in the Pott St. realignment, the requirement that parks shall serve as focal points for the development and town should be kept in view.

b. Size & Dimensions (DPO 7.4.1.C.1): C-002 lists the Total Project Park Space as 1.21 Acres and notes the minimum park size and location requirements. However, it is unclear whether this includes all areas labeled as parks – Neighborhood and Dog – or just Neighborhood Park. Additionally, it is unclear whether these facilities independently meet minimum design requirements for their size and shape (or if they are intended to). DPO 7.4.2.A.D. requires that parks be a minimum of 0.5 acres in size, with the Planning Director able to ensure that park size is appropriate to the intended function.

c. Minimum Amenities (DPO 7.4.1.F.1): The plans do not provide an idea of the amenity requirements for the parks will be met. Features such as seating and tables, active or passive recreational features, and access must be shown for the Neighborhood Park. For the Dog Park, additional considerations include: Fencing with double-gated entry (for animal leashing as well as to facilitate wheelchair access); cleaning supplies (including dog waste stations and waste bags); shade and water for both dogs and owners; adequate drainage.

d. Access/Connection (DPO 7.4.2.A.E): It is unclear whether the proposed Neighborhood Park design meets the greenway connectivity requirements set forth in the Parks & Recreation Master Plan.

e. Maintenance (DPO 7.5): The intended long-term responsibility for the park areas should be clarified based on the options listed in the ordinance.

Action Required: Please include the approved realigned Potts Street from base calculations and verify compliance with DPO standards.

Application Response: XXXX

34. Parking – Amount Required (DPO 8.3.1): The following items require clarification or revision:

- a. Vehicular:** The parking lot area totals have been illustrated; thank you. However, the overall total has not been provided
- b. Bicycle:** The amount of bicycle parking as been listed on C-002 and appears sufficient in terms of quantity for the residential uses; thank you. However, it is unclear whether sufficient bicycle parking has been provided for the Neighborhood Park (DPO 7.4.1.F.3).

Action Required: Please revise the plan to list the overall amount of parking provided and confirm whether sufficient bicycle parking has been provided for the Neighborhood Park.

Application Response: XXXX

35. Parking – General Design (DPO 8.4.1): The following items require clarification or revision:

- a. Curb Cuts (DPO 8.4.1.A):** The width of the curb cuts to parking areas from streets must be clarified.
- b. Parking in Front of Facade (DPO 8.4.1.B):** It appears that off-street parking adjacent to Street C has been placed in front of one of the building facades (i.e. the Type 3 building on the east side of Street C).
- c. Parking Area Size (DPO 8.4.1.C):** It is unclear whether one sub-set of the main parking area has been sufficiently broken up, which is required since it exceeds 36 spaces.
- d. Entrance Driveway (DPO 8.4.1.D):** The entrance driveway widths must be clarified.
- e. Parking Lots Over 100 Spaces (DPO 8.4.1.K):** It is unclear whether the main parking area exceeds 100 spaces. Note: Parking lots over 100 spaces must use low impact development practices (DPO 8.4.8.B).

Action Required: Please revise the plans to address the items noted and/or provide clarification where requested.

Application Response: XXXX

36. Pedestrian Access (DPO 8.4.5): It appears that one portion of the main parking area exceeds 36 spaces, but the appropriate pedestrian infrastructure has not been provided within the area to move pedestrians through the parking lot.

Action Required: Please revise the plans to illustrate that the pedestrian access requirement for the identified parking area has been met.

Application Response: XXXX

37. Bicycle Parking (DPO 8.6): The following items require clarification or revision:

- a. Bicycle Covering (DPO 8.6.4.A):** It is unclear whether at least 50 percent of the short-term parking spaces have been covered as required. Note: If more than 10 short-term spaces are required at least 50 percent must be covered.

b. Racks (DPO 8.6.6.A): It is unclear what type of surface(s) have been envisioned for racks.
Note: Racks must be secured on hard surface (and this must count towards impervious coverage calculations).

Action Required: Please revise the plans to illustrate that the bicycle parking requirements have been met. Ensure that the hardscape areas are accounted for in impervious coverage calculations.

Application Response: XXXX

38. Driveway Visibility (DPO 8.7.2.A.1): With the realignment of Potts St., note that driveway visibility to/from parking areas must be factored into the plans where applicable.

Action Required: Please XXXX

Application Response: XXXX

39. Tree Planting Requirement (DPO 9.3.1.A): The Landscape Schematic Design must confirm that the minimum tree planting requirements specified in Table 9-1 are been met.

Action Required: Please XXXX

Application Response: XXXX

40. Tree Preservation Requirements (DPO 9.3.2.B): Sufficient information has not been provided to determine whether items A.1-4 have been met. Revised documentation must confirm these requirements have been met, and the Potts St. realignment must be factored into the calculations.

Action Required: Please revise the documentation to confirm that the requirements are met. Per DPO 9.3.2.B.1, please note that the decision as to which trees to save shall be jointly made.

Application Response: XXXX

41. Parking Area Landscaping (DPO 9.6): The following items require clarification or revision:

- a. Interior Parking Lot landscaping (DPO 9.6.1.D):** It appears that one sub-lot area exceeds 36 spaces and is therefore subject to the enhanced landscaping requirements.
- b. Perimeter Parking Natural Buffers (DPO 9.6.2.F):** Note that natural areas adjacent to parking areas must remain undisturbed.
- c. Landscape Islands (DPO 9.6.3.A):** It is unclear whether a minimum 8' width has been maintained in the planting area of the parking lot exceeding 36 spaces.

Action Required: Please revise the plans to meet the landscaping requirements noted above.

Application Response: XXXX

42. Additional Requirements (DPO 9.4-9.7): As the plans evolve, there will be additional criteria that come to the fore. Please note that future plans, including the Landscape Schematic Design, will need to carefully consider the following sections' requirements: 9.4 Street Trees, 9.5 Site Landscaping, 9.6 Parking Lot Landscaping, 9.7 Screening.

Action Required: Please revise the plans as necessary to meet the applicable requirements.

Application Response: XXXX

43. Lighting (DPO 10): The approach to lighting – in particular perimeter lighting – is unclear.

Action Required: Please provide a description of the project team’s initial thoughts on addressing the various lighting requirements.

Application Response: XXXX

44. Watershed Overlay District (DPO 17): As noted in the Site Calculations comments within the Documentation Requirements section, the impervious coverage values must be clearly accounted for. Additionally, the approved Potts Street realignment and associated ROW improvements must be removed from the base parcel calculations.

If the development program exceeds 50 percent impervious coverage, then Density Averaging will be required per DOP 17.8. Note: Per the DPO and statutory requirements, the Density Averaging process permits up to two non-contiguous properties to average impervious coverage. Currently, it appears that the calculations consider three parcels, which exceeds the allowance.

Action Required: Please revise the plans to include detailed impervious coverage calculations compliant with the DPO.

Application Response: XXXX

Potts Street Residential Public Input Session Report
Provided by the Applicant's Representative

A public input session for the Potts Street Residential project was held on Thursday, May 2, 2019 from 5:00 – 7:00 p.m. at Davidson Town Hall, Town Board Meeting Room.

Attachments

- A. Community Meeting Notice – A copy of the Community Meeting Notice and mailing list is attached hereto as Exhibit A.
- B. Press Release – A copy of the press release is attached hereto as Exhibit B.
- C. Signage – A copy of the text of the posted signage is attached hereto as Exhibit C.
- D. Presentation – A copy of the Applicant's presentation is attached hereto as Exhibit D.
- E. Sign Up Sheet – A copy of the sign-up sheet from the public input session is attached hereto as Exhibit E. 49 members of the public attended the public input session.
- F. Comment Cards – Copies of comment cards are attached hereto as Exhibit F.

Public Information Comments and Responses

Comments and responses are grouped by subject category.

COMMENTS REGARDING TRANSPORTATION.

- 1. Comments regarding the TIA:
 - a. The Transportation Impact Analysis was completed in the summer when school was out and people were on vacation.
 - b. Concerns about accuracy of TIA and the basis of the considerations.
 - c. Was the Potts realignment considered in the TIA?
 - d. What does Crescent plan to do to improve the intersections and connections impacted by the project?
 - e. Is there an expiration date on the TIA?
 - f. The TIA showed a multi-use path up Potts St. and into Davidson, in light of the fact that this is an historic area and path cannot go through the historic area, will your TIA be revised?
 - g. Has the TIA been approved by the Town and does it need to be approved by the Town Board? Cornelius set a payment in lieu amount much higher than Davidson's and this doesn't seem fair. When will the payment in lieu be made and is it still up to the town planner to decide on payment in lieu or improvements?

RESPONSE: Traffic counts were conducted on June 1, 2017 while Charlotte-Mecklenburg Schools were still in session. The TIA analysis was completed in December 2017. Planning Staff coordinated and outlined the analysis required by the TIA and all TIA issues have been resolved. The TIA is in compliance with the requirements of both NCDOT and the Town of Davidson and the scope for the study was formalized through a MOU (Memorandum of Understanding). The TIA considered 6 analysis scenarios which included the Potts-Beaty-Sloan project. All TIA issues have been resolved. The Town has not formally accepted the TIA. The approved TIA recommendations will be followed. The TIA will not expire during the application process of this

Commented [TA1]: TOD: There are Conditions of Approval outlined in the TIA Acceptance Letter that must be fulfilled prior to plan approval.

plan. The TIA is not required to be approved by the Town Board. No changes are required to be made to the master plan as a result of these comments.

2. Comments regarding roundabout:

- a. Where will the final location of the roundabout be in relation to the project?
- b. Concern about other NCDOT roundabout projects that have failed.
- c. How long has the Town known about the Potts Street realignment project?

RESPONSE: Final designs for the roundabout have not yet been completed by NCDOT. No changes are required to be made to the plan as a result of this comment. Applicant is not aware of any failed roundabout projects. In November of 2017, NCDOT presented three alternative conceptual designs for the Potts Street realignment to the Town of Cornelius and the Town of Cornelius approved the conceptual design containing the roundabout in November of 2017.

3. Comments regarding stubs and capacity:

- a. Town lacks the infrastructure to support the project.
- b. Potts St. does not have the capacity and the connection to Davidson Street was removed from the plan.
- c. Stubs shown are to Mike Orlando's home, a second stub is through church property and a third is through someone else's property.
- d. Why was there not a stub to the boundary of the Athertons' home?
- e. Stubs should be shown in other locations. Why does the site plan have only one entrance and exit?

RESPONSE: The locations of stubs are a result of input and comments from Town Planning Staff over five sets of reviews and the Davidson Street connection was removed when the Cornelius property was removed from the plan. The proposal to move a stub to the Athertons' property or other locations will not be made because they would require major changes to the plan layout that are not feasible given the current plan constraints as a result of Staff comments. No changes are required to be made to the plan as a result of these comments.

4. Comments regarding NCDOT land acquisition:

- a. Will the Applicant be reimbursed when the land is taken to build the Potts St. extension?
- b. Has NCDOT already condemned that land?
- c. Is NCDOT a party to the litigation?

RESPONSE: NCDOT has not condemned any property for a future roundabout and is not a party to the litigation between the Town and the Applicant. At such time as NCDOT begins acquiring right of way, to the extent any portion of the proposed right of way is on the Applicant's property at that time, the acquisition will go through the normal NCDOT acquisition process.

COMMENTS REGARDING CULTURAL CONTEXT.

- 1. Comment was made that Crescent is an invading force, with no respect for the culture and customs and not an ally working with the neighbors.

RESPONSE: No changes to the plan are required as a result of this comment. This comment does not call for specific changes to the plan.

- 2. Impervious plan disrespects the land.

RESPONSE: No changes to the plan are required as a result of this comment.

Commented [TA2]: TOD: The TIA has been accepted per the Acceptance Letter; however, there are Conditions of Approval outlined in the TIA Acceptance Letter that must be fulfilled prior to plan approval.

Commented [TA3]: TOD: There are Conditions of Approval outlined in the TIA Acceptance Letter that must be fulfilled prior to plan approval.

Commented [TA4]: TOD: There are Conditions of Approval outlined in the TIA Acceptance Letter that must be fulfilled prior to plan approval, including site design revisions as a result of the Potts St. realignment.

Commented [TA5]: TOD: This statement requires confirmation.

Commented [TA6]: TOD: Staff Review Comments have been updated to not require the NE extension due to existing development. However, there are Conditions of Approval outlined in the TIA Acceptance Letter that must be fulfilled prior to plan approval, including the completion of the Catawba Ave. connection.

3. No mix of housing types is provided with a mix of economic viability. Want to see a mix of housing – not just apartments, with more integration and harmonization into existing single-family neighborhood.

RESPONSE: The Applicant can no longer provide a mix of housing types within the project because there is no longer room for a mix of housing types [due to plan constraints resulting from Staff input and comments over the course of five reviews]. However, the proposed rental housing will add to the diversity of housing options within walking distance of downtown Davidson. No changes will be made to the plan as a result of these comments.

Commented [TA7]: TOD: The Davidson Planning Ordinance permits a variety of building types within the Village Infill Planning Area. The ability of a project to provide a mix of housing types is contingent on a variety of factors, including a landowner's proposed aims for a site.

4. Maybe this could go closer to Exit 30 and take into account everyone's concerns.

RESPONSE: This change will not be made to the plan because the property is located in the location currently shown on the plan.

5. A guiding principal of Davidson is to look like the surrounding buildings, so why don't apartment buildings look like single-family farm house style buildings?

RESPONSE: [These proposed changes will not be made] to the plan because the flat roof three-story buildings are a result of the height requirements of the Town's Planning Ordinance and the plan constraints due to the Town's requirements and comments through five sets of revisions.

Commented [TA8]: TOD: The Davidson Planning Ordinance requires the consideration of context, particularly for documented buildings of value. Staff has requested an explanation of the proposed design's consistency with adjacent properties located within the National Register Historic District.

6. This feels like it is being forced down our throats, and there were many attempts at communication with Crescent and were repeatedly ignored, so Applicant is strongly encouraged to work with the neighbors. There are a lot of facts and databases that say this project cannot happen. Work with us. Fight us, you will lose and it will be a long, hard-fought battle.

RESPONSE: This comment does not require a change to the plan.

7. Everyone against this project has legitimate concerns. The general consensus is that nobody is against development, they are just opposed to how this has gotten to this point. After the developer reviews the negative response from this meeting, is their commitment to stay in town and do something that is more conducive to fitting in town or is it to plow ahead with this? There is nothing about this project that is remotely similar to or complimentary of anything in Davidson. There has been a total lack of concern and compassion towards adjoining property owners, a twisted outcome as it pertains to density averaging, open space, tree canopy and traffic impact. A re-worked, less dense and more diverse project would go a long way in acceptance and healing.

RESPONSE: This plan is at this point because it has changed over the course of five cycles of reviews and comments from Town Planning Staff. Crescent is committed to providing a project that complies with the Davidson Planning Ordinance. [During plan review comments, Town Staff commented that the master plan was in keeping with the surrounding built area].

Commented [TA9]: TOD: This statement requires confirmation.

8. Comment was made that in light of constitutional rights, one can enter a community holding constitutional rights saying I can do this because of my rights, or they can come in and say that I would like to make money but I would also like to help out the community by reducing the density of this project even though permitted by the Ordinance.

RESPONSE: The Applicant has worked through five rounds of comments and the current plan is [the result of input and requirements of the Town]. No changes will be made to the plan as a result of this comment as it does not call for specific changes to the plan.

Commented [TA10]: TOD: Revision is required: "...the current plan is the result of input from a number of parties, agencies, and Davidson Planning Ordinance requirements."

9. Another developer whose company offered to buy the property stated that he reached out to Crescent multiple times as an owner of contiguous property. He said Crescent never

responded, so it is not a fair assessment to say that Crescent worked with him or other neighbors. He also said density averaging is a difficult subject. He tried to get it done in one of his projects but it was denied, and can't see how this works. He says that this project just feels bad, and the spirit of Davidson used to be that this is a special place with cool projects.

This is just a developer trying to maximize profits.

RESPONSE: The Applicant has worked through five rounds of comments and the current plan is the result of input and requirements of the Town. No changes will be made to the plan as a result of this comment as it is not specific regarding plan changes.

10. Questions were asked as to why affordable housing is not provided. Please provide affordable housing.

RESPONSE: The Ordinance doesn't require affordable housing to be provided in a rental property.

Commented [TA11]: TOD: Revision is required: "...the current plan is the result of input from a number of parties, agencies, and Davidson Planning Ordinance requirements."

COMMENTS REGARDING JURISDICTION.

1. Comment: This parcel is unique because it falls in the unincorporated area of Cornelius and Davidson, does the unincorporated area of Cornelius have different zoning?

RESPONSE: This project is not in the unincorporated jurisdiction of Cornelius. A portion of the property is in the Town limits and a portion in the unincorporated jurisdiction of Davidson. No changes are required to be made to the plan as a result of this comment.

2. Comment: Cornelius already disapproved the plan. Why are you moving forward with this plan? Why was property removed from Cornelius?

RESPONSE: Cornelius does not have jurisdiction in Davidson. No changes are required to be made to the plan as a result of this comment.

Commented [TA12]: TOD: Clarification is required: "...Town of Davidson limits..."

Commented [TA13]: TOD: Clarification is required: "The intended development area has been located solely within the Town of Davidson jurisdiction."

COMMENTS REGARDING PLAN.

1. **Building Location.**

- a. One of Davidson's principals is that the main building will face the main road, so orient the buildings toward Potts.
- b. Move two apartment buildings in the middle out of that area to allow for parking.
- c. Since the future Potts realignment as it is currently estimated would cut right through the clubhouse and open space, move the parking area to the middle and put a park area to the outside of the property and maybe add a recreational trail around the property
- d. Townhomes would also fit well on the corner of the property. Parking lots should be on the interior and not the periphery.
- e. What changes would Crescent be willing to make?

RESPONSE: The current plan is a result of five cycles of Staff comments which have constrained the plan as currently shown. Building orientation and type is provided in compliance with the Davidson Planning Ordinance and in accordance with Staff comments. Buildings do front the newly proposed public streets within the development and comply with the Ordinance.

Commented [TA14]: TOD: Revision is required because the current site design does not comply with DPO 4.3.1.A.7, which requires existing streets to be integrated into the development.

2. **Impervious and BUA Calculations.**

- a. Is the non-adjacent parcel on the lake included in the calculations?

- b. State law for watershed BUA in NC says you have to use what is called averaging when a parcel's area is included in the BUA. They need to go through this averaging process. How come they did not have to go through this averaging process?
- c. Sliver across from Potts St. - was this included in the impervious area calculations?
- d. On the plan, why does it look like there are 2 non-contiguous parcels, on the lake and across from Potts St. Why did they not develop anything on those parcels?
- e. Why are there 3 different parcels as shown on the map? Why are they non-contiguous?
- f. Why did they purchase this property if they weren't going to build?

RESPONSE: These comments do not require changes to the plan, but are related to matters in ongoing litigation.

Commented [TA15]: TOD: Clarification regarding the stated impervious coverage values and use of contiguous properties has been requested. If the calculation of impervious coverage values does not meet Davidson Planning Ordinance requirements or state statute, revision will be required.

3. Watershed.

- a. When project started in 2017, Crescent needed to get 2 stream exemptions, are there streams on the property?
- b. Why did they need to get 2 exemptions of the property?
- c. Were there studies done on environmental and stormwater impacts?

RESPONSE: The developer completed all of the requirements that are imposed by the Town's Planning Ordinance and Mecklenburg County Land Development. No additional studies will be performed.

Commented [TA16]: TOD: Revision is required: The question has not been answered.

4. Parking Lot Location.

- a. Comment was made that Davidson's Ordinance says that adjacent to parking lots there has to be lighting and buffer considerations. Woods are empty and buffer area should buffer against parking lot lights going into houses.
- b. Was there a light pollution study done that is online?
- c. Can parking lots be located in the center of the development and not the periphery?

RESPONSE: The Applicant intends to provide a voluntary 25' vegetated buffer that will be preserved and maintained by the property owner as common open space. The Davidson Planning Ordinance does not require a light pollution study to be commissioned by Applicant, but does have lighting requirements with which the project will comply, including the installation of a voluntary 25' buffer. No new studies will be performed and no changes are required to be made to the plan as a result of these comments.

Commented [TA17]: TOD: All Davidson Planning Ordinance buffer requirements must be met. Revisions will be required if requirements are not met.

5. Park Dedication. Comment was made that, assuming that this property doesn't get approved, property owner should donate it to be a park.

RESPONSE: This comment does not require a response on the plan.

6. Tree Coverage. Comment was made that it is deceptive for the illustrative plan to show the trees as a buffer when the actual land does not have trees there.

RESPONSE: In Cycle 6, the areas on the illustrative plan showing trees on the exterior of the property will be adjusted to show only existing aerial outside of project boundaries.

7. Lake Elevation. Comment was made that there are some projections that lake will rise and affect future of the project, how will that affect the plan?

RESPONSE: At the time of the application, there were no alterations to the lake level and no change is required to the plan as a result of this comment.

8. Lake Runoff. Comment was made that there could be possible runoff in the lake from stormwater. Residents on Lake Norman in Cornelius do not want runoff of oil and other

substances that will affect kayaking and other lake activities. Can residents see the environmental studies?

RESPONSE: Developer completed all of the requirements that are imposed by the Town's Planning Ordinance. No additional studies will be performed.

Commented [TA18]: TOD: Revision is required: The question has not been answered.

9. **Future NCDOT Roundabout Project.**

- a. The future roundabout road through the property is not being added to the project's requirements for tree save, BUA and impervious areas. Please resubmit a plan that includes the Potts Street re-alignment and the recalculation of the BUA, tree save and any other effected elements related to the ordinance.
- b. Where is the dog park going if Potts Road is realigned?
- c. Will the next version of the plan show the future Potts realignment?

RESPONSE: NCDOT has not approved a final location and no right of way acquisition has been commenced. The Cycle 6 master plan will not include or count in its impervious, open space, BUA or tree calculations NCDOT's current draft roundabout design or changes to the dog park location because NCDOT's plans are not final and Applicant is not required to show or count the current draft location or to construct or dedicate NCDOT roads.

Commented [TA19]: TOD: There are Conditions of Approval outlined in the TIA Acceptance Letter that must be fulfilled prior to plan approval, including site design revisions as a result of the Potts St. realignment.

10. **Fire Access.** Comment was made that fire access failed 5 times in the past.

RESPONSE: As the plan evolved through the five cycles of reviews based on Town Planning Staff comments, roads were shifted and modifications made to accommodate the requested Staff changes. The current fire access location has been approved by the Fire Marshall and LUESA Land Development. No change will be made in the 6th cycle to the plan as a result of this comment.

11. **Density.** Would it be accurate to say that from the first submission of the plan to the latest version, because of the change in apartments from town houses, has the density of the project increased from the beginning until now?

RESPONSE: The first version of the plan showed 276 apartments and contained 19 townhomes on approximately 15 acres. There are now 250 apartments on the approximately 15 acres, after the five revisions, but the plan contains no townhomes.

Commented [TA20]: TOD: Revision is required: The question has not been answered. A response utilizing units/acre must be provided.

12. **Detention.** Can buildings be built on area with below ground detention? How has the land area been reduced due to above ground detention?

RESPONSE: Yes, property can be developed in areas that contain below ground detention as long as the development is designed to allow maintenance and repair. So, requiring above ground detention further constrains the plan. No changes to the plan will be made as a result of this comment.

13. **Greenway.** What will Applicant do if they are unable to obtain a greenway easement from the YMCA to the lake parcel?

RESPONSE: The master plan will conform with the requirements of the Davidson Planning Ordinance.

Commented [TA21]: TOD: Revision is required: "...will conform with to the requirements of the Davidson Planning Ordinance, which includes access to and preservation of lakefront areas."

COMMENTS REGARDING PROCESS.

- 1. Plan evolution comments:
 - a. Why were there five revisions to the plan?
 - b. Why were the townhomes removed from the original plan?
 - c. Why was the connection to Davidson Street removed from the plan?

d. How has the land area been reduced?

RESPONSE: Over the five review cycles, Staff comments and requirements have added constraints that have changed the plan. Applicant proposed townhomes in the first, second, third and fourth iterations of the master plan, but due to the impacts of a number of varying Town Planning Staff comments, the townhomes were removed.

2. Will there be another version of the plan submitted after the Public Input Session?

RESPONSE: Yes, a Cycle 6 revision will be submitted.

3. Will the Public Input Session report include a report of the Planning Board?

RESPONSE: No, the Public Input Session report includes a list of comments that were incorporated into the plan and a list of comments that were not and why not.

4. How many of the 10 people from the public who spoke at the Planning Board spoke in favor of the project?

RESPONSE: The 10 people who spoke at the Planning Board meeting were not in favor of the Potts Street Residential project.

5. Has Crescent closed on the property?

RESPONSE: No, the current owner of the property is Davidson Acquisition Company, LLC (See Applicant's presentation attached as Exhibit D).

6. When can we expect the public input session report?

RESPONSE: The first draft is scheduled to be submitted to the Town for review by May 9th.

7. Is the court's opinion on the Town's website?

RESPONSE: No, it is not.

8. Would it be possible to give a summary as to what the court's rationale was?

RESPONSE: The court ruled against the Town in a motion for partial summary judgment and ordered the Town to continue with the master plan process.

9. Is the court's order based on a procedural or substantive issue?

RESPONSE: That is a litigation matter.

10. The Master Plan has a sunset period in the Ordinance. Will this process keep going if it is in litigation? Is there a tolling of the plan due to the litigation?

RESPONSE: That is a litigation matter.

11. Will Applicant be building apartments on area surrounding to the Property?

RESPONSE: No.

12. What is the process between the first and fifth submittal?

RESPONSE: There is a 21- business day review period once it is submitted to EPM and the Town and the County come back with comments and then those comments are reviewed and addressed by the Applicant and resubmitted. And if there are new comments or comment changes, re-submittals must be made.

Commented [TA22]: TOD: The Davidson Planning Ordinance permits a variety of building types within the Village Infill Planning Area. The ability of a project to provide a mix of housing types is contingent on a variety of factors, including a landowner's proposed aims for a site.

COMMENTS REGARDING ARCHITECTURE.

1. Comment was made that Village Infill height is 32 feet and somewhere in the process the ordinance was revised to exclude the parapet and not to be included in the roof height. The low point of the roof is actually 32 feet and other points will be higher than the 32 feet minimum. The parapet sticks up 5 feet higher and this does not appear to meet the ordinance.

RESPONSE: No changes will be made as a result of these comments because building heights will meet the DPO requirements.

2. Comments:

- a. Architecture does not fit with the surrounding property and to fit in with the surrounding as-built area, the buildings need to be single-family buildings, they need to have pitched roofs, they need to be on large lots and they need to look like the single-family farmhouse building type surrounding the property to fit in with the neighborhood.
- b. One comment suggestion was to think about adding another story and getting rid of some of the building footprints.
- c. Comment was made that this plan doesn't look like Davidson and is not reflective of the surroundings, where there are single family homes with half acre lots around the perimeter.
- d. Suggestion was made that maybe the apartments could be a lower height.

RESPONSE: The building style and height meet the Ordinance requirements. Four story buildings are not allowed by the Ordinance, so this change will not be made to the plan. The current plan is the result of five rounds of revisions made in response to Staff comments and requirements.

Commented [TA23]: TOD: The Davidson Planning Ordinance requires the consideration of context, particularly for documented buildings of value. Staff has requested an explanation of the proposed design's consistency with adjacent properties located within the National Register Historic District.

Commented [TA24]: TOD: The Davidson Planning Ordinance requires the consideration of context, particularly for documented buildings of value. Staff has requested an explanation of the proposed design's consistency with adjacent properties located within the National Register Historic District.



May 17, 2019

Michael Tubridy
227 W. Trade St., Ste. 1000,
Charlotte, NC 28201

RE: Potts Street Residential Traffic Impact Analysis

Dear Michael,

The purpose of this letter is to formally accept the Traffic Impact Analysis (TIA) for the Potts Street Residential dated December 2017, with additional conditions as noted below, per Section 6.10 of the Davidson Planning Ordinance (DPO). The DPO states that if any public facility is inadequate, the planning director shall either make a negative recommendation or a positive recommendation with appropriate conditions. Such recommended conditions may involve the size of the proposed development, the timing and phasing of the proposed development, the construction of road improvements by the applicant or *any other reasonable condition to ensure that all public facilities will be adequate and available concurrent with the impacts of the proposed development.*

Background

The proposed Potts Street Residential development is located west of Potts Street and north of Davidson Street, in the Town of Davidson. As currently envisioned the proposed development will consist of 250 multifamily dwelling units. The TIA analysis assumed 246 multifamily units and 14 townhomes. Timing and phasing of the development shall be clarified in an upcoming review cycle. Two approved NCDOT roadway projects (U-5873 and U-5907) significantly impact the proposed development. Demand and capacity data can be found in the Potts Street Residential Draft Transportation Impact Analysis prepared by Kimley Horn.

Recommendations

Section 8 of the TIA lists a summary of recommended improvements. Attached to this letter is a summary of those recommendation and appropriate payments-in-lieu to be provided by the applicant.

Conditions of Approval

1. The approved Potts Street realignment (U-5873) must be shown on all drawings and the impervious and requisite right-of-way improvements must be removed from all base calculations. This is determined to be a reasonable condition to ensure that the proposal will comply with all DPO standards.
2. Per the TIA recommendation, the connection to Catawba Ave. must be provided. Given the size of the development, two means of ingress and egress are imperative to reduce the burden on the existing infrastructure and secure public safety.

3. Per the TIA, the greenway to the western parcel shall be constructed. Appropriate documentation from the adjacent parcel owner detailing the intent to provide an easement is a reasonable condition of the TIA approval.
4. All payments-in-lieu must be made to the Town of Davidson prior to any final plat approval.
5. Payments directed to the Town of Cornelius must be provided prior to the Town of Davidson approving any final plat. Appropriate documentation of such payment must be provided to the Town of Davidson.

As this TIA is approved with conditions, failure to comply with any of the conditions described above would render the TIA unapproved. An approved TIA is requirement of the development process.

It is the Planning Department's intent to facilitate the Potts Street Residential development through the appropriate development review steps in the coming months. Please reach out to Trey Akers, project manager, or myself if we can be of any assistance moving forward.

Respectfully,



Jason Burdette, AICP
Planning Director
Town of Davidson
JB/jtj

Cc: Doug Wright
Trey Akers
Michael Tubridy
Susan Irvin
Brady Finklea
File

Summary of Recommendations from Potts/Crescent TIA

Based on the vehicular, pedestrian and bicycle operations analyses performed for each of the identified study intersections, along with review of the auxiliary turn-lane warrants contained herein, the following improvements are recommended to mitigate the impact of the proposed development on the surrounding transportation infrastructure:

1) NC 115 (N Main Street) at Cornelius Street (Town of Cornelius)

- Eastbound right-turn lane along Cornelius Street with a minimum of 100' of storage
(Applicant has proposed payment-in-lieu: \$900/LF for 100' = \$90,000)
- Extend the sidewalk on the west side of NC 115 (N Main Street) between Davidson Street and Cornelius Street as identified in the *Town of Cornelius Comprehensive Pedestrian Plan*
(Coordinate with agencies for potential payment in lieu)
(Applicant has proposed payment-in-lieu: \$28.51/LF for 1,228' = \$35,010)

Given the planned multi-use path along the west side of NC 115 (N Main Street) between Davidson Street and Cornelius Street in 2022 as a part of TIP Project #U-5873, the applicant should coordinate with the Town of Davidson, Town of Cornelius and NCDOT to determine if a payment in lieu of constructing the sidewalk on the west side of NC 115 would potentially be an acceptable mitigation measure.

2) NC 115 (N Main Street) at Davidson Street (Town of Cornelius)

- Eastbound right-turn lane along Davidson Street with a minimum of 100' of storage
(Coordinate with agencies for potential payment in lieu)
(Applicant has proposed payment-in-lieu: \$900/LF for 100' = \$90,000)

Given the planned reconfiguration of this intersection in 2022 as a part of TIP Project #U-5873, the applicant should coordinate with the Town of Davidson, Town of Cornelius and NCDOT to determine if a payment in lieu of constructing the eastbound right-turn lane would potentially be an acceptable mitigation measure.

3) NC 115 (N Main Street) at Potts Street (Town of Cornelius)

- Eastbound left-turn lane along Potts Street with a minimum of 50' of storage
(Coordinate with agencies for potential payment in lieu)
(Applicant has proposed payment-in-lieu: \$900/LF for 50' = \$45,000)

Given the planned reconfiguration of this intersection in 2022 as a part of TIP Project #U-5873, the applicant should coordinate with the Town of Davidson, Town of Cornelius and NCDOT to determine if a payment in lieu of constructing the eastbound left-turn lane would potentially be an acceptable mitigation measure.

4) NC 115 (S Main Street) at Catawba Avenue (Town of Davidson)

- Eastbound right-turn lane along Catawba Avenue with a minimum of 75' of storage
(Coordinate with agencies for potential payment in lieu)
(Applicant has proposed payment-in-lieu: \$900/LF for 75' = \$67,500)
- Upgrade the pedestrian facilities at the intersection to ADA compliance and provide a wider sidewalk on the east side of NC 115 (S Main Street) between Catawba Avenue and

approximately 250 feet south of Catawba Avenue based on the influence area of the intersection. *(Coordinate with agencies for potential payment in lieu)*
(Applicant has proposed payment-in-lieu: \$35,000 lump sum)

Given that Potts Street is expected to provide an additional north/south connection to Sloan Street and Griffith Street in 2022 as a part of TIP Project #U-5907, thus reducing both site traffic and overall traffic volumes at this intersection, the applicant should coordinate with the Town.

Given the potential Catawba Avenue connection to Goodrum Street that would likely include improvements to pedestrian accommodations (based on discussion with the Town of Davidson), the applicant should coordinate with the Town of Davidson and NCDOT to determine if a payment in lieu of upgrading the pedestrian facilities would potentially be an acceptable mitigation measure.

5) Griffith Street at Sloan Street/Beaty Street (Town of Davidson)

- Southbound right-turn lane along Beaty Street with a minimum of 125' of storage under 2022 conditions with the roundabout in place *(Coordinate with agencies for potential payment in lieu)*
(Due to concerns about widening a road coupled with pedestrian mobility/safety at the intersection, the Town of Davidson is not requiring this improvement)

Given the expected limited overall system benefit provided by the southbound right-turn lane due to the bridge constraints to the west, along with the impacts to pedestrian safety at this intersection, the applicant should coordinate with the Town of Davidson and NCDOT to determine if a payment in lieu of the construction of a southbound right-turn lane along Beaty Street would potentially be an acceptable mitigation measure.

6) Potts Street at Driveway 1 (Town of Davidson)

- Northbound left-turn lane along Potts Street with a minimum of 50' of storage
(Applicant has proposed payment-in-lieu: \$900/LF for 50' = \$45,500)
- Single eastbound egress and single ingress lane along Driveway 1
(Applicant will construct)

Also, the driveway connection (Driveway 2) to Catawba Avenue would be expected to provide congestion relief to Driveway 1.

7) Catawba Avenue at Driveway 2 (Town of Davidson)

- Provide the Driveway 2 connection to Catawba Avenue
- Single northbound egress and single ingress lane along Driveway 2
(Applicant has that they do not intend to construct as they do not own the parcel that connects to Catawba Ave. Constructing a vehicular connection to Catawba is a condition of TIA approval).

8) Multi-Use Path Connection to YMCA (Town of Cornelius)

As recommended in the *Davidson Walks & Rolls: Active Transportation Master Plan*, a multi-use path connection between the proposed site and the YMCA is recommended to provide a direct

multi-modal option for residents to the heavily-used YMCA southwest of the site (described in Section 6.2).

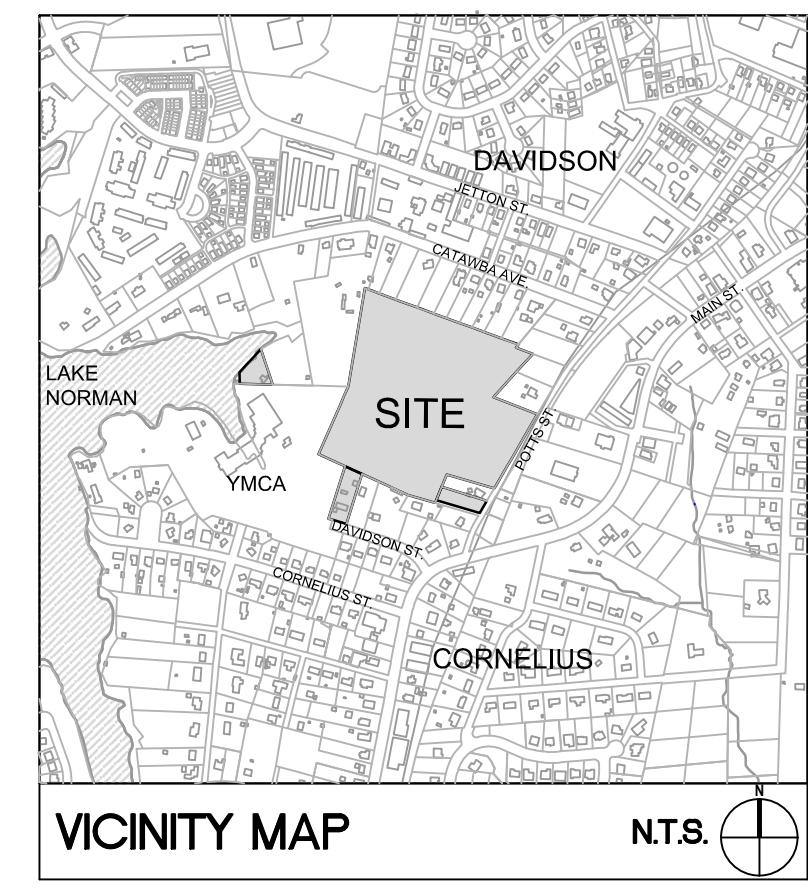
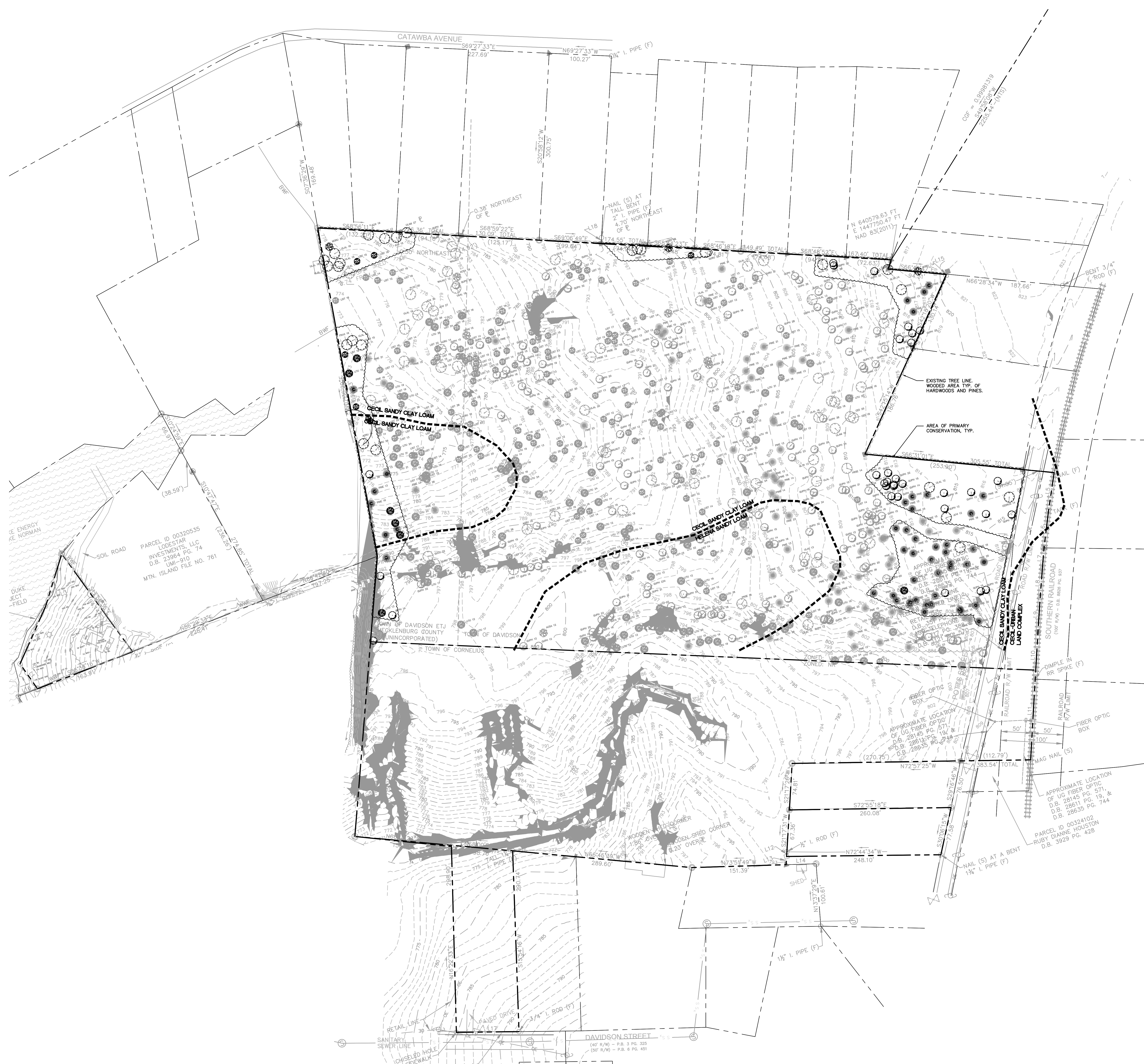
The recommended improvements at study intersections are shown in **Figure 8.1**. The recommendations shown on this figure are subject to approval by NCDOT, the Town of Davidson and the Town of Cornelius. All additions and attachments to the State and Town roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.

(Applicant has expressed the intent to build this greenway connection. Applicant shall provide written confirmation of the adjacent landowner's intent to provide the easement. Securing permission for an easement is a condition of the TIA approval).

TOTAL PIL (Town of Cornelius): \$260,010

TOTAL PIL (Town of Davidson): \$148,000

TOTAL PIL: \$408,010



VICINITY MAP N.T.S.

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

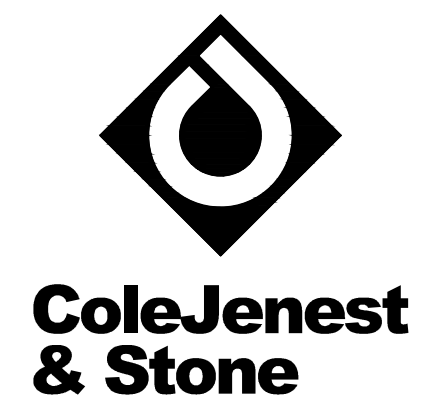
| SYMBOL | DESCRIPTION |
|--------|-----------------------------------|
| | EXISTING TREE TO BE REMOVED |
| | EXISTING TREE TO BE PROTECTED |
| | PRIMARY AREA OF TREE CONSERVATION |
| | EXISTING SLOPE EXCEEDING 20% |
| | EXISTING PROPERTY LINE |
| | EXISTING SANITARY SEWER |
| | EXISTING OVERHEAD ELECTRIC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

NOTES:

- NO UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL FEATURES HAVE BEEN IDENTIFIED ON SITE.
- 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 |



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 227 WEST TRADE STREET
 SUITE 1000
 CHARLOTTE, NC 28202

POTTS STREET RESIDENTIAL

POTTS STREET
 DAVIDSON, NC 28036

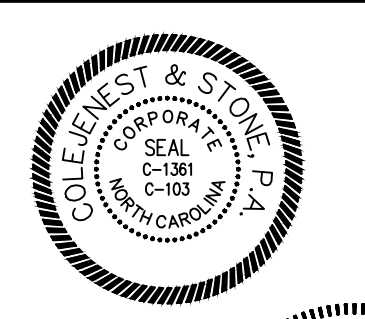
ENVIRONMENTAL INVENTORY

Project No.
 4302

Issued
 07/03/18

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Revised

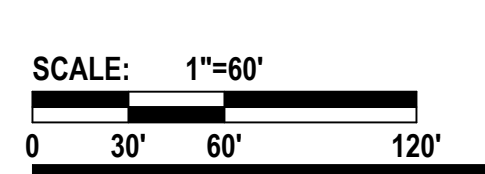


Cole Jenest
 LANDSCAPE ARCHITECT
 NORTH CAROLINA PROFESSIONAL SEAL
 NO. 13868
 07/03/18

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C-001

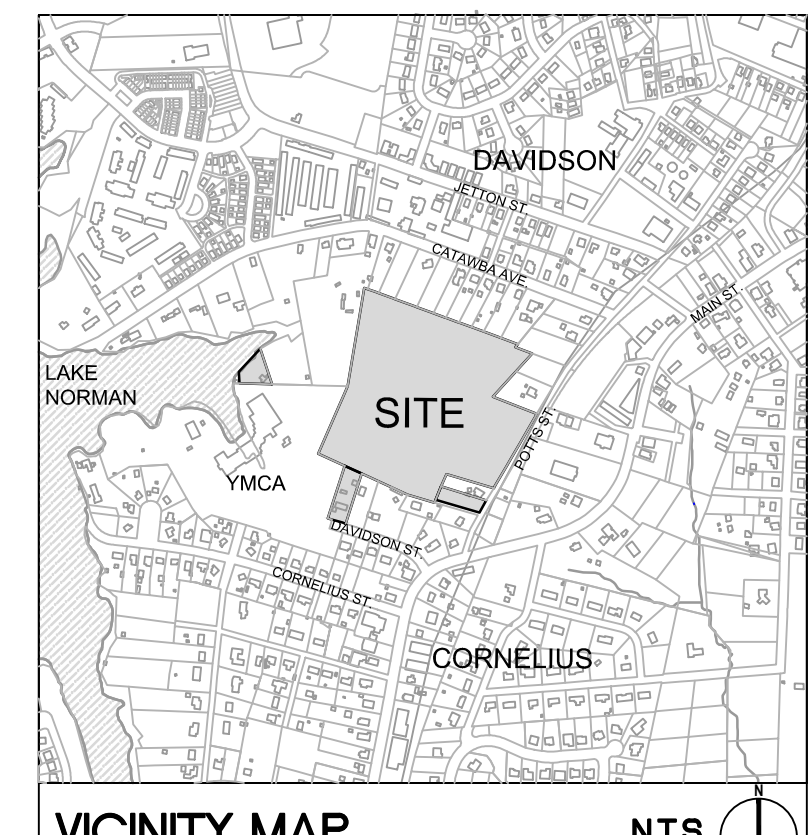
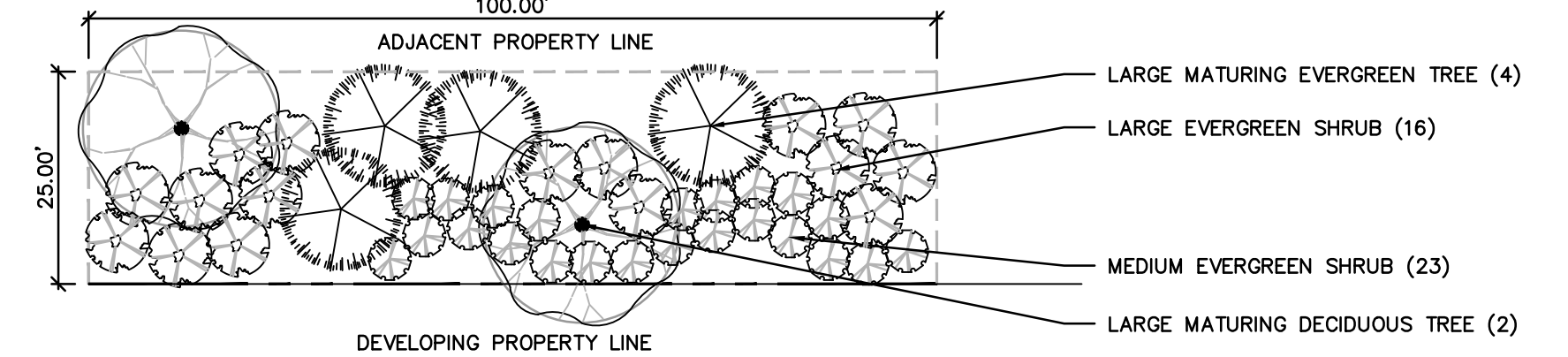
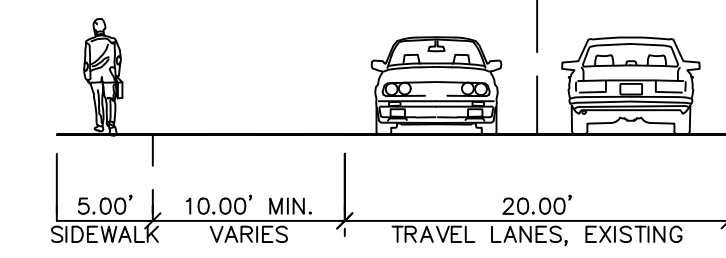
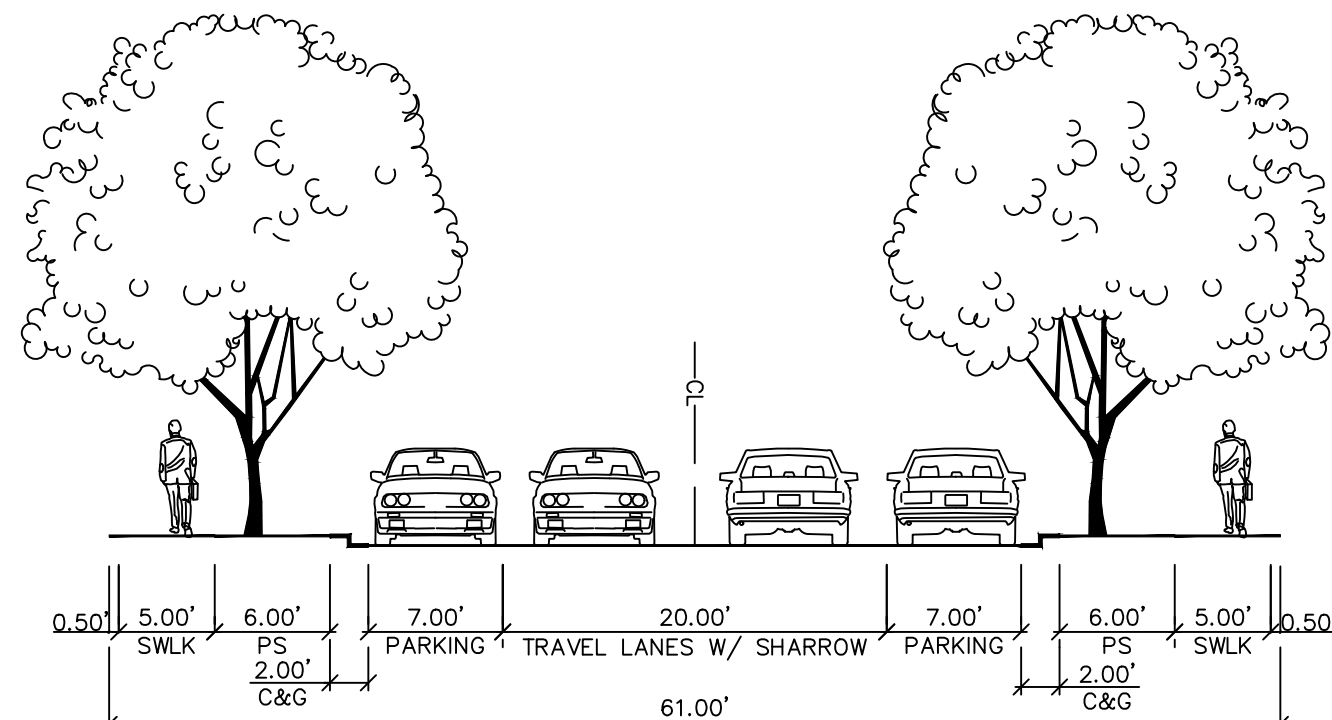
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NEIGHBORHOOD GENERAL

POTTS STREET

TYPICAL 100' BUFFER PLAN



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LEGEND

| SYMBOL | DESCRIPTION |
|-----------|--------------------------|
| [Pattern] | PROPOSED SIDEWALK |
| [Pattern] | PROPOSED CURB AND GUTTER |
| [Pattern] | 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± (NCDDOT & 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)

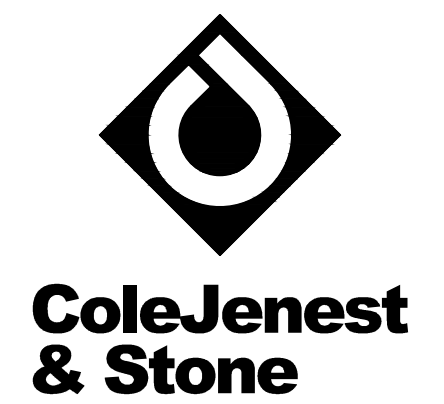
TOTAL PROJECT PARK SPACE: 121 AC±
 TOTAL PROJECT UNITS/ACRE: 167 DIA
 TOTAL PROJECT BUILT UPON AREA: 5002 BUA± (7,4815 AC±)
 TOTAL PROJECT UNDISTURBED OPEN SPACE: 16225 (2,73 AC±)

DAVIDSON SUMMARY
 VILLAGE INFILL (MAY 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± (NCDDOT & 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.



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 info@www.colejeneststone.com

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

POTTS STREET RESIDENTIAL

POTTS STREET
 DAVIDSON, NC 28036

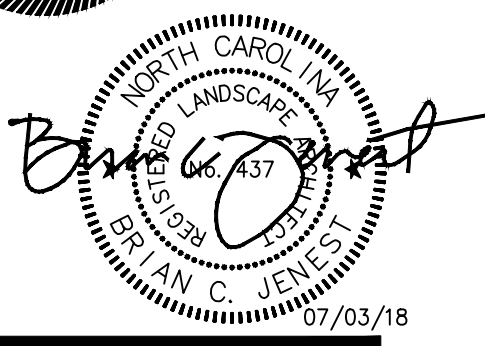
MASTER PLAN

Project No.
 4302

Issued
 07/03/18

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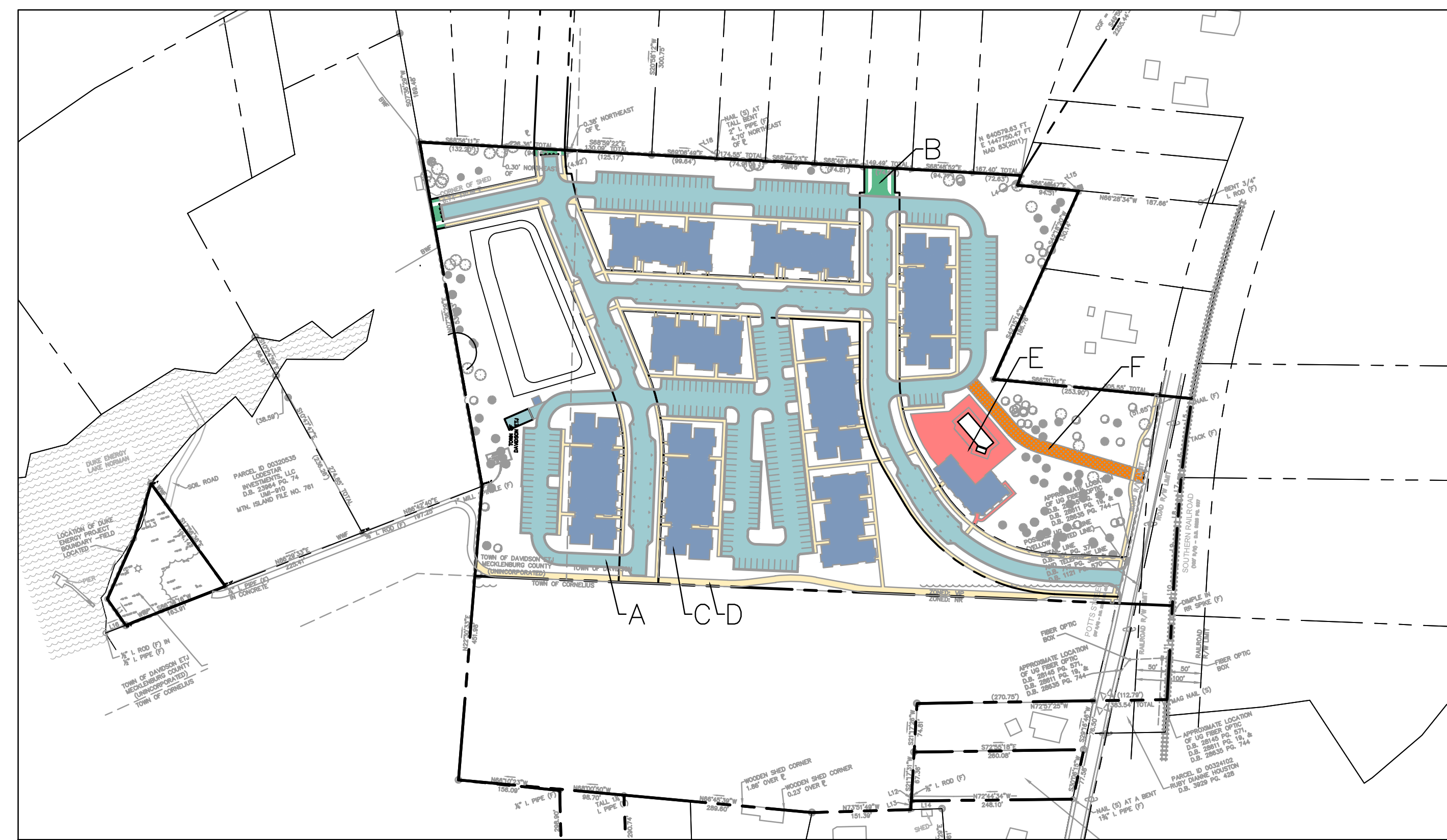
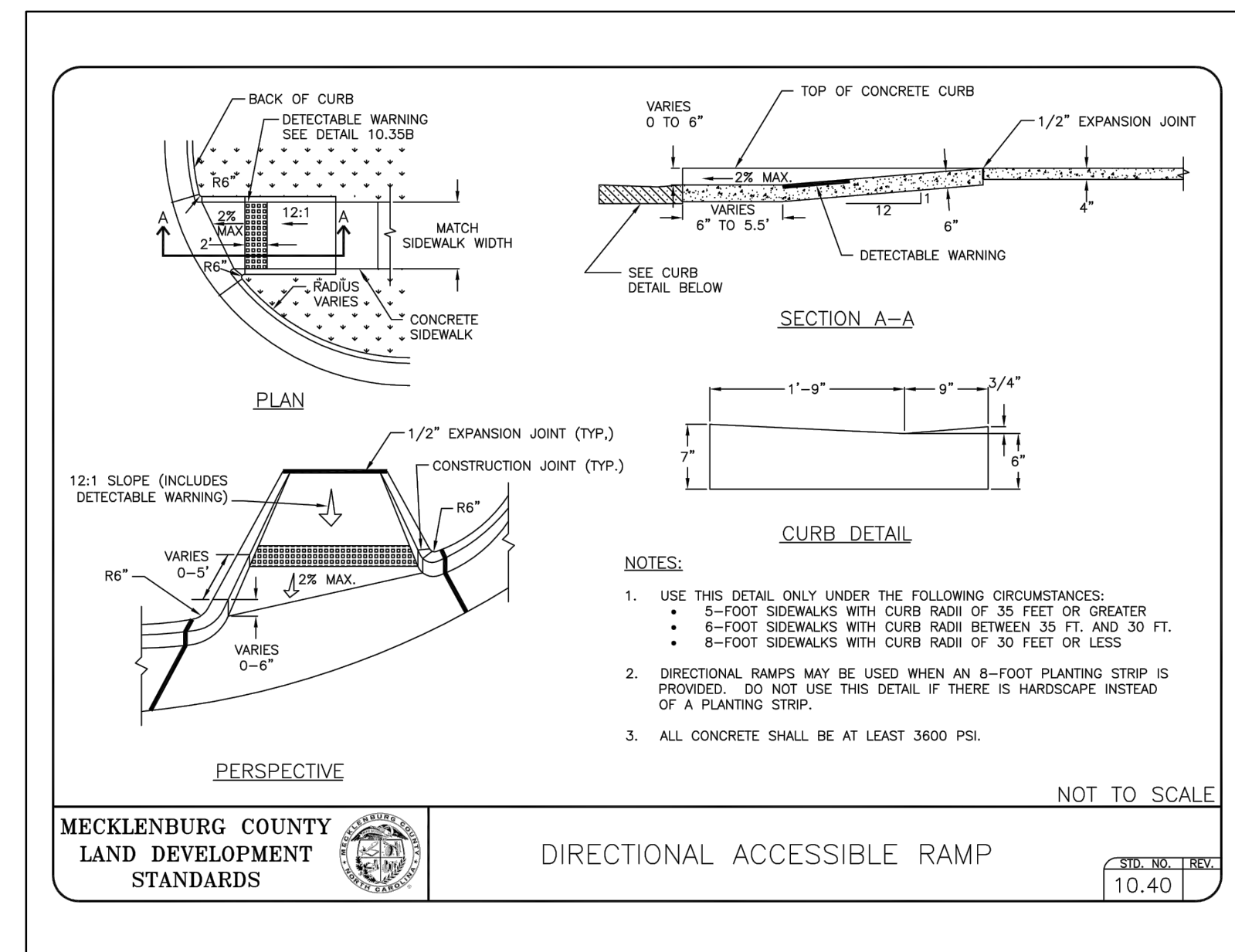
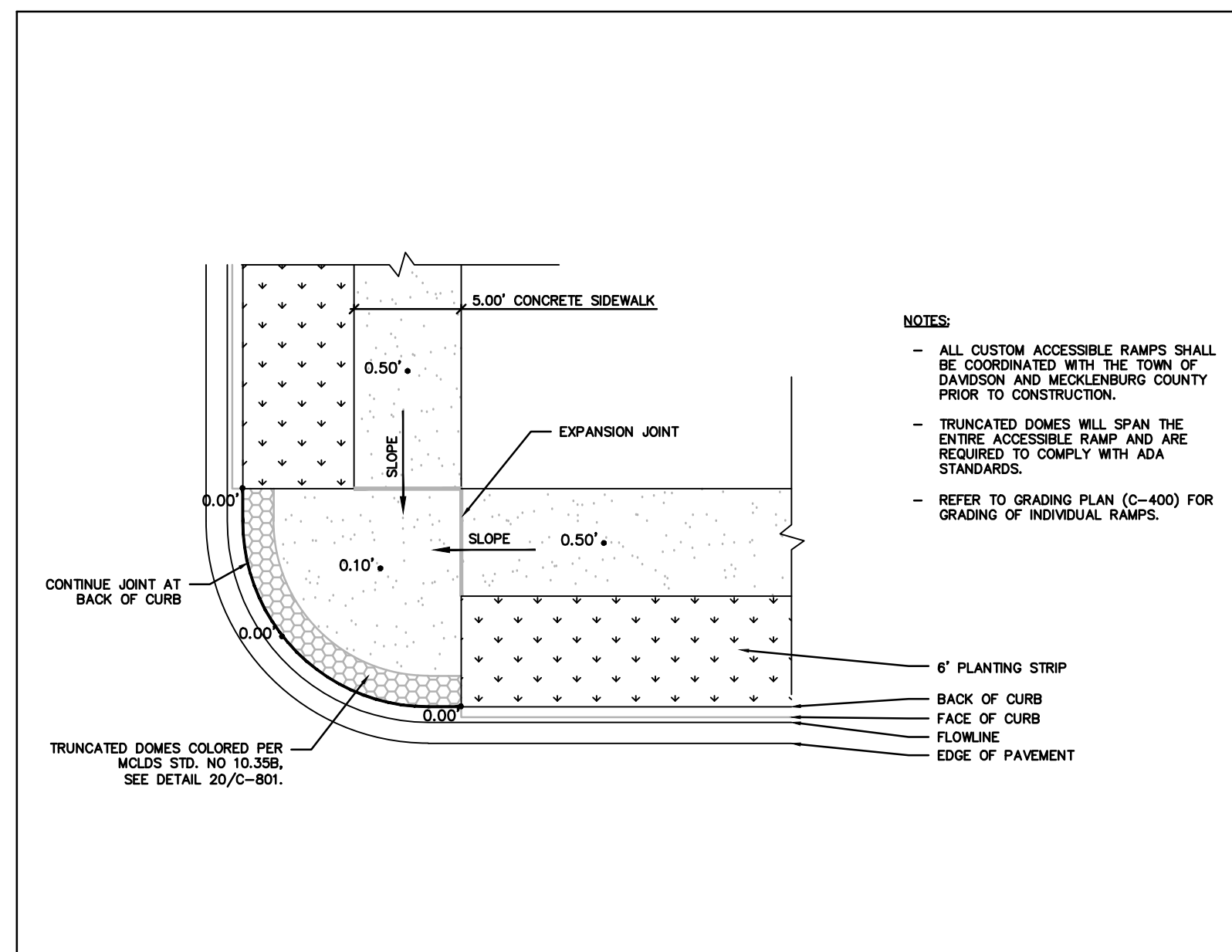
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C-002

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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%) |

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 SUITE 1000
 CHARLOTTE, NC 28202

POTTS STREET RESIDENTIAL

POTTS STREET
 DAVIDSON, NC 28036

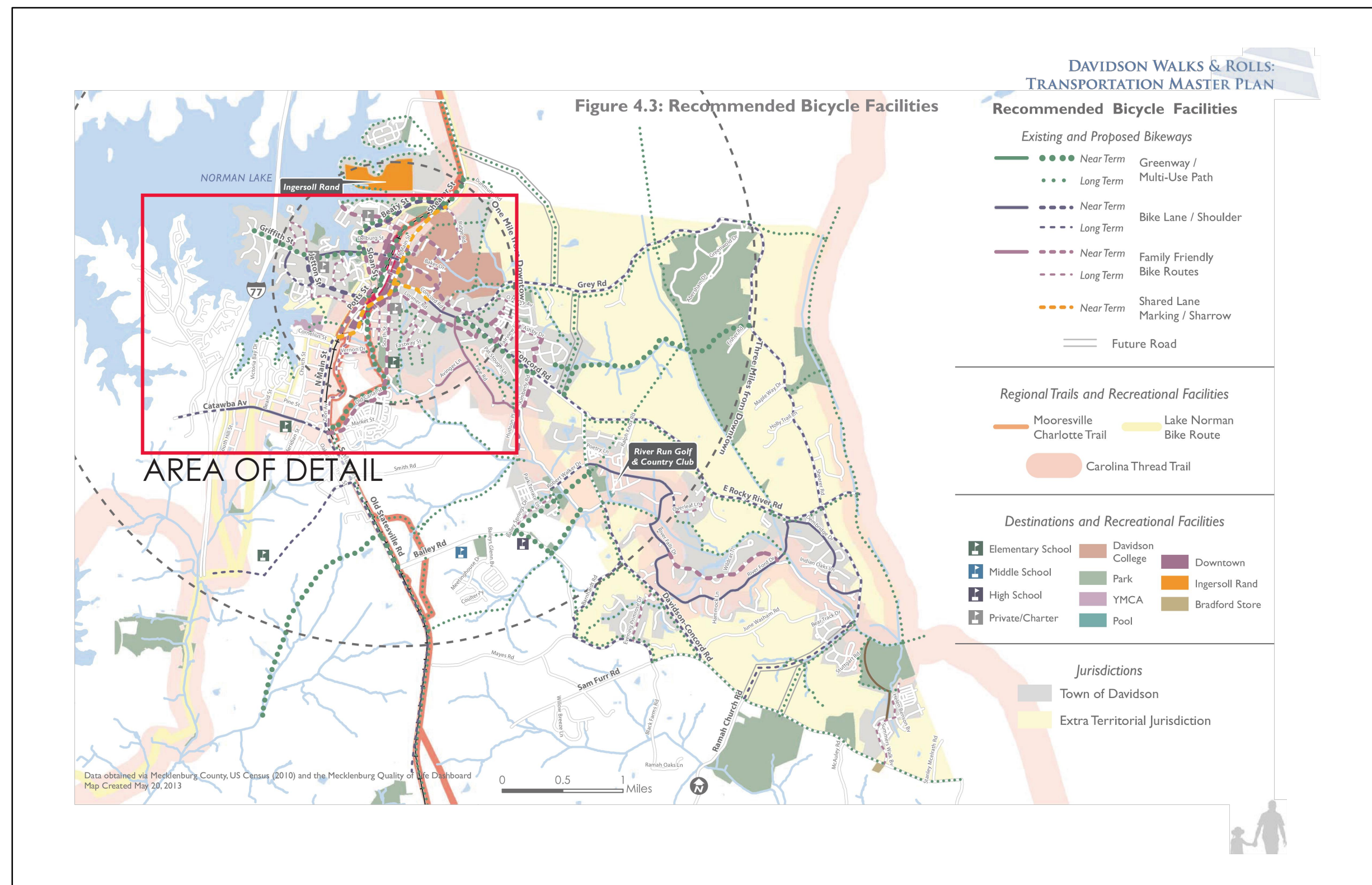
NOTES AND EXHIBITS

Project No.
 4302

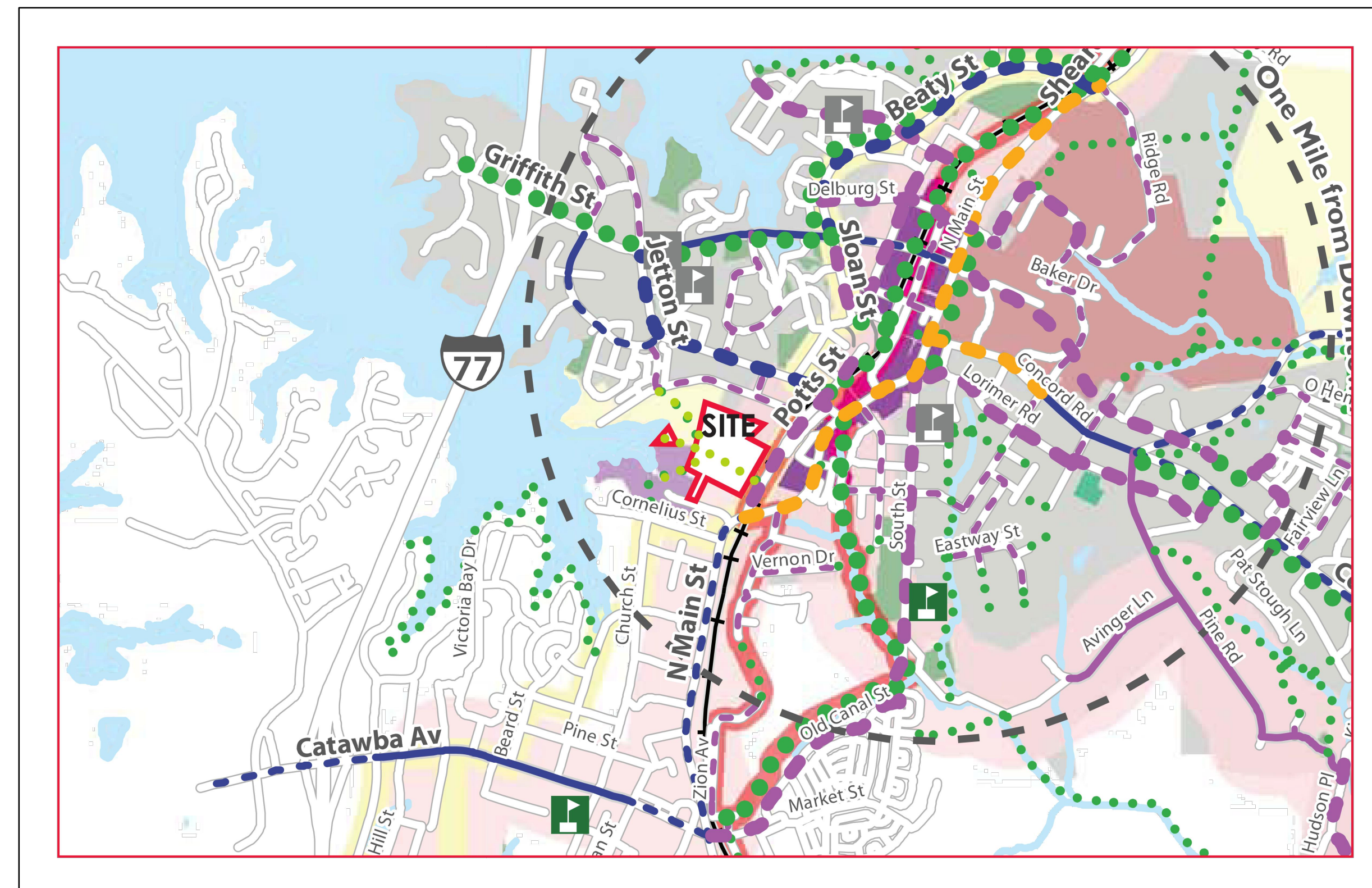
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Revised



PEDESTRIAN AND BICYCLE CONNECTIONS



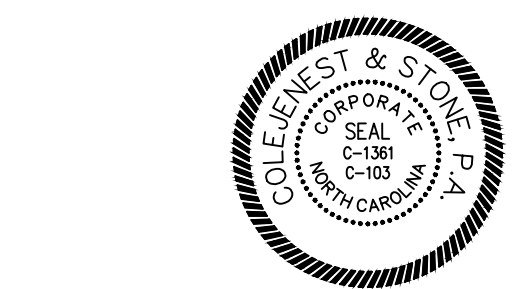
UNDISTURBED OPEN SPACE AREAS

| 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%) |

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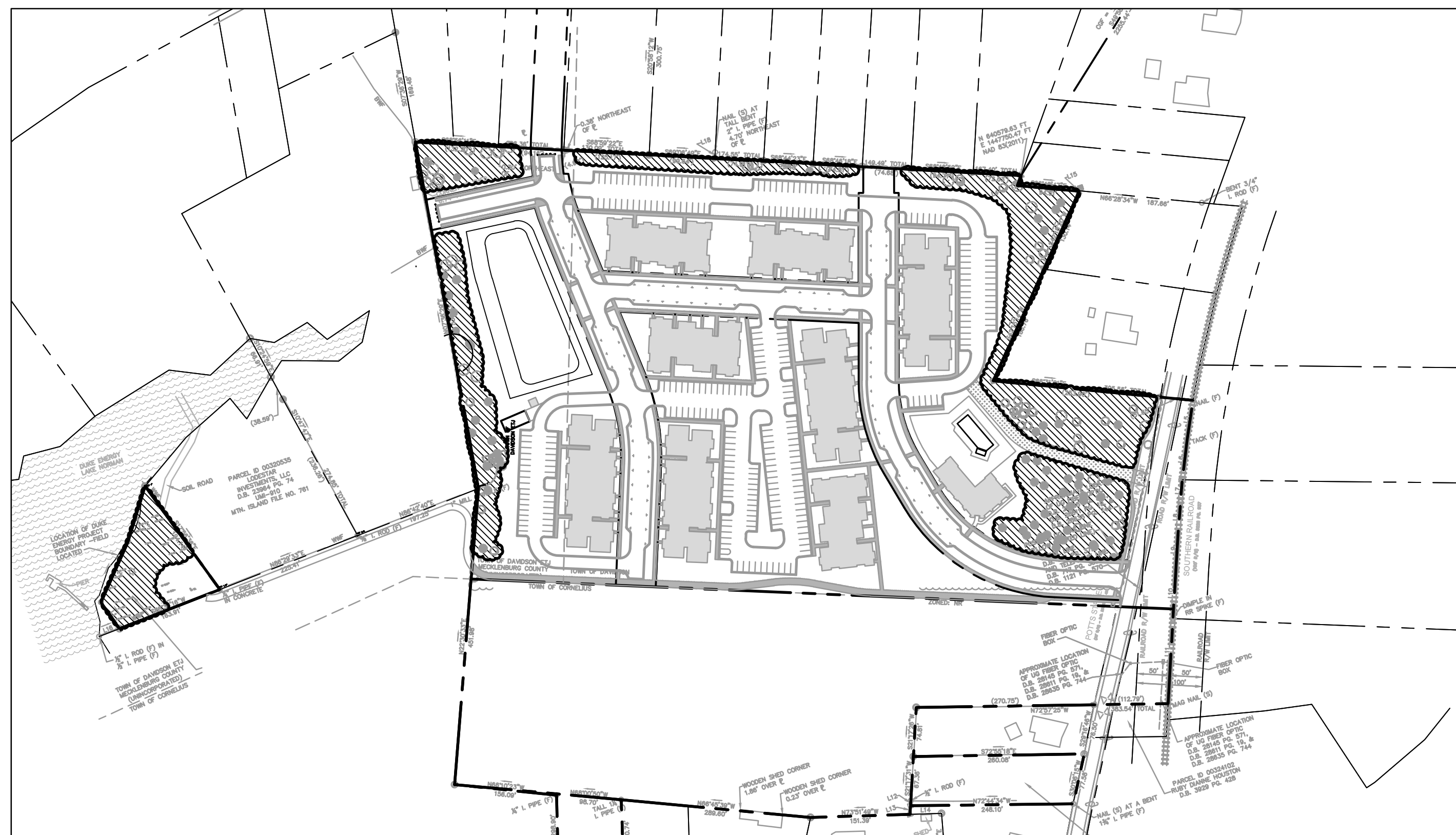
Eric Jenest
 PROJECT MANAGER
 07/03/18

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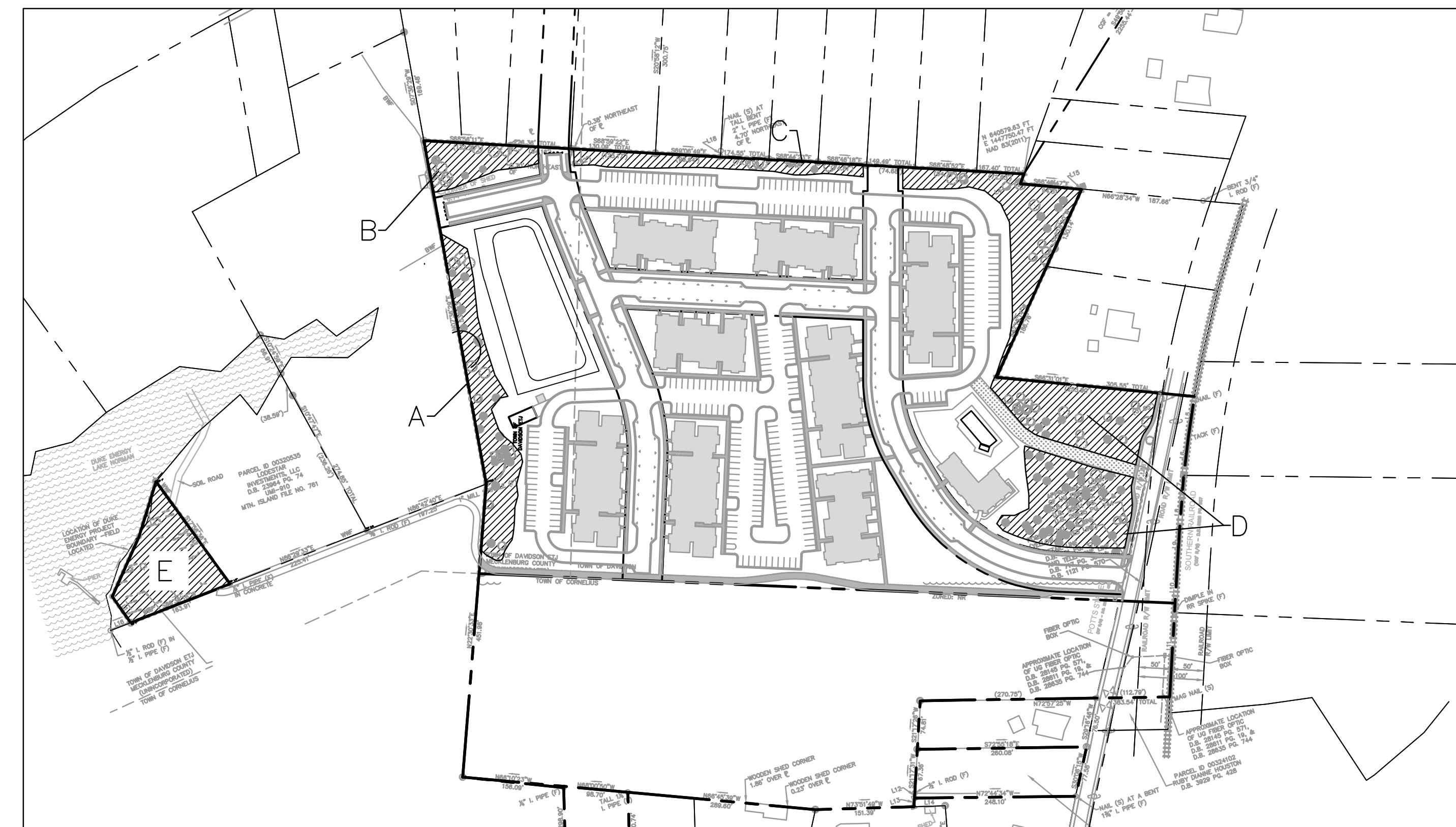
C-003

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PRIMARY TREE CONSERVATION AREAS



UNDISTURBED OPEN SPACE AREAS

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± (NCDDOT & 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:

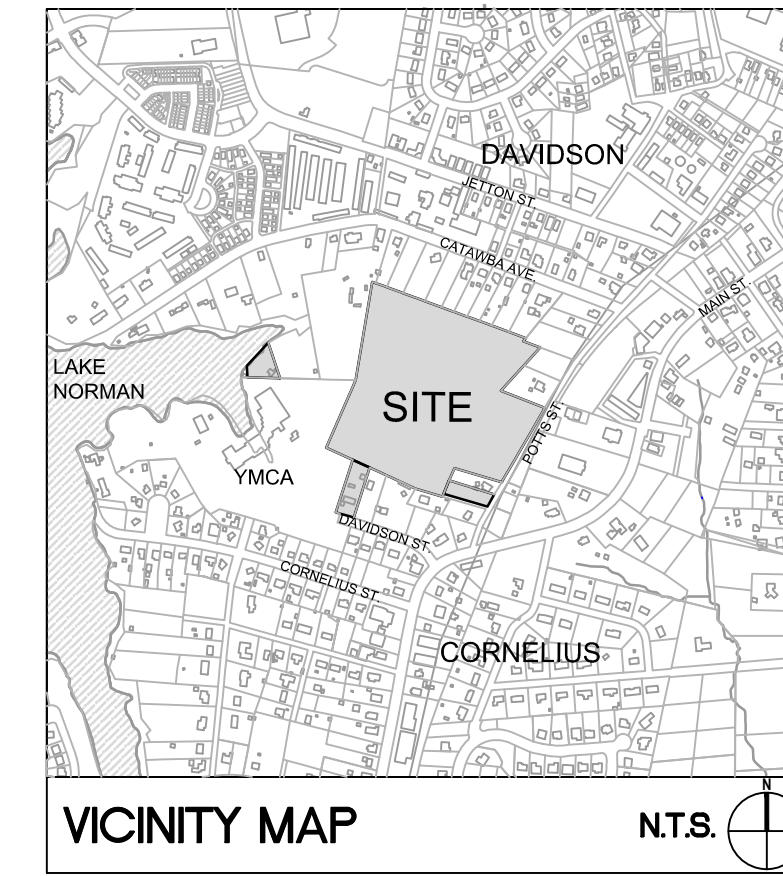
1. NO ENDANGERED SPECIES HAVE BEEN IDENTIFIED AS HAVING A PRESENCE ON THIS SITE.
2. NO AREAS HAVE BEEN IDENTIFIED ON SITE AS A DISPOSAL LOCATION FOR SOLID WASTE.
3. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEY.

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: 1,225± SF
 -FIRE LANE: 6,177± 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.: 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 FLOW THAN WHAT ARE CURRENTLY LEAVING THAT WATERSHED NOW.
 APPROXIMATE DETENTION VOLUME REQUIRED:
 (DIFFERENCE IN RUNOFF FROM 50YR, 6-HR STORM EVENTS)
 POND PRE POST DIFFERENCE
 BMP 118,745 CF 229,212 CF 110,467 CF
 DETENTION VOLUME PROVIDED: 151,085 CF



VICINITY MAP N.T.S.
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LEGEND

- SYMBOL
- PROPOSED SIDEWALK
 - PROPOSED CURB AND GUTTER
 - VEGETATED BUFFER



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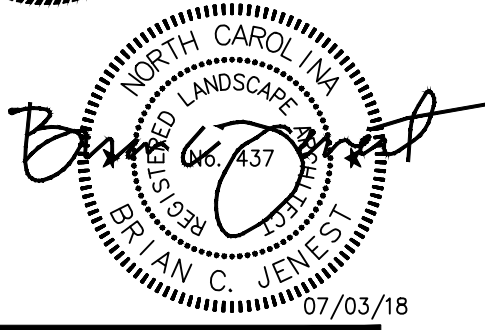
CONCEPTUAL STORMWATER PLAN

Project No.
 4302

Issued
 07/03/18

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Revised



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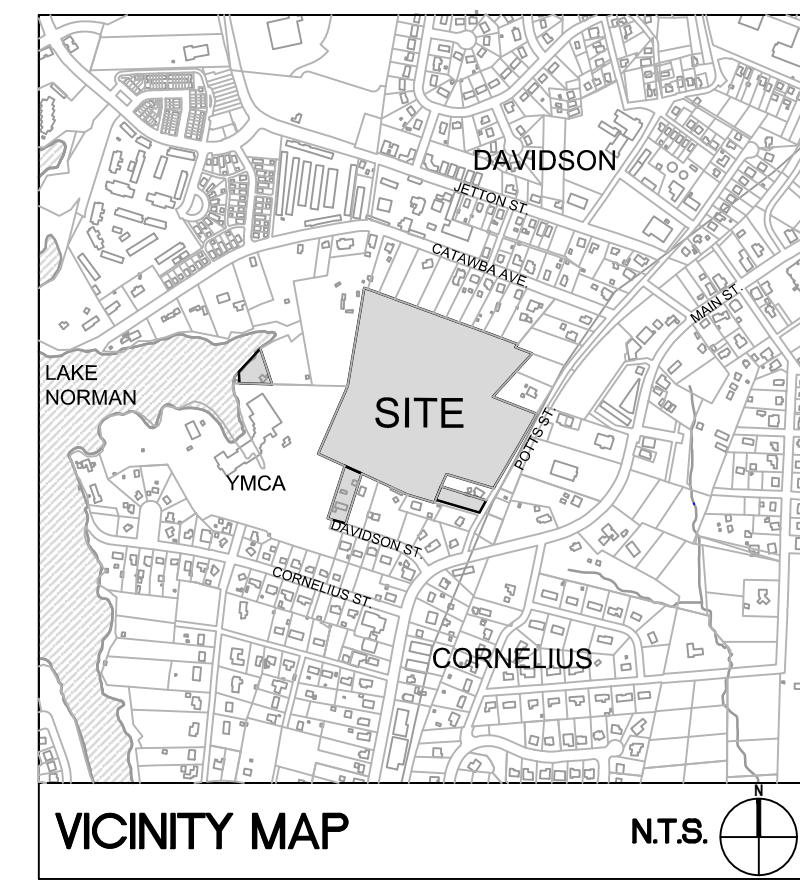
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C-004.0

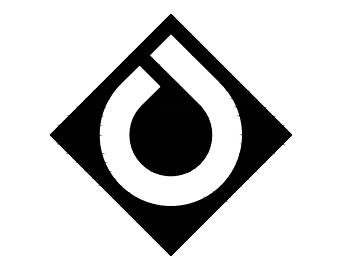
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 CHARLOTTE, NC 28202

POTTS STREET RESIDENTIAL

POTTS STREET
 DAVIDSON, NC 28036

ILLUSTRATIVE LANDSCAPE PLAN

Project No.
 4302

Issued
 07/03/18

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Revised

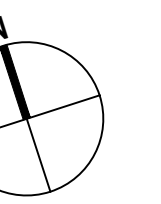


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SCALE: 1"=100'
 0 50' 100' 200'



C-005

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Agenda Title: Tree Canopy Study Update

Summary: Senior Planner Trey Akers will provide an update on the results of the Tree Canopy Study undertaken at the direction of the Board of Commissioners. The materials presented are the same as at the commissioners' May 14, 2019 meeting.

ATTACHMENTS:

| | Description | Upload Date | Type |
|---|---|--------------------|--------------|
| □ | Tree Canopy Study Update - Memo | 5/16/2019 | Cover Memo |
| □ | Tree Canopy Study Update - Presentation | 5/16/2019 | Presentation |



MEMO: TREE ORDINANCE TEXT AMENDMENTS

Date: May 14, 2019
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: Tree Canopy Study Results

The following sections highlight the study's history, alignment with town aims, study uses, and anticipated schedule/potential action.

1. OVERVIEW

BACKGROUND

- **Purpose:** The purpose of the Tree Canopy Study (2019) is to understand the historic and current tree canopy extent in Davidson. It covers all land areas in Davidson's jurisdiction and offers a composite picture of data at a high level. It will help to inform current ordinance changes as well as future planning efforts. In these ways, the Tree Canopy Study differs from the Street Tree Inventory (2018) – which assessed individual trees within or adjacent to the public right-of-way with the purpose of informing a management plan.
- **Background:** In November 2018 the Board of Commissioners directed staff to undertake a study of the town's existing tree canopy. The town hired PlanIt Geo, a company based in the Denver, CO region, to execute the study by gathering and analyzing data. The study examines data from 2009, 2017, and 2018; it provides a snapshot of the town's current tree canopy coverage as well as changes since 2009. The study includes all land area within the town limits as well as Extraterritorial Jurisdiction (ETJ).
- **Results:** The study indicates that Davidson's current tree canopy covers 53 percent of its land area. This represents a 4 percent decline over 10 years. The study scope included the division of the study area into five different sub-geographies within the town/ETJ. Those areas are illustrated in the associated presentation; their results are reported below:
 - » **Circles @ 30:** 33% Coverage (1% or 4 Ac. Loss Over 10 Years)
 - » **Downtown:** 23% Coverage (1% or 1 Ac. Loss Over 10 Years)
 - » **Village Infill College:** 55% Coverage (3% or 56 Ac. Loss Over 10 Years)
 - » **Rural:** 61% Coverage (4% or 127 Ac. Loss Over 10 Years)
 - » **East Davidson:** 48% Coverage (4% or 142 Ac. Loss Over 10 Years)
- **Initial Conclusions:** According to practitioners in the field, the losses reported in the Tree Canopy Study are moderate but important. As a comparison, two other university towns for which data is available experienced the following losses:

- » **Fayetteville, AR:** 2% Loss Over 10 Years [36% Canopy Coverage Overall]
- » **Davidson, NC:** 4% Loss Over 9 Years [53% Canopy Coverage Overall]
- » **Charlottesville, VA:** 6% Loss Over 9 Years [45% Canopy Coverage Overall]

It's important to note that the values reported for Davidson are net totals. This means that the actual loss of acres may have been greater but was offset to a certain extent by replanting and/or growth of existing/new canopy cover. The Tree Canopy Study can help stakeholders – elected officials, advisory boards, staff, the college, and volunteer groups such as Trees Davidson – understand where losses are occurring and where future efforts should be directed to help preserve, maintain, and grow a healthy tree canopy.

ATTACHMENTS

- **Presentation:** Provides an overview of the study's purpose, methods, and results. It also includes important principles to consider while evaluating the results, potential reasons for losses in each sub-area, and how Davidson's results compare to select communities.

2. RELATED TOWN GOALS

STRATEGIC PLAN ALIGNMENT

- **Land Use Strategy:** The study can help inform revisions to development processes to more effectively guide the approval of landscape plans and tree permits.
- **Partnerships:** The study provides baseline information that can be used to support the efforts of the college and groups such as Trees Davidson to enhance the town's tree canopy.

CORE VALUES

- **Open Communication:** Advisory board members have and will continue to play an instrumental role in reviewing the study, revising standards, and engaging citizens.
- **Healthy Environment:** The study can help to inform regulations to protect and enhance the town's tree canopy.

COMPREHENSIVE PLAN

- **Enable Faithful Stewardship, Goal 2 - Preserve Natural Habitats, the Lakeshore, and the Tree Canopy:** This goal recommends a variety of approaches that can be informed by the study, including:
 - » Promote healthy pruning techniques;
 - » Set measurable goals to increase and sustain forest cover;
 - » Consider using only native, drought-tolerant species in town landscaping projects;
 - » Create incentives and/or funds to assist landowners in mitigating tree removal through care practices or replanting;
 - » Create a tree canopy replanting and management plan;
 - » Revise requirements to better preserve existing tree canopy.

CONSTITUENTS SERVED

- **All Residents:** Residents across town experience the beauty of trees on our streets and in our public spaces and are positively impacted by the improved air quality that trees provide. The study can help community stakeholders understand how/where to address canopy needs.

3. OPTIONS/PROS & CONS

OPTIONS

The Tree Canopy Study represents an important snapshot of the canopy coverage extent in our community. This information can be used in the short-term to inform proposed text amendments to Section 9 of the Davidson Planning Ordinance – particularly 9.3 dealing with canopy coverage, preservation, and permitting requirements. Potential medium- and long-term uses of the study include: Development of a tree canopy management plan; establishing goals for canopy coverage; and, ultimately, benchmarking the town against progress made since this initial study.

4. FYI/RECOMMENDED ACTION

The study results are being presented for informational purposes. No action is requested of the board.

5. NEXT STEPS

- **May 14, 2019:** Commissioners update and discussion.
- **Late May 2019:** Section 9.3 completed by Planning Board Ordinance Committee.
- **June 2019:** Commissioners review Section 9 proposed text amendments.
- **Summer 2019:** Public hearing, Planning Board recommendation, commissioner consideration of approval.



TREE CANOPY STUDY UPDATE

DPO 9 TREE PRESERVATION, LANDSCAPING, & SCREENING

OVERVIEW

- **Study Purpose**
 - » Why Undertake?
 - » Background: Team, Methods
 - » Relation to Street Tree Inventory
- **Data Review**
 - » Tables, Maps of Change
 - » Reasons for Change
- **Next Steps**

PURPOSE

- **DPO 9 Changes Underway**
 - » Based on Data/Not Arbitrary
- **Paint Composite Picture**
 - » Useful Now, Useful Later
 - » Est. Baseline for Future Comparisons
 - » Part of Best Practices: Inventory/Canopy Study, Management Plan, Education/Engagement

TREE CANOPY

Footprint or Surface Area

Leaves, Branches, Stems

Intercept Rainfall

[Vegetation]



Project Overview

Team: PlanIt Geo [Denver, CO]

Data: State/Federal Agencies

Methods: LiDAR (Light Detecting & Ranging),
NAIP (Nat'l Agriculture Imaging Program)

INVENTORY VS. CANOPY STUDY

- **Street Tree Inventory (2018)**
 - » Focus: Public Right-of-Way (i.e. Streets)
 - » Level: Detailed (i.e. Individual Trees)
 - » Purpose: Assess, Inform Mgt. Program
- **Canopy Study (2019)**
 - » Focus: All Land Area (Includes ETJ)
 - » Level: Big Picture, Aggregate Measurements
 - » Purpose: Understand, Inform DPO + Future Plan

DAVIDSON 1930

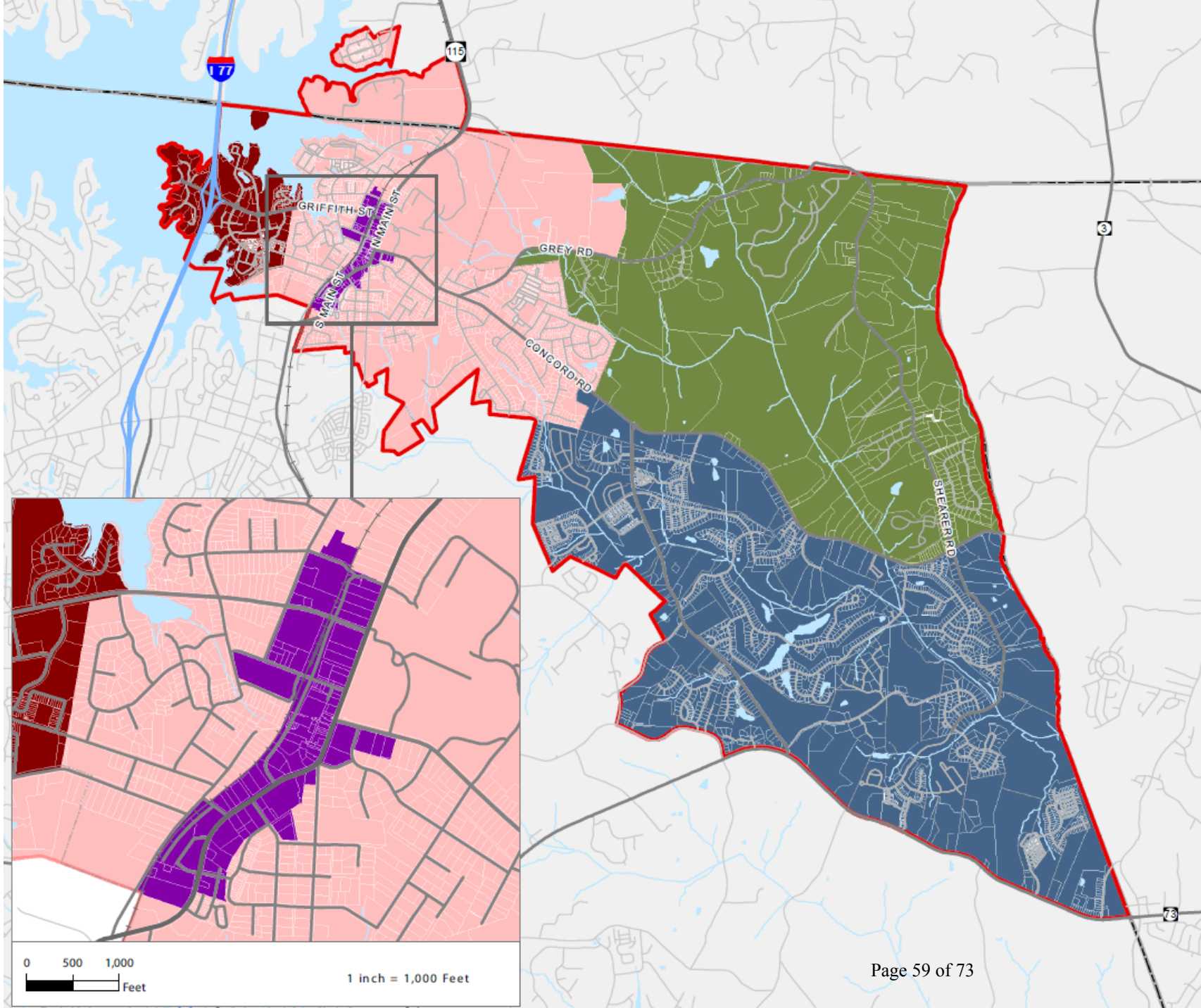


DAVIDSON 2000's





RESULTS



TREES ZONES

A map of the Town of Davidson with Parcel Lines.

LAND USE

- Circles at 30
- East Davidson
- Rural
- Village Infill College
- Downtown

STREETS / RAIL

- Rail
- Interstates
- Streets

WATER FEATURES

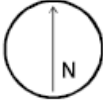
- Lakes and Ponds
- Creeks and Streams

BOUNDARIES

- Town of Davidson
- Sphere of Influence / ETJ
- County Boundary

TOWN OF DAVIDSON

MECKLENBURG COUNTY, NORTH CAROLINA

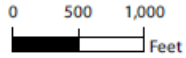


1 inch = 3,000 Feet

Date: 3/20/2019

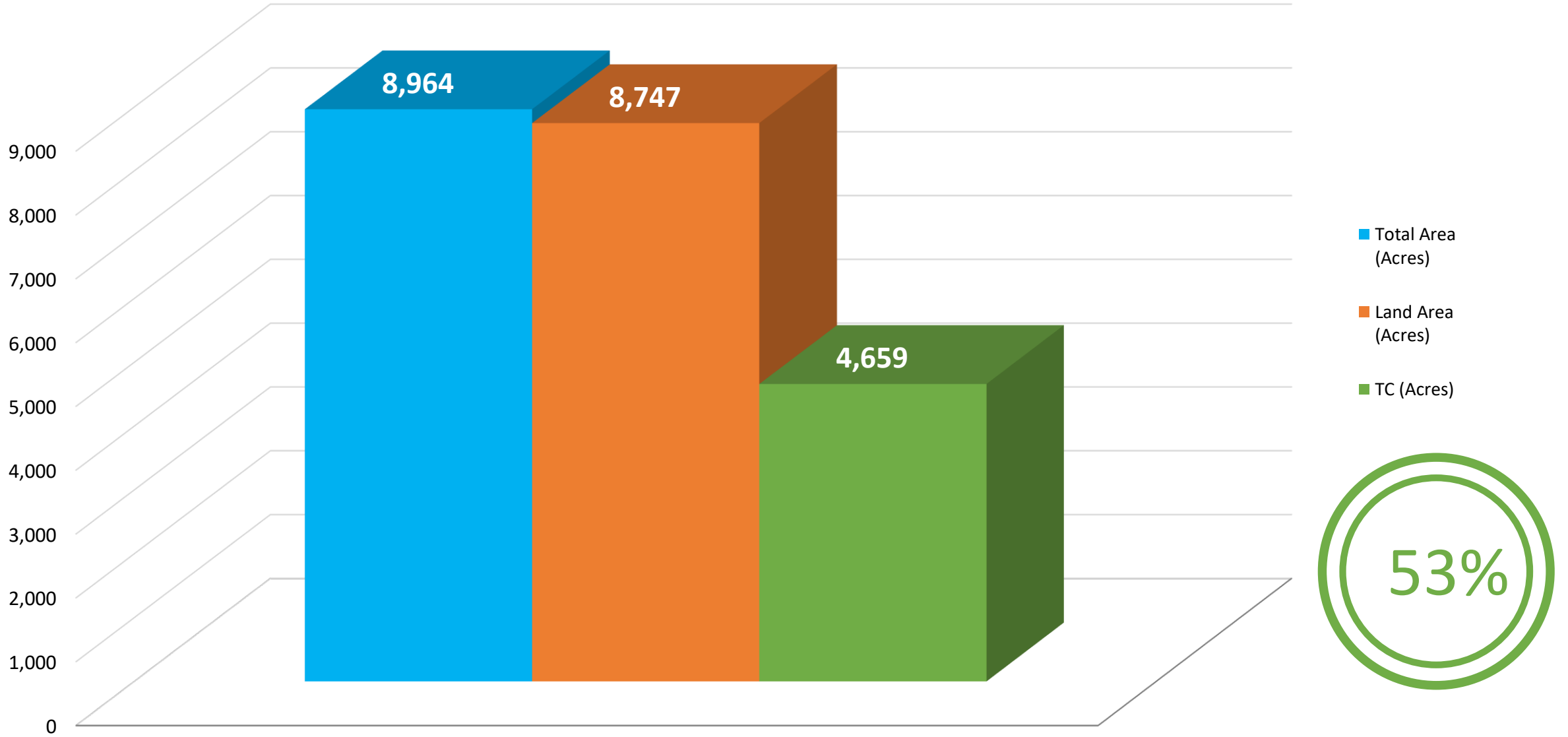
DATA SOURCES:
NC One Map
Mecklenburg County
Town of Davidson

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

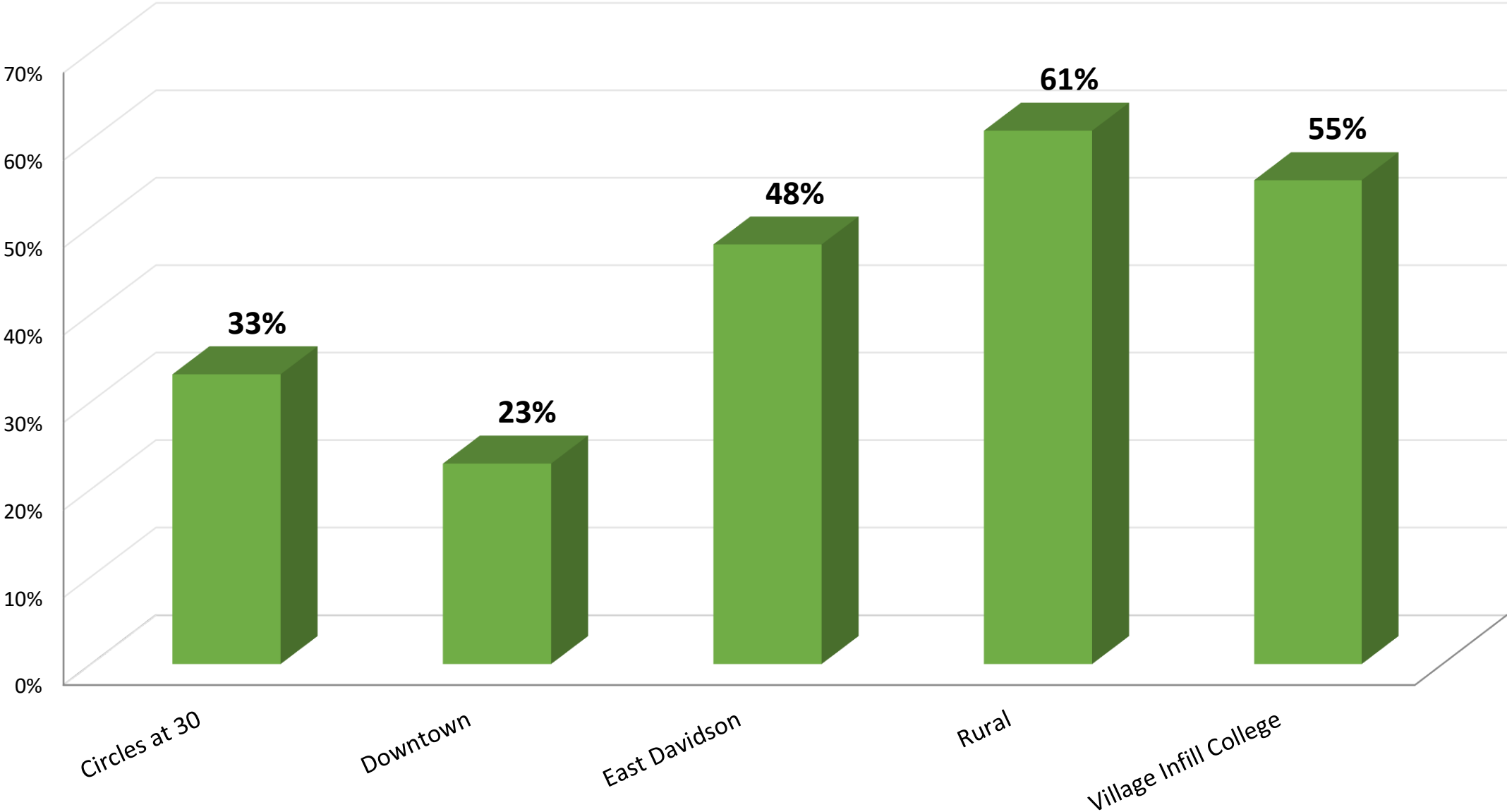


1 inch = 1,000 Feet

Tree Canopy (TC) Compared to Total Area & Land Area by Study Area



Existing Tree Canopy (%) by Tree Zones

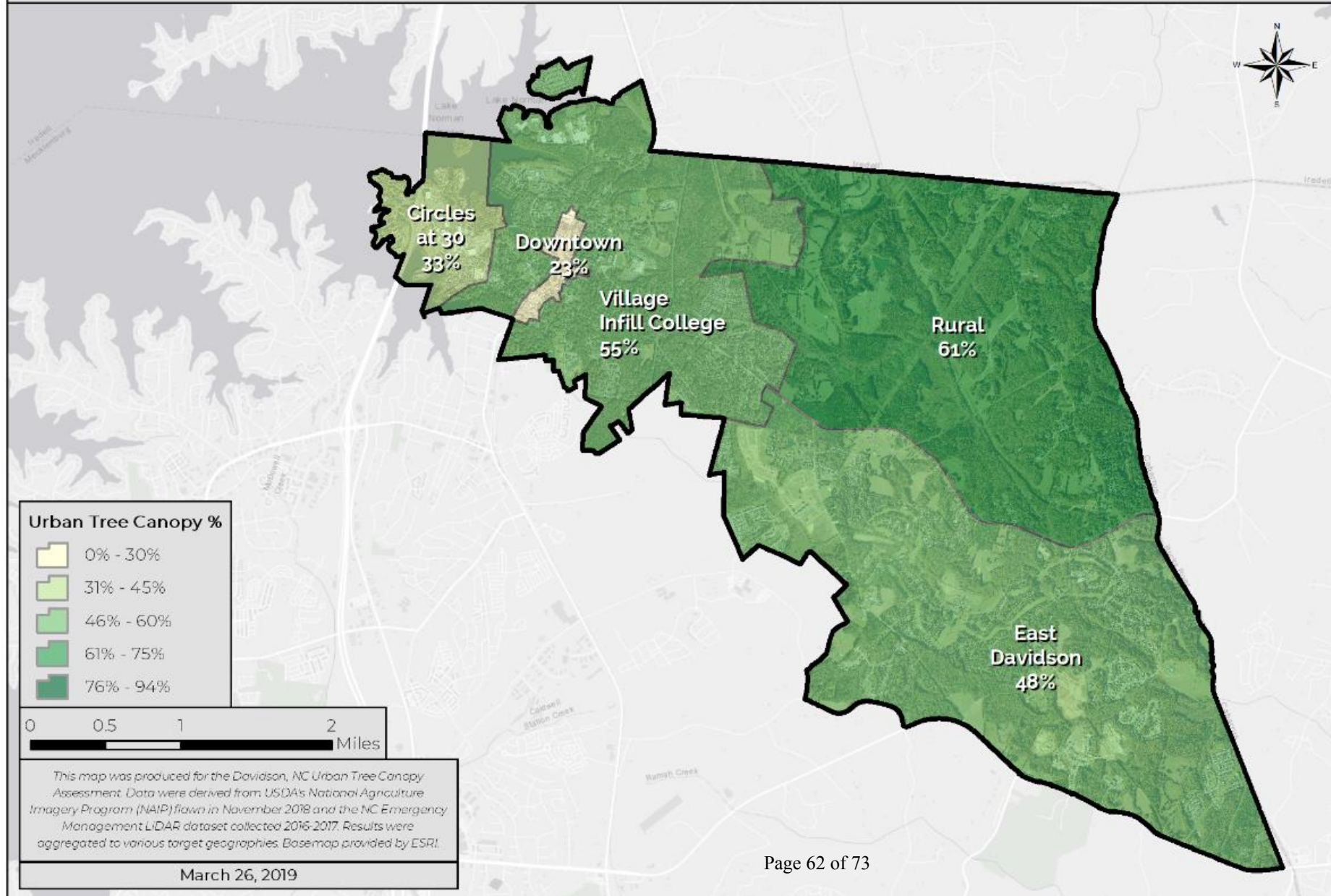


Urban Tree Canopy Assessment

Davidson, NC



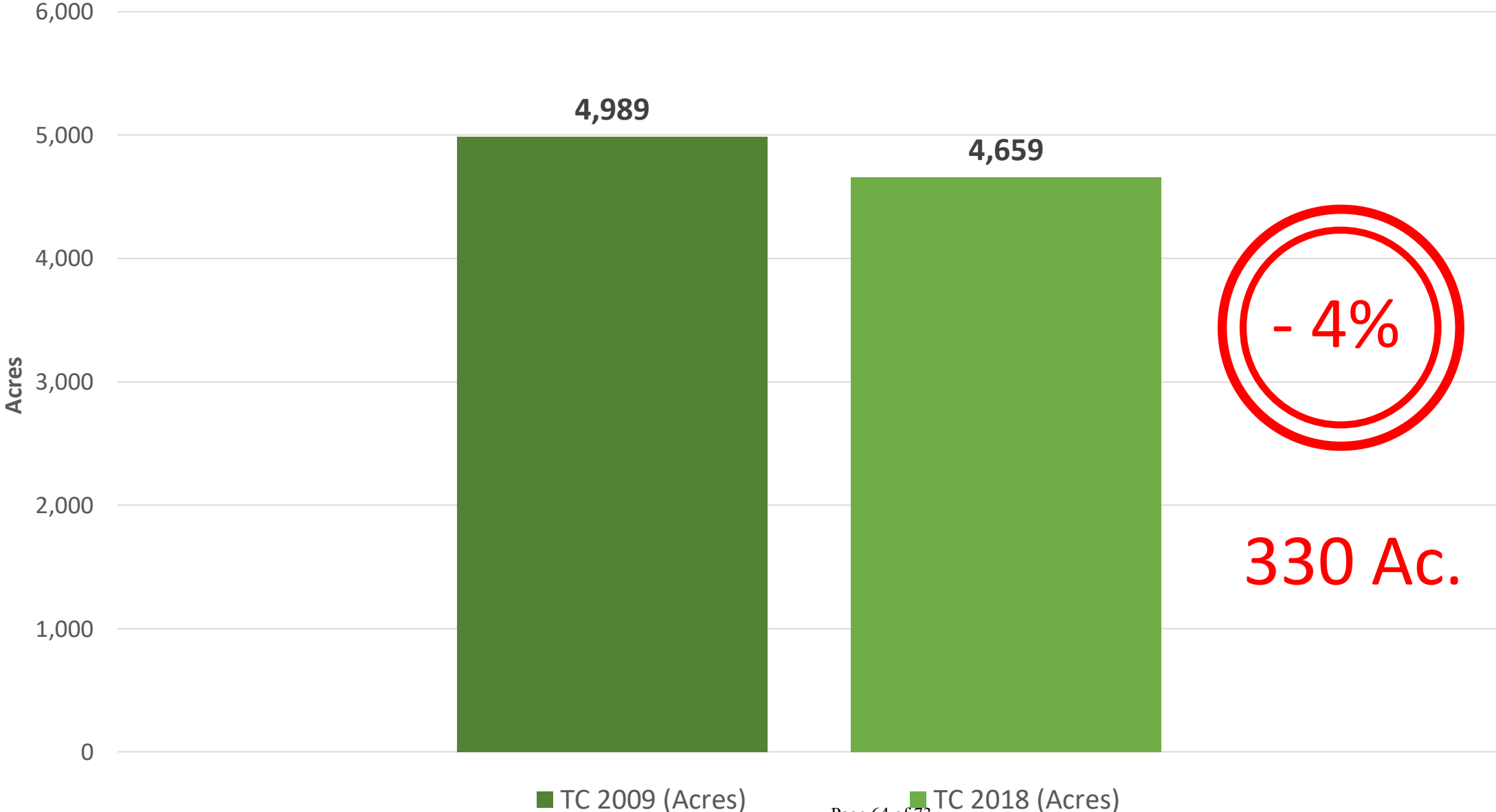
Urban Tree Canopy Percent by Tree Zone



“The distribution of tree canopy cover is generally not – and needn’t be – uniform across a municipality or even identical in every neighborhood.”

- USDA Sustainable Forest Guide

Tree Canopy Change in Davidson 2009-2018

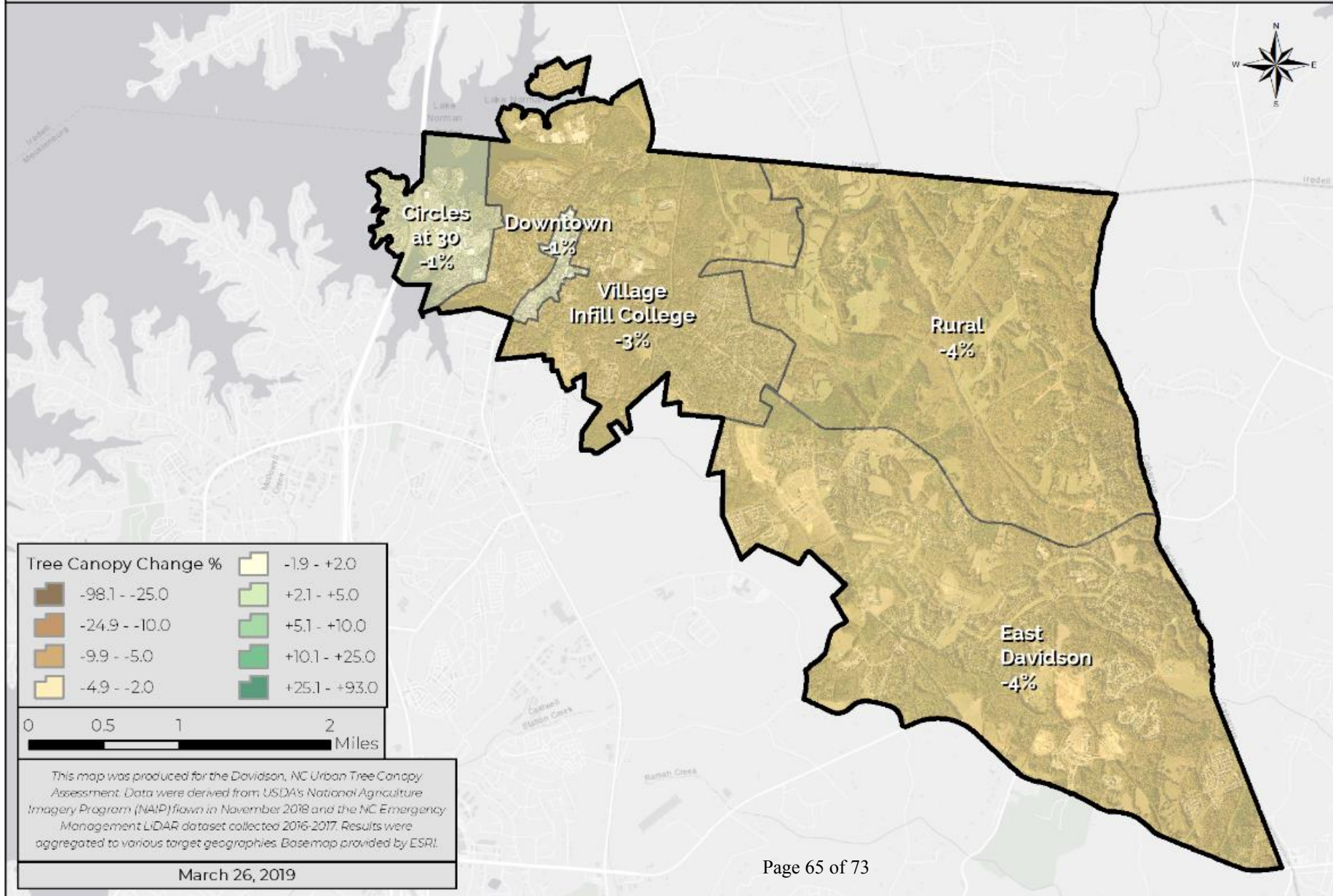


Urban Tree Canopy Assessment

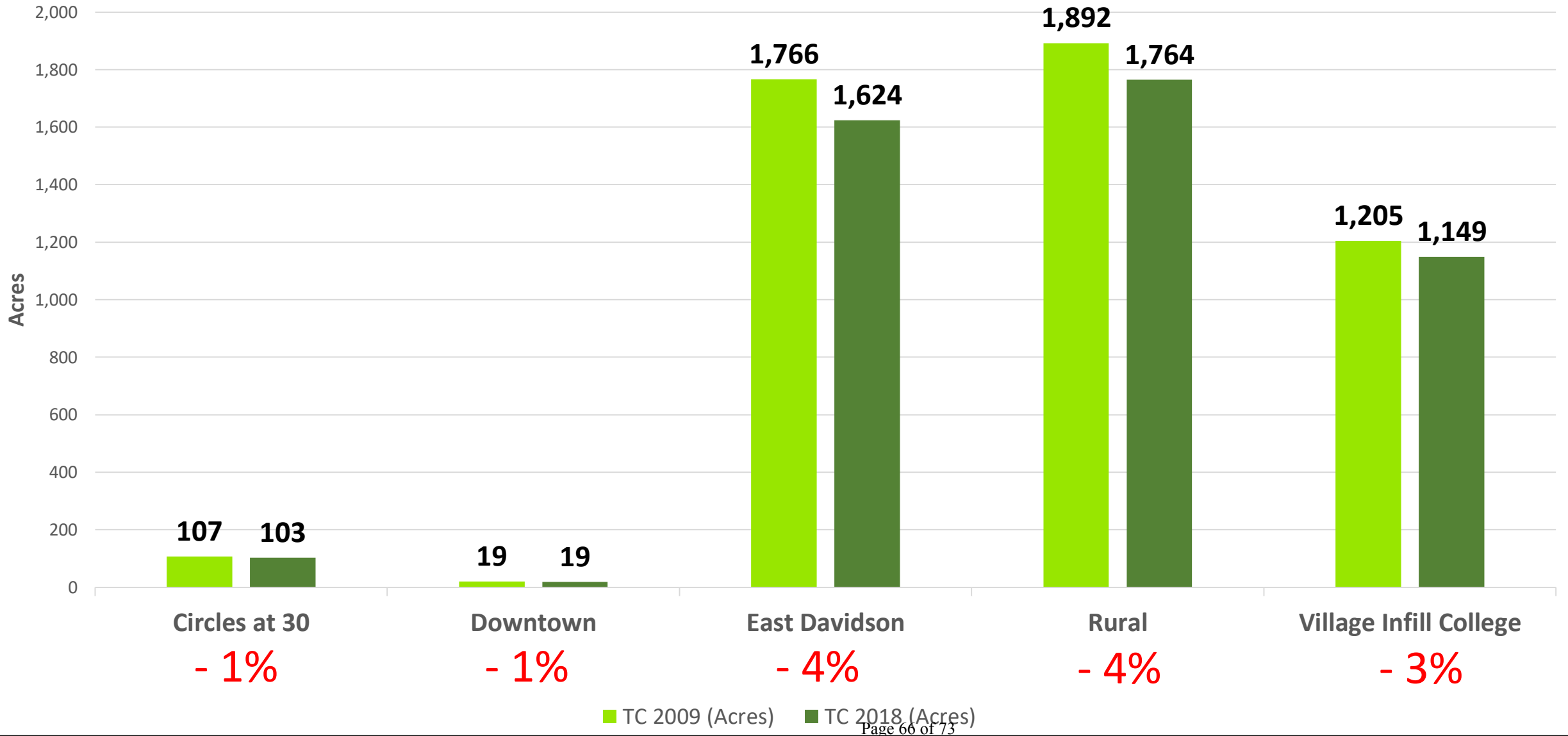
Davidson, NC



Urban Tree Canopy Change 2009-2018 by Tree Zone



Tree Canopy Change by Tree Zones 2009-2018



**Circles @ 30
Losses**





**Circles @ 30
Gains**

REASONS FOR CHANGE

- **Losses**

- » Rural: Utilities, Forestry, Residential Lot Clearing
- » East Davidson: Large-Scale Residential Development
- » Village Infill/College: College Activities, Infill Dev.
- » Downtown: Infill Dev. (College, Residential), Tree Age
- » Circles @ 30: Larger Individual Buildings

- **Gains**

- » Maturing Tree Canopy [Demolitions/Reforestation]
- » DPO 9 Requirements [Limits Loss via Min. Canopy/Street Trees]
- » Volunteer Planting Initiatives [Trees Davidson]

BENCHMARKING

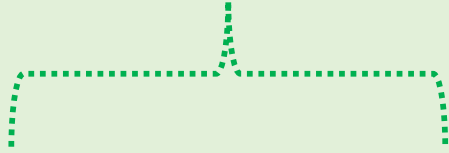
- **Similar Communities**

- » Fayetteville, AR: 2% Loss Over 10 Years (36% Total Canopy)
- » Davidson, NC: 4% Loss Over 9 Years (53% Total Canopy)
- » Charlottesville, VA: 6% Loss Over 9 Years (45% Total Canopy)

- **Takeaways**

- » Extent of Loss: Moderate/Important
- » Action Matters: Canopy Increases = Achievable

...pun intended?



“So at root, the quality of the urban forest is as important as the number of trees that comprise it.”

- USDA Sustainable Forest Guide

“The goal is to plant the right trees in the right places.”

- US Forest Service

NEXT STEPS

Tree Canopy Study Data Informs 9.3 DPO Changes
Continued Research/Sustained PBOC Engagement
Planning/Livability Board Review
Additional Modifications
Public Hearing
Planning Board Recommendation
BOC Consideration of Approval