



**TOWN OF DAVIDSON  
PLANNING BOARD  
Board Room  
218 S. Main St.  
September 30, 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 August 26, 2019 Minutes
- V. B.O.C. LIAISON REPORT**
- VI. OLD BUSINESS**
  - (a) Davidson Bay Master Plan Amendment - Review & Comment
- VII. NEW BUSINESS**
- VIII. OTHER ITEMS**
- IX. PLANNING STAFF REPORT**
- X. ADJOURNMENT**





---

**Agenda Title:** Review/Approval of the August 26, 2019 Minutes

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

---

**ATTACHMENTS:**

Description	Upload Date	Type
❏ August 26, 2019 Minutes	9/30/2019	Exhibit



## MEETING MINUTES

Planning Board  
Town of Davidson, NC  
August 26, 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; Nora Barger; Mike Minett; Kate Barr; Lindsey Williams; John Swope
- **Absent Board Members:** Michael Flake; Bob Miller
- **Town Representatives:** Trey Akers, Travis Johnson, Lindsay Laird

### III. CHANGES TO THE AGENDA: N/A

### IV. REVIEW/APPROVAL OF THE MINUTES

- a. **Approval of Minutes from July 29th, 2019:** Planning Board members voted to approve the July 2019 Minutes.
  - Motion to Approve: Susan Cooke
  - Second: Ellen Donaldson
  - Vote: 10-0 (Minutes Approved. Absent: Flake, Miller)

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

### VI. OLD BUSINESS:

- a. **Davidson Bay Master Plan Amendment:** Planner Lindsay Laird provided an overview of the proposed master plan amendment and highlights of the public input session. Members asked about the project's commercial components: Specifically, whether a study in the loss of revenue from the reduced commercial size had been performed; what type of commercial development is envisioned (retail, office, etc.); and, parking requirements related to the commercial component. Members expressed gratitude for and noted the importance of affordable housing being included on the site; they likewise asked about the developer's experience in constructing affordable housing in other projects. Other topics discussed ranged from the amount of built-upon-area proposed (and accompanying BMP design) to vehicular traffic/calming possibilities and the design of the townhomes.
- b. **DPO 9 Update:** Senior Planner Trey Akers provided an updated on the proposed text amendments for Davidson Planning Ordinance Section 9, which covers Tree Canopy, Landscaping, & Screening. Members reviewed the changes made since the July Planning Board meeting, at which board members requested the Planning Board Ordinance Committee (PBOC) further explore a number of topics. Staff and PBOC members, along with Livability Board member Dave Cable, reviewed the adjustments made based on Planning Board comments:
  - Formally Recognizing Property Rights



- Clarifying Bond Applicability + Warranty Period
- Highlighting Agricultural Exemptions/ETJ Status
- Rewarding Invasive Planting Clearing + Viewshed Preservation
- Penalizing Pre-Application Clearing
- Refining Payment-in-Lieu Provisions (Softwoods/Hardwoods Distinction)
- Reducing Initial Removal Penalty (Individual Lots)
- Clarifying Partial Damage (Ref. ANSI Pruning Standard)

Members offered additional guidance on the following items: Applicability of bonds to single-family homes; clarification of civil penalty language, partial damage definition, and tiered penalty structure; and, decision-making related to invasive species removal. Ultimately, the Planning Board voted on the following motion: *The Planning Board recommends approval of the proposed text amendments, taking into account the additional topics to explore as discussed tonight, and recommending that*

- *Once hired the arborist performs a review of the ordinance 90-days and one-year after its effective date.*
- *If commissioners have concerns about the proposed amendments being in compliance with current enabling legislation, then efforts are made to address the concerns.*
- Motion to Approve: Matt Dellinger
- Second: Shawn Copeland
- Vote: 10-0 (Motion Approved. Absent: Flake, Miller)

## **VII. NEW BUSINES:**

- a. **Kistler Farm Road Master Plan:** Senior Planner Trey Akers provided an overview of the proposed master plan for Kistler Farm Road. Members asked about the lot sizes; street and lot configurations; and proposed street cross-section for the updated Kistler Farm Road.

**VIII. PERMIT REPORT:** Senior Planner Travis Johnson provided an update on building permits. He reviewed the types of permits being processed and their locations throughout town. Members discussed the impact of college building activities on the permit counts (the college's permits are classified as commercial according to the building code), noting that it would be helpful to separate this entity's work out from other work across town. Similarly, members noted that it would be helpful to track where affordable housing had been integrated on a lot by lot basis within a development compared to a block by block basis.

**IX. B.O.C. LIAISON SELECTION:** Ellen Donaldson and Shawn Copeland were nominated to present the Planning Board's discussion of the DPO 9 text amendments at the next Board of Commissioners meeting.

**X. ADJOURNMENT:** 9:18 pm

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

## **APPROVAL OF MEETING MINUTES**

---

Signature/Date

Matt Dellinger, Planning Board Chair





---

**Agenda Title:** Davidson Bay Master Plan Amendment - Review & Comment

**Summary:** Planner Lindsay Laird will provide a brief overview of the proposed amendment to the Davidson Bay Master Plan. Planning Board members will review the plans and offer comments.

---

**ATTACHMENTS:**

Description		Upload Date	Type
□	Davidson Bay Master Plan - Staff Analysis	9/27/2019	Executive Summary
□	Davidson Bay Master Plan - 2019 Proposed Plan	9/27/2019	Exhibit
□	Davidson Bay Master Plan - Presentation	9/27/2019	Presentation





## STAFF ANALYSIS

Date: September 30, 2019  
To: Planning Board  
From: Jason Burdette, Planning Director  
Re: Davidson Bay Phase II, Master Plan Amendment

---

### 1. INTRODUCTION

#### APPLICANT INFO

- **Owners:** Beaty Street Development, LLC (Dominic Liburdi)
- **Developer:** J. Bart Hopper (Hopper Communities LLC)
- **Consultant:** Sean Paone (Cole Jenest & Stone)
- **Location:** 725 Beaty St. (Parcel ID: 00328269)
- **Planning Area(s):** Lakeshore (vested)
- **Area:** 4.8+/- acres

#### BACKGROUND

Davidson Bay Phases I and II were approved in 2000, and 2007, with 82 and 198 units (minimum), respectively. Collectively, the development was approved for 280 units (minimum). The initial approval also included +/-8,000 sf for mixed use/retail and +/-43,200 sf for mixed use/commercial (total: +/- 51,200 sf).

Over the years, the master plan has been amended several times to adjust unit counts and retail/commercial requirements. Section 14 of the Davidson Planning Ordinance (DPO) permits an administrative approval of a master plan amendment if proposed unit counts or non-residential density were below identified thresholds (i.e. an increase/decrease of more than 15 percent of the non-residential square footage; an increase/decrease of more than 10 percent of the residential units). Note: the original approval numbers for residential units and non-residential square footage are the basis number for which any proposed amendments must reference. This prevents incremental adjustments from circumventing the threshold limitations.

Any proposed master plan amendment that exceeds the administrative thresholds permitted by the DPO shall be considered “substantial” and must be reviewed and approved/denied by the board or agency which originally approved the plan. In this instance, the original approving body is the Davidson Board of Commissioners.



The Davidson Bay Phase II master plan is vested under common law vested rights. Vested master plans do not expire so long as the property owner continues to work toward the development plan. In the case of Davidson Bay Phase II, numerous preliminary plats and final plats have been approved and continue to be reviewed/approved. The property owner is entitled to the rules that were in place at the time of the original approval of the master plan, including building types, street infrastructure/improvements, open space, watershed, among others. The subject site is vested Lakeshore Planning Area.

## **2. PLANNING STAFF PRELIMINARY REVIEW**

### **REQUEST**

Hopper Communities requests to reduce the proposed unit count in Building Envelopes B+C and commercial density in Building Envelope A.

Per development notes, Building Envelope B was approved as Senior Housing with 48-60 units (2007) and 60-80 units (2010). Building Envelope C was approved 13 townhomes or live/work (2007) and 18-24 apartments/townhouses with parking on lower level (2010).

Per development notes, Building Envelope A was approved (2007) as a commercial mixed-use node but not limited to retail and office. A building height of three stories was permitted totaling +/-51,000 sf in two or more buildings. Upper floor residential was permitted and six units were planned. In 2010, a reduction in density to +/-38,000sf was approved for Building Envelope A, though the six residential units remained unchanged.

Hopper Communities' proposal includes 56 townhomes, two quadplex buildings and +/-20,000 sf of commercial space (See Davidson Bay Phase II Master Plan Amendment Site Plan). This reduction of residential units and retail/commercial square footage falls outside the administrative approval thresholds based upon original approval numbers: 280 residential units; +/-51,200 sf mixed use.

If approved, total unit count for Davidson Bay Phases I and II would be reduced from 280 proposed units to 245 units. Envelope A+B+C's unit count would be reduced from 78-108 units, to 64. Commercial square footage in Envelope A would be reduced from the originally approved +/-51,200 sf (and amended in 2010 to +/-38,000 sf) to +/-20,000 sf.

### **PLANNING AND DEVELOPMENT STANDARDS**

#### **CONTEXT**

The proposed development is in keeping with the larger residential subdivision's predominant use—a mix of townhomes and single-family detached housing. The 4.8+/- acre site is bound to the east by Beaty Street, the south by townhomes across Armour Street, the west by Naples Drive, and the north by single family detached housing. The property consists of one parcel that is currently vacant with a stand of pine trees along Beaty Street and most of the northern property boundary. The remainder of the site is currently cleared.



### LAND USE

The subject parcel is currently located in the Village Infill Planning Area with a portion along Beaty Street located in the Neighborhood Services Planning Area. The subject site is vested Lakeshore Planning Area under the previously approved master plan for Davidson Bay Phase II. The proposed master plan amendment for this site illustrates 56 townhome units and two attached homes (quadplex buildings; 4 units each or 8 units total). Both townhomes and attached homes are permitted building types in the Lakeshore Planning Area. Townhomes interior to the site are designed to front a pedestrian way and public park space, while townhomes and attached homes throughout the remainder of the site are designed to front “neighborhood yield” streets or existing streets.

A +/-20,000 sf commercial storefront building is also proposed at the corner of Beaty Street and Armour Street. The storefront building type is permitted in the Lakeshore Planning Area. This building will be designed to front Armour and Beaty Streets with parking to the rear. Formalized on-street parking will also be provided along Armour Street and Beaty Street.

### ACCESS & TRANSPORTATION

The proposed street network contains two street types: neighborhood yield (Road A) and alley street cross-sections. Road A will connect through the site from Beaty Street to Naples Drive. Road A will have two travel lanes with informal on-street parking along one side of the street. Road A will also have street trees and sidewalks along both sides of the street. Alleys will connect throughout the site and will be located to the rear of all townhome buildings.

Sidewalks will be located along all streets. Sidewalks will also connect around the public park space and from the park to the commercial and quadplex buildings.

A Traffic Impact Analysis (TIA) is not required. This portion of Davidson Bay is part of a larger, previously approved master plan (Davidson Bay Phase II) and proposes a unit count/commercial square footage reduction below the already agreed upon ranges. At the public input session held on August 12, 2019, the applicant shared weekday trip counts based on the originally approved uses (2010 approved master plan) versus the uses proposed with the Hopper Communities plan. Based on the reduced number of residential units and commercial square footage, the plan proposed by Hopper Communities will generate roughly 1,000 daily trips less than the 2010 approved development uses.

### PARKING

A minimum of one parking space per dwelling unit and two parking spaces per 1,000 square feet of commercial/retail use is required under the DPO.

Parking will be handled in a number of ways. Informal on-street parking will be located along one side of Road A. Townhomes will park on driveways on individual lots. There will be dedicated off-street parking for the quadplex units and the commercial space located off the alley streets (28 spaces). Additional on-street parking will be provided along Beaty Street (10 spaces) and Armour Street (14 spaces). A total of 52 parking spaces will be provided (48 spaces required for quadplex buildings and 20,000 sf commercial use).



### OPEN SPACE & PARKS

A public park of approximately 0.24 acres will be centrally located on the side with townhomes fronting the park space. In addition to the public park space shown on the proposed site plan, the notes indicate that an additional 0.94 acres of open space will be provided on site (1.18 acres total).

### TREE PRESERVATION, LANDSCAPING & SCREENING

Tree planting standards require at least two large mature trees per 9,000 square feet of parcel area OR one large mature tree and one small mature tree per 6,000 square feet of parcel area. The plans indicate that 46 large mature trees will be planted on site, which is compliant with Davidson Planning Ordinance requirements.

### AFFORDABLE HOUSING

A total of eight (8) affordable units are required based upon 64 total units in this portion of Davidson Bay. The affordable units have been identified on the proposed master plan within the two quadplex buildings (8 units total). Payment-in-lieu is also an option to providing the required units.

### LAKE NORMAN WATERSHED

The project site is located in the Critical Area of the Lake Norman Watershed. Within this district, the Davidson Planning Ordinance limits development to a maximum of 50 percent built-upon area (BUA, or hardscape). The proposed plan indicates that the subject site will comply with the total amount of BUA allocated to this portion of Davidson Bay Phase II under the previously approved master plan (141,416 sf BUA for envelopes A, B, and C). The proposed plan shows BUA of the subject site at +/-132,732 sf.

### PUBLIC INPUT SESSION

In accordance with DPO Sections 14.6 and 14.4, a public input session was held on August 12, 2019. Comments received at the public input session were generally supportive of the reduction in residential unit count and commercial square footage with the Hopper Communities proposal. Multiple community members expressed concern with current traffic congestion and parking in this area of town.

A few questions were asked about the transportation commitments agreed upon with the previously approved Davidson Bay Phase II Master Plan. With the previously approved master plan, the developer agreed to make a \$50,000 contribution to a traffic signal at Griffith and Beaty Street and traffic calming improvements at Beaty and Armour Street.

Community members also asked about the status of walking trails to be constructed elsewhere in Davidson Bay along the lakeshore. The public walking trail is outside of the limits of this proposed master plan amendment. Trails must be built prior to Davidson Bay being built out.

Public input session attendees were also supportive of the affordable housing element of this proposal. Hopper Communities intends to build eight affordable units on site, within the two quadplex buildings proposed.



### 3. PLANS AND POLICIES

Below is a list of town-adopted plans and policies summarizing each document's applicability to the proposed Master Plan:

- The **Davidson Comprehensive Plan (2010)** contains several recommendations and initiatives relevant to this proposal. The Targeted Growth Plan Livability Themes state:
  - A. CREATE DIVERSE BUSINESS AND JOB OPPORTUNITIES
    - Growth should create a balance of commercial and residential development.
  - B. SUPPORT SAFE AND VIBRANT PUBLIC SPACES AND NEIGHBORHOODS. GOAL 3: Provide Safe and Secure Neighborhoods, Streets, Parks and Greenways. Initiatives include:
    - Development should be walkable with vibrant public spaces.
    - Growth should support and enhance existing neighborhoods.
  - C. MAINTAIN QUALITY DESIGN AND SOUND PLANNING PRINCIPLES. GOAL 1: Prioritize Infill and Mixed-Use Development Within or Near Already Developed Areas, stating:
    - Continue to allow for limited single-family infill development and redevelopment in the Village Infill Planning Area.
    - Growth should create high-quality pedestrian environments.

As identified above, the comprehensive plan supports development that is walkable and safe. The plan also supports the dissemination of all transportation modes through multiple route options.

- The **Davidson Planning Ordinance (2015)** contains several references that speak directly to this proposal, including:

#### *Principles*

- We must preserve Davidson's character and sense of community: Enhanced by developments with open space and a street, sidewalk and greenway network that knits the community together (General Principles Item 1);
- We must encourage alternative means of active transportation: The built environment can enhance the use of alternatives to the car and increase our physical health (General Principles Item 3).

#### *Lakeshore Planning Area, Description*

- The Lakeshore Planning Area is located at the entrance to Davidson from I-77, within easy walking and bicycling distance to large employment centers and downtown Davidson, and with ample access and vistas to Lake Norman, Lake Davidson, and Lake Cornelius. The Lakeshore Planning Area contains opportunities for high density residential development integrated within corporate, commercial and retail mixed-use development. This planning area is within the state-mandated watershed overlay district; thus the development should be higher and denser development with a smaller footprint. Shorelines must be preserved for public use and aesthetic character. (2.2.6.A).

These references underscore the DPO's emphasis on interconnected policies and land use patterns that support the diversity of residential areas with the provision of community amenities.



#### 4. PROCESS & NEXT STEPS

- Pre-Development Consultation w/ Board of Commissioners: January 2019
- Application/Preliminary Sketch Plan Submittal: May 2019
- Planning Board FYI Presentations: June 2019 & August 2019
- Public Input Session: August 12, 2019
- Board of Commissioner FYI Presentation: September 10, 2019
- Planning Board Review & Comment: September 30, 2019
- Board of Commissioner Decision: October 2019 (tentative)
- Preliminary Plat (i.e. Construction Documents): TBD

#### 5. RESOURCES & ATTACHMENTS

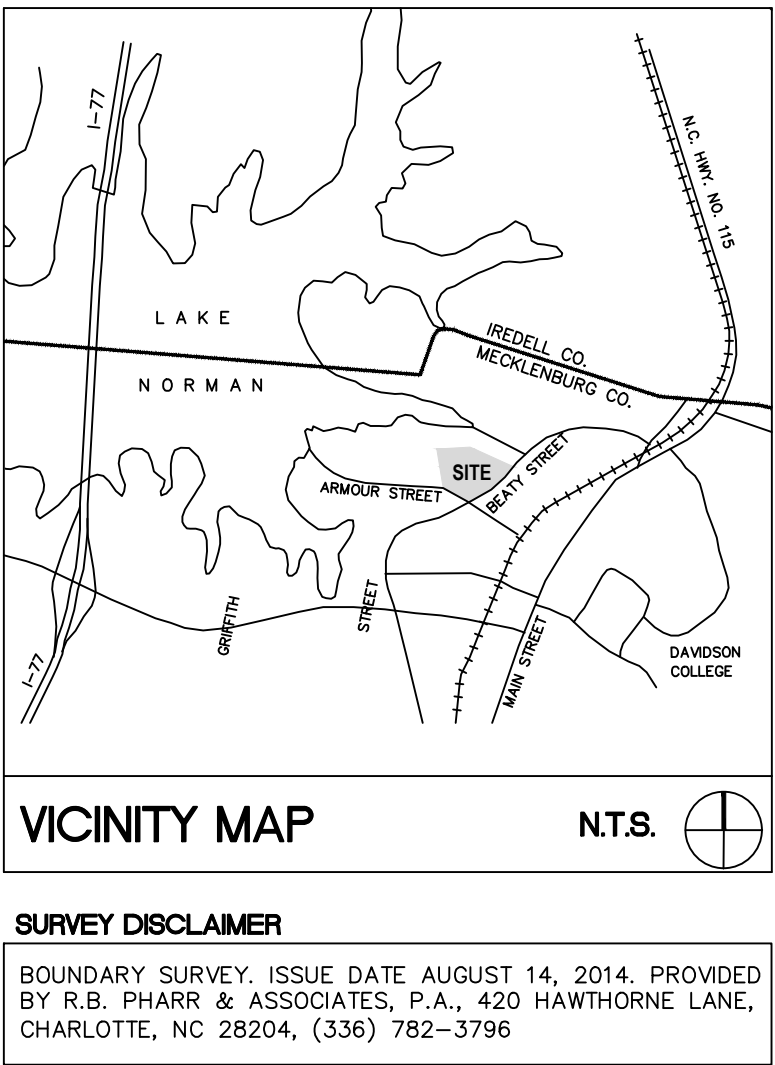
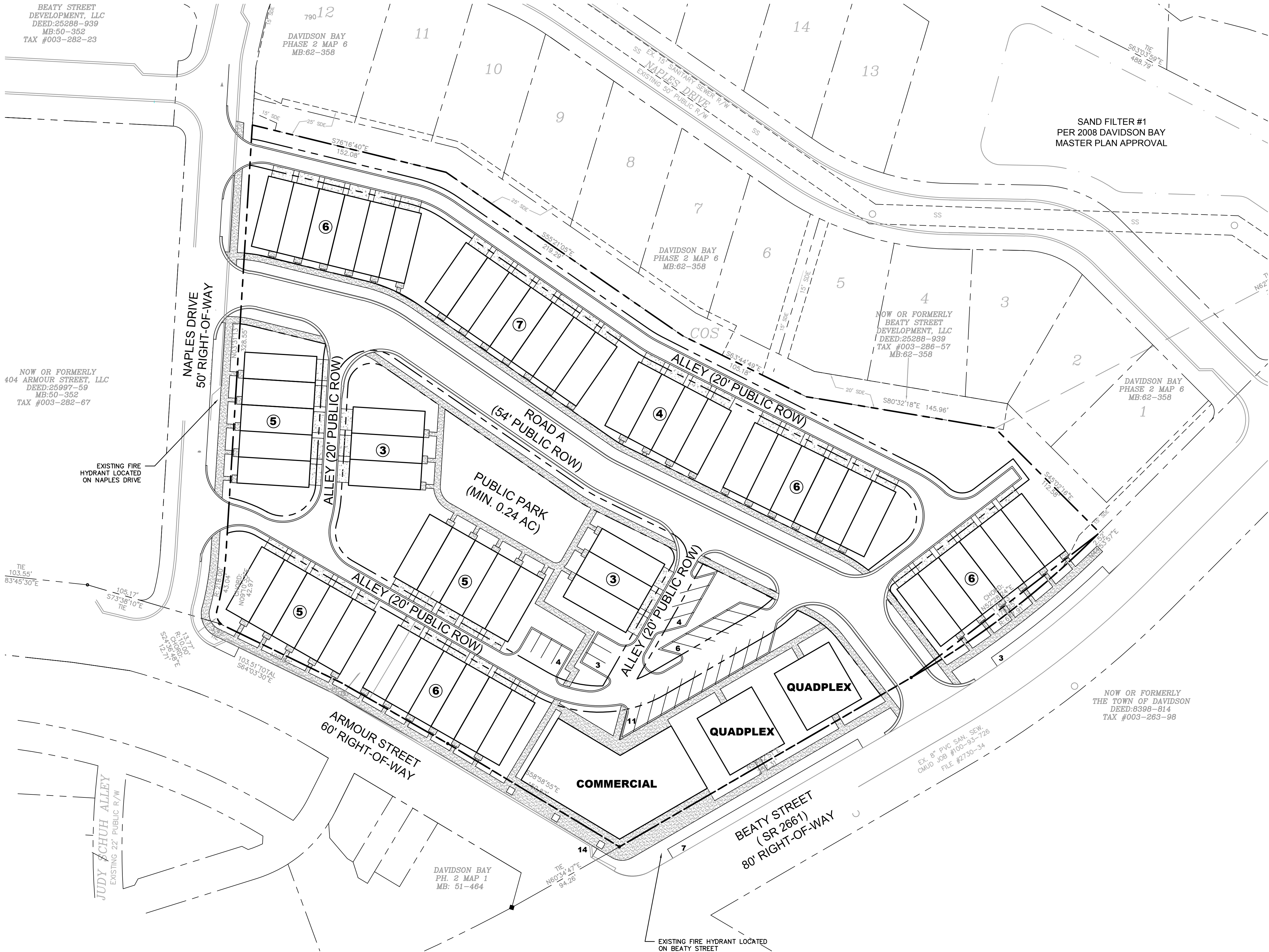
- Resources: Links to referenced policy documents.
  - Davidson Planning Ordinance (2015): <http://www.ci.davidson.nc.us/DocumentCenter/View/8499>
  - Comprehensive Plan (2010): <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>
- Maps:
  - Proposed Davidson Bay Phase II Master Plan Amendment (with environmental inventory, street sections, notes, etc.) – Envelopes A+B+C
- Town Staff Contact: Lindsay Laird, Planner - [llaird@townofdavidson.org](mailto:llaird@townofdavidson.org)
- Applicant: J. Bart Hopper, Hopper Communities, LLC – [bhopper@hoppercommunities.com](mailto:bhopper@hoppercommunities.com)



# DAVIDSON BAY MASTER PLAN PARCELS A AND B

DAVIDSON, NORTH CAROLINA

EPM #396836



SHEET LIST	COVER SHEET
MP-00	2008 APPROVED MASTER PLAN
SV-00	BOUNDARY SURVEY
MP-01	ENVIRONMENTAL INVENTORY
MP-02	EXISTING CONDITIONS
MP-03	PRELIMINARY SKETCH PLAN
MP-03.1	DAVIDSON BAY IMPERVIOUS PLAN

### GENERAL STATEMENT OF INTENT

THE SITE LAYOUT IS IN KEEPING WITH THE ORIGINAL APPROVED SITE LAYOUT, BUT IS REQUESTING A REDUCTION IN OVERALL RESIDENTIAL UNITS AND COMMERCIAL AREA PER DISCUSSIONS OF TOWN OF DAVIDSON

MASTER PLAN AMENDMENT APPROVAL CONTINGENT ON DAVIDSON BOARD OF COMMISSIONER APPROVAL

THE STATEMENT OF COMPLIANCE INDICATES THAT A TIA IS NOT REQUIRED FOR THIS PROJECT BECAUSE A STUDY WAS COMPLETED FOR THE DAVIDSON BAY MASTER PLAN APPROVED IN 2008

### ZONING CODE SUMMARY

PROJECT NAME:	DAVIDSON BAY PARCELS A & B
OWNER/APPLICANT:	HOPPER COMMUNITIES LLC.
JURISDICTION:	TOWN OF DAVIDSON
ZONING:	VESTED LAKESHORE PLANNING AREA NEIGHBORHOOD SERVICES & VILLAGE INFILL
PARCEL ID:	003-282-69
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL, ATTACHED SINGLE FAMILY, AND QUADPLEX
SITE ACREAGE:	4.73 AC±
LOT SIZE:	20-26'x55'
QTY:	56± UNITS
QUADPLEX BUILDINGS	2 (4 UNITS/BLDG OR 8 UNITS TOTAL)
TOTAL UNITS:	64± UNITS
COMMERCIAL AREA:	20,000± SF (3 FLOORS)
OPEN SPACE	
- LAKESHORE PLANNING AREA REQUIRED:	±0.24 ACRES (5%)
- DAVIDSON BAY MASTER PLAN REQUIRED:	±0.69 ACRES (15%)
- LAKESHORE PLANNING AREA PROVIDED:	±1.18 ACRES (25%)

STREET ROW - 54'  
ALLEY ROW - 20'

IMPERVIOUS AREA\*

- ALLOWED: 141,416 SF
- PROPOSED: 132,732 SF ±

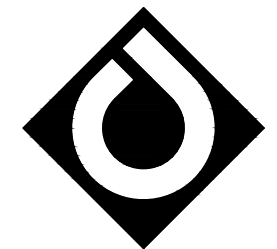
ESTIMATED CONSTRUCTION DATE: TBD

PLANTING AND TREE REQUIREMENTS PER ORDINANCE. ALL LOTS SUBJECT TO TABLE 9-1 OF ORDINANCE REGARDING TREE CANOPY COVERAGE AND TREE PLANTING REQUIREMENT.

\* IMPERVIOUS AREA ALLOCATION FOR PARCELS A, B, AND C IDENTIFIED AS APPROVED IN THE DAVIDSON BAY MASTER PLAN DATED 12/01/2008.

\*\* TREE SAVE REQUIREMENTS FOR PARCEL A, B, AND C HAVE BEEN MET WITHIN OVERALL APPROVED DAVIDSON BAY MASTER PLAN DATED 12/01/2008.

\*\*\* PER THE APPROVED DAVIDSON BAY MASTER PLAN DATED 12/01/2008 STORM DRAINAGE FROM PARCELS A, B AND C WILL BE COLLECTED, DISCHARGED, AND TREATED IN THE EXISTING STORMWATER SAND FILTER #1 LOCATED ON NAPLES DRIVE NEAR THE BEATY STREET INTERSECTION (SEE SHEET MP3.1 FOR SAND FILTER #1 IMPERVIOUS ALLOCATION AND DRAINAGE AREA)



ColeJenest  
& Stone

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p+ 704.376.1555 f+ 704.376.7851  
url+ www.colejeneststone.com

## HOPPER COMMUNITIES

1616 CLEVELAND AVE  
CHARLOTTE, NC 28203

## DAVIDSON BAY PARCELS A & B

725 BEATY STREET  
DAVIDSON, NC

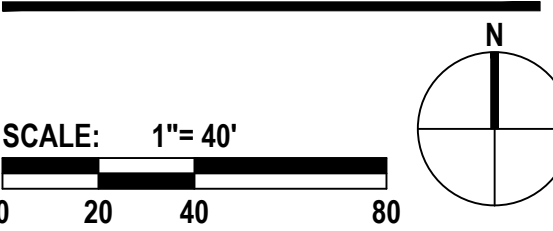
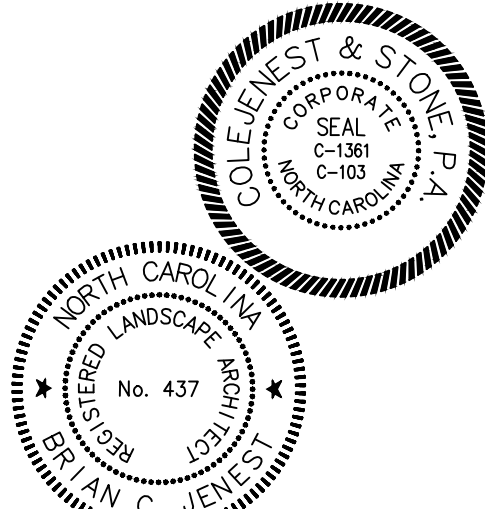
## MASTER PLAN AMENDMENT

Project No.  
4630

Issued  
04.22.19

## COVER SHEET

Revised  
06.24.19 - REVISIONS PER TOWN AND COUNTY COMMENTS

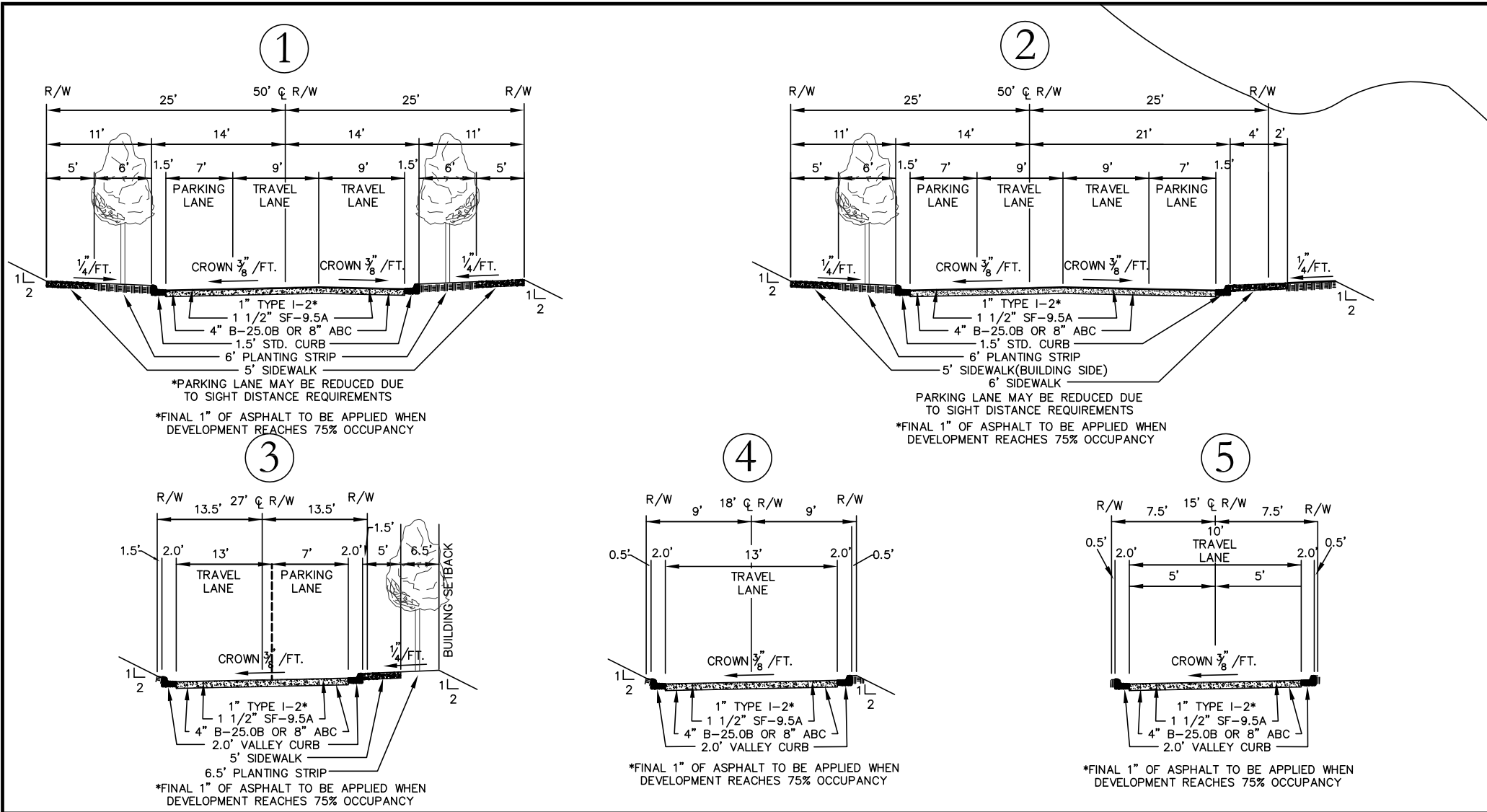


## MP-00

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2019 ©





## Public Street Section Details

## Gazebo and Walking Pier (Public)

## Envelope 'G'

## Commons (HOA, Public)

### DEVELOPMENT DATA:

#### PART 1-COMMITMENT

Development of the Real estate identified on this Technical Data Sheet, consisting of approximately 31.26± acres (the "Site") shall be governed by the current standards established under the Planning Ordinance of the Town of Davidson, North Carolina, for the Lakeshore Planning Area, subject to the exceptions set forth herein.

The building configurations, placements, and sizes shown on the Site Master Plans are schematic in nature and may be altered and/or modified during design development and the construction document phases. Parking layouts and green spaces may also be modified to accommodate final building configurations in accordance with the Planning Ordinance. The building and parking envelopes depicted on the Master Site Plans may change in size and shape while maintaining the general intent of the building and parking envelopes depicted thereon. The location of the roadways may be altered and/or modified slightly during the design development and construction document phases as necessary, while maintaining the general intent of the roadway layout depicted on the Site Master Plan.

#### (a). EXISTING AFFORDABLE HOUSING-SPECIAL PROVISION:

The developer shall Permit and begin construction of all previously required affordable units in Phase I of the development before the preliminary plot for Phase II will be approved by the Town of Davidson. The developer at the time of this revision has completed the 5-80% affordable units previously required for Phase I. (#341, #345, #349 Armour Street & #803-A & 803-B Kimbrough Court). The remaining 2-50% affordable units required for Phase I will be constructed on lots 113 thru 116 as shown on this plan. The 2 constructed affordable units #645 & #649 Beatty Street will be applied to the Phase 2 affordable requirement.

#### (b). BEATTY STREET-SPECIAL PROVISION:

The developer shall widen the west side of Beatty Street, north of Armour Street and fronting Phase II to match what was constructed along Beatty Street fronting Phase I.

#### PART II-STATEMENT OF INTENT.

It is the intention of the Petitioner to create a mixed-use development within this site.

#### PART III-PERMITTED DEVELOPMENT WITHIN THE SITE.

##### • MIXED USE AT BEATTY STREET (ENVELOPE A)

Commercial Mixed-Use including but not limited to Retail and Office. Building ht. up to 3 stories, or as allowed per Lake Shore District Zoning. Approximately 38,000 S.F. in 2 or more separate buildings. Upper floor residential is permitted depending on market conditions.

##### • SENIOR HOUSING (ENVELOPE B) +/- 2.0 ACRES (60 TO 80 UNITS)

##### Developer Options:

- Market rate sale/rental units for seniors 55 and over.
- One and two bedrooms residences ranging from 750 to 1250 S.F.
- Work with the Town of Davidson Housing Coalition to establish Tax Credits and develop it accordingly with their cooperation.
- If this option is chosen the developer may increase the affordable component of senior housing units and decrease the affordable component of units elsewhere on the site. 12.5% affordable units as a percentage of the total units will be maintained.
- A future street may be developed

##### • TOWNHOUSES AT ARMOUR STREET (ENVELOPE C)

Residential Use and/or Live-Work  
Building ht. up to 3 stories, or as allowed per Lake Shore District Zoning.

##### • SINGLE FAMILY (ENVELOPE D,D2)

Lots to have minimum of 60'-11" road frontage. Garages are front access.  
-Setbacks: Front-10 ft. Side-15 ft. combined Rear-10 ft.  
Every effort shall be made during the development and construction process to save healthy trees within a 10 ft. setback of all property lines and/or 15 ft. beyond the building footprints.

##### • SINGLE FAMILY/DUPLEX (ENVELOPE E)

Lots to have minimum of 42' road frontage. Garages are rear access.  
-Setbacks: Front-10 ft. Side-5 ft. Rear-5 ft.  
Every effort shall be made during the development and construction process to save healthy trees within a 10 ft. setback of all property lines and/or 15 ft. beyond the building footprints.

##### • LOFT TOWNHOUSES AND FLEX SPACE (ENVELOPE F)

Residential Use and/or Live-Work (Loft Townhouses)-Garages are rear access. Commercial, Retail, Office or live-Work Use (Flex Space Upfit/New)  
-Developer's option to demolish and rebuild the rear portion of the existing building as required to create the Flex Space portion of the construction.

##### • TOWNHOUSES AT THE COMMONS (ENVELOPE G)

Residential Use-Attached units with attached garages.  
-Building ht. up to 3 stories or 40 ft.  
-Multiple Buildings are allowed.

##### • EXISTING DIMETRICS BUILDING:

-It is anticipated that the building will have a new facade on the North elevation creating 13-15 new Flex Space units. The typical size will be 20'x60' to accommodate a mix of users from lofts, retail, school to office/industrial space.  
The tenant mix will be market driven.  
-The new facade will be built at the same time as the new street it faces.

### PART III- DESIGN GUIDELINES:

#### (1). PARKING

##### (A). PUBLIC ON-STREET/OFF-STREET:

-Typical on-street parking shall be informal and on one side of the street except for Armour Street which will have formal parallel parking on both sides.  
-Public off-street parking will be provided behind the mixed-use building on Beatty Street. The exact location will be mutually agreed upon by the Town of Davidson and the Developer before this Phase of construction begins.  
(Refer to public parking for the public pier section B below.)

##### (B). PUBLIC PIER AND GAZEBO PARKING:

-The Developer will reserve public parking for the Pier and Commons area in two locations.  
(1). Approximately 12 spaces along Dimetrics Lane located off Armour Street will be utilized during business hours by tenant of Liburd building.

(2). Approximately 10 spaces within "Envelope G" designated as Public Pier Parking. The exact location will be mutually agreed upon by the Town of Davidson and the Developer before this Phase of construction begins.

#### (2). LANDSCAPING:

-Landscaping, irrigation and screening shall be installed in accordance with the Town of Davidson Planning Ordinance as each Phase is developed. Street trees shall be provided along public streets according to the Town Ordinance.  
-Developer to receive credit for the trees saved outside the 100 ft. lake shore buffer. To be credited according to the Town Tree Ordinances.

#### (3). SIGNS:

-All street and building signage will comply with the Town Signage Ordinances.

#### (4). LIGHTING:

-All street and building lighting will comply with the Town Signage Ordinances.

#### (5). AMENITIES/OPEN SPACE:

-The Developer will build a private pier to accommodate up to (10) boat slips, if permissible by local ordinances for the lots directly adjacent to the lake.

-Individual lot owners direct adjacent to the lake retain whatever rights necessary for pursuing individual docks as permissible by local ordinances.

#### (6). STORM WATER MANAGEMENT:

(A). Storm water shall be managed in accordance with the requirements of Chapter 16 of the Town of Davidson Planning Ordinance. A maximum of 50% built-upon ratio will be maintained. Developer may use the entire Site to achieve this requirement.

#### (B). Storm water management will be installed as each phase is developed.

#### (C). Developer will utilize to the BMP areas shown, Rain Gardens or other measures to collect and filter storm water as allowed by ordinance and as deemed feasible by Engineering analysis.

#### (D). Developer reserves the right to purchase additional land next to the existing retention area to move or expand it as required.

### PART IV- DEVELOPERS PUBLIC AREA COMMITMENTS:

#### (1). TRAFFIC IMPROVEMENTS:

Developer to donate \$50,000.00 upon the Town's request for installation of the traffic signal at the intersection of Beatty and Griffith and traffic calming improvements at the intersection of Beatty and Armour.

#### (2). COMMONS AREA, GAZEBO AND PIER:

Developer will donate land to the Town of Davidson located at the end of Armour Street in order to create a "Common" Square.

(A). Upon the development of the adjacent 31± townhouses, the Developer will at its expense, complete the Commons and build the Public Gazebo along with the "Walking Pier". The Developer will work with the Town to determine the size and design requirements of the Gazebo and Pier to arrive at a mutually agreed upon facility. The Gazebo shall include elec. service.

(B). The Town will own and maintain the Commons, Gazebo and Pier.

(C). The proposed pier shall be 8 ft. wide with a 10 ft. wide "T-head" Railing designed to accommodate people in wheel chairs.

#### (3). LAKE SHORE BUFFER AND PUBLIC WALKING TRAIL:

Developer will dedicate a 100 ft. buffer along the lake shore.

(A). Approximately 30 ft. from the shore line the developer will provide an easement for natural "Public Walking Trail" approximately 6 ft. wide. It will be structured as a public "permanent easement" to be maintained by the community HOA or the Town of Davidson.

(B). No fencing along the trail shall be closer than 15 ft. from the property line abutting the trail. The HOA will limit the type and ht. of the fencing so as to blend in with the natural surroundings.

(C). The Public Walking Trail shall be approx. 6 ft. and be constructed of wood chips or other pervious materials as allowed in the Buffer area and as agreed upon by the developer and the Town of Davidson. Benches and trash receptacles will be located every 300 ft. along the trail.

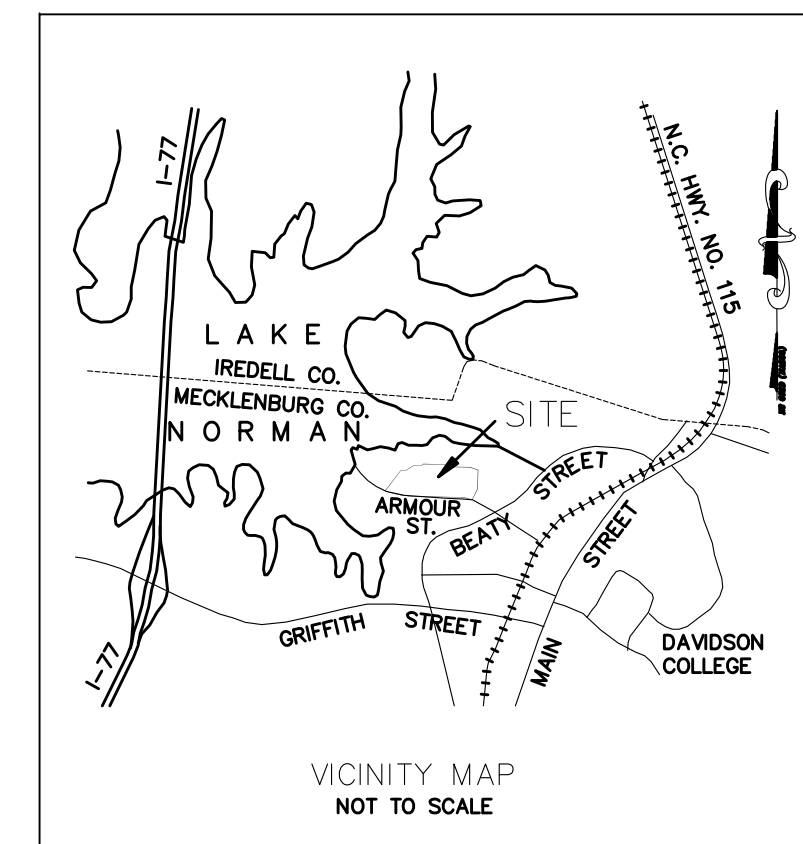
#### (4). FIELD-PARK:

Developer will provide a Public Field/Soccer Field of approx. 1.25 acres to be constructed by the school. Uses to be coordinated with the school. The field will be maintained by the Town. In the event that the Town fails to maintain the field the HOA will participate.

The final design will be approved by the Town of Davidson staff.  
-It is anticipated that all the proper legalities and insurance needs will be worked out in detail with the Town of Davidson for items 1,2,3 and 4 above.

### ALLOWABLE DENSITY DATA:

RESIDENTIAL	AFFORDABLE
25 DETACHED RESIDENTIAL (D & D2)	
18 DETACHED RESIDENTIAL/DUPLEXES (E)	
108 ATTACHED RESIDENTIAL-TOWNHOUSES	
INCLUDES- 29 ARTIST LOFTS (F & G)	4 UNITS
INCLUDES- 73 TOWNHOUSES (B,C & G)	11 UNITS
INCLUDES- 6 APARTMENT FLATS (A)	
80 SENIOR HOUSING UNITS (B)	
231 TOTAL-RESIDENTIAL	
TOTAL AFFORDABLE PROVIDED	15 UNITS
*TOTAL AFFORDABLE REQUIRED (12.5%)	29 UNITS
*REMAINING AFFORDABLE UNITS MAY BE CONSTRUCTED WITHIN ANY ENVELOPE	
RETAIL & COMMERCIAL	
8,000 S.F. MIXED USE/RETAIL (A)	
36,000 S.F. MIXED USE/COMMERCIAL (A)	
13-15 FLEX SPACE BAYS-UPFIT TO EXIST. BLDG.	



## Envelope 'D'

OR FORMERLY  
C. CLONTZ, III &  
T. CLONTZ SEALY  
DEED: 5971-786  
MB 15/PG 625  
TAX ID# 003-282-18  
ZONED: "LPA"

NOW OR FORMERLY  
RALPH C. CLONTZ, III &  
HARRIET CLONTZ SEALY  
DEED: 5971-786  
MB 15/PG 625  
TAX ID# 003-282-17  
ZONED: "LPA"

## Envelope 'E'

## Envelope 'F'

### Existing Dimetrics Bldg.

## Field-Park

## Envelope 'B'

## Envelope 'C'

## Envelope 'A'

SIGNALIZATION &  
PEDESTRIAN STUDY FOR  
BEATTY STREET AND ARMOUR  
STREET INTERSECTION  
REQUIRED

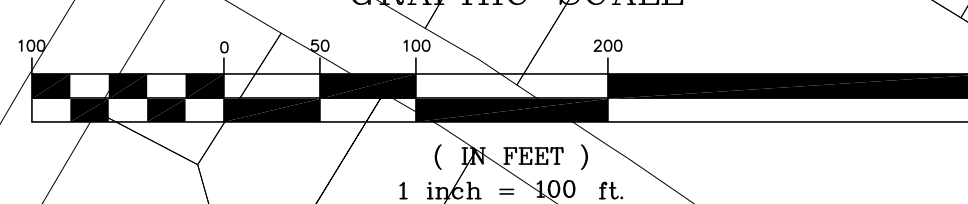
#### Revision Note:

8-06-10 The Existing Affordable Housing-Special Provision has been revised to reflect the 6 affordable units proposed for lots 113 thru 116.

#### Revision Note:

4-15-10 This plan is to revise lots 72-81 and to add lots 117 and 118. The Existing Affordable Housing-Special Provision has been revised to reflect the affordable units constructed.

#### GRAPHIC SCALE



### SHEET TITLE MASTER PLAN

PROJECT  
DAVIDSON BAY PHASE 2  
TOWN OF DAVIDSON, MECKLENBURG CO., NC  
FOR: BEATTY STREET DEVELOPMENT, LLC.

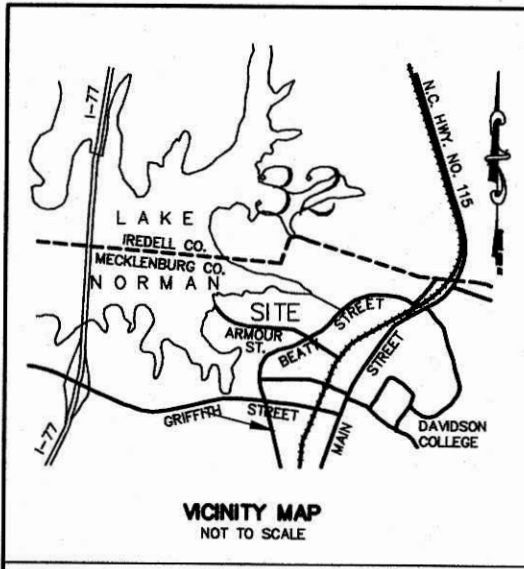


YARBROUGH-WILLIAMS & HOURS, INC.  
Planning & Surveying & Engineering  
750 Walnut St. Suite 200 Charlotte, NC 28202  
704.355.1890 704.355.0022

GERALD GOLDBACH R.A.  
P.O. BOX 11088 CHARLOTTE, NC  
704-378-1858 FAX 704-704-2122

PROJECT NO.  
SCALE  
1"=100'  
DATE  
12/1/08  
DRAWN BY  
JUN  
CHECKED BY  
MAH  
BRAWING NO.  
209-66  
Sht 1 of 1





NOW OR FORMERLY  
BEATTY STREET  
DEVELOPMENT, LLC  
DEED:25288-939  
MB:50-352  
TAX #003-282-23

NOW OR FORMERLY  
RALPH C. CLONTZ, III &  
HARRIET CLONTZ SEELY  
DEED:5971-786  
MB 15/PG 625  
TAX ID# 003-282-18  
ZONED: "LPA"

NOW OR FORMERLY  
404 ARMOUR STREET, LLC  
DEED:25997-59  
MB:50-352  
TAX #003-282-67

**SOCCER FIELD**

NOW OR FORMERLY  
TOWER INC.  
DEED:32242-518  
MB:52-716  
TAX #003-282-66

NOW OR FORMERLY  
BEATTY STREET  
DEVELOPMENT, LLC  
DEED:25288-939  
MB:50-352  
TAX #003-282-69  
206,346 SF OR 4.737 ACRES

NOW OR FORMERLY  
BEATTY STREET  
DEVELOPMENT, LLC  
DEED:25288-939  
TAX #003-282-57  
MB:62-358

DAVIDSON BAY  
PHASE 2 MAP 6  
MB:62-358

NOW OR FORMERLY  
THE TOWN OF DAVIDSON  
DEED:8398-814  
TAX #003-283-98

LEGEND  
EX - EXISTING  
COS - COMMON OPEN SPACE  
CMUD - CHARLOTTE-MECKLENBURG  
UTILITIES DEPARTMENT  
MB - MAP BOOK  
SDE - STORM DRAINAGE EASEMENT  
R/W - RIGHT-OF-WAY  
SAN, SEW. R/W - SANITARY  
SEWER RIGHT-OF-WAY  
DE - DEED BOOK  
PG - PAGE

**NOTES**

THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD NOT OBSERVED IN THE FIELD WHICH SHOULD BE DISCLOSED BY A FULL TITLE SEARCH.

AREAS WERE CALCULATED BY COORDINATE METHOD.

PORTION OF THIS PROPERTY MAY BE SUBJECT TO ARMY CORP. OF ENGINEERS WETLAND REGULATIONS.

THIS PROPERTY IS DESIGNATED AS BEING IN THE PA WATERSHED AREA AND MAY BE SUBJECT TO WATERSHED RESTRICTIONS.

THIS PROPERTY DOES NOT LIE WITHIN FEMA ZONE AE AS SHOWN ON FIRM MAP -

-MECKLENBURG COUNTY FIRM MAP #37104644001  
EFFECTIVE DATE: MARCH 2, 2009.

ALL ON-SITE WASTE DISPOSAL (STAMPHOLES) REQUIRES PRIOR APPROVAL FROM THE MECKLENBURG COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION (MCDEP) AND THE ISSUANCE OF A LAND USE PERMIT FROM THE MECKLENBURG COUNTY COUNTY ZONING ADMINISTRATOR.

PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE AND OTHER RELATED RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

IRON PINS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

COMMON OPEN SPACE TO BE MAINTAINED BY DAVIDSON BAY HOMEOWNERS ASSOCIATION.

THERE ARE NO FEMA OR FLUM LINES ON THE PLAT

**DEVELOPMENT DATA**

BEATTY STREET DEVELOPMENT LLC  
5870 GLASGOW DR  
TROY, MI 48068-3157

TAX ID# 003-28-259, 003-28-223, 003-28-224  
TOTAL SITE ACREAGE: ~35.08 ACRES  
TOTAL COS: ~13.34 ACRES  
TOTAL NUMBER OF LOTS: ~80  
ZONING: ~LPA (LAKESHORE PLANNING AREA)

PROPOSED IMPERVIOUS AREA  
PROPOSED PARKING - 1.09 AC (BUILD-UPON AREA 3.072)

GRANDFATHERED IMPERVIOUS AREA ALLOCATION  
(EXISTING PRIOR TO OCTOBER 1, 1993)

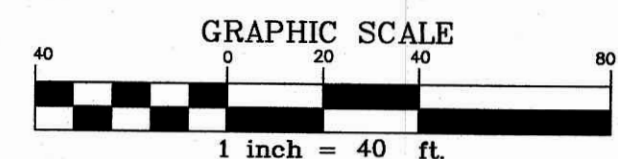
EXISTING BUILDING (2.864 AC)  
THE IMPERVIOUS AREA FROM THE EXISTING BUILDING WILL BE COLLECTED AND DISCHARGED THROUGH THE 100' WATERSHED BUFFER UTILIZING LEVEL SPREADER TECHNIQUES

EXISTING PARKING/SIDEWALKS (3.405 AC)  
THE IMPERVIOUS AREA FROM THE EXISTING PARKING LOTS & SIDEWALKS WILL BE ALLOCATED AMONG THE PROPOSED RESIDENTIAL LOTS. THEREFORE, NO WATERSHED WATER QUALITY TREATMENT WILL BE REQUIRED FOR THIS PROPOSED IMPERVIOUS AREA.

WATERSHED WATER QUALITY TREATMENT WILL BE REQUIRED FOR ALL THE REMAINING PROPOSED IMPERVIOUS AREAS CONSISTING OF ROADWAYS, SIDEWALKS, PARKING LOTS, TOWN HOMES AND MIXED-USE BUILDINGS.

THE PURPOSE OF THIS PLAT IS TO RECOMBINE EXISTING PARCELS OF LAND.

DEDICATION OF COMMON OPEN SPACE  
THE "DAVIDSON BAY HOMEOWNERS ASSOCIATION IN RECORDING THIS PLAT AS A PORTION OF DAVIDSON BAY HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACE" FOR USE BY THE HOMEOWNERS OR TENANTS OF DAVIDSON BAY. ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO DAVIDSON BAY DECLARATION TO BE RECORDED IN THE MECKLENBURG COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.



SHEET TITLE <b>BOUNDARY EXHIBIT - 4.737 ACRE</b>		PROJECT NO. 04/09/19
PROJECT <b>DAVIDSON BAY PHASE SENIOR DEVELOPMENT</b> TOWN OF DAVIDSON, MECKLENBURG CO., N.C. OWNER: BEATTY STREET DEVELOPMENT LLC DEED 25288-939		DRAWN BY YWH
YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering 750 Windsor Oak Court Charlotte, North Carolina, 28275 704.558.1800 704.558.0500(hq)		CHECKED BY JEW
NC Corporate Registration #C-0476		DRAWING NO. SHT 1 OF 1 SHTS



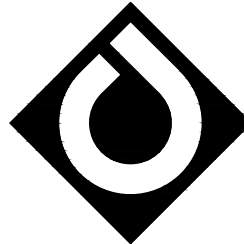


LEGEND

- SYMBOL
- EXISTING TREE
  - EXISTING PROPERTY LINE
  - EXISTING GAS LINE
  - EXISTING SANITARY SEWER
  - EXISTING STORM DRAIN
  - EXISTING OVERHEAD ELECTRIC
  - VIEWSHED LOCATION

VIEWSHEDS

VIEWSHED PHOTOS ARE LOCATED IN MP-02: EXISTING CONTEXT PHOTOS. VIEWSHED LOCATION NUMBERS CORRESPOND TO THE PHOTO NUMBER IN MP-02.



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p# 704.376.1555 f# 704.376.7851  
url# www.colejeneststone.com

**HOPPER COMMUNITIES**

1616 CLEVELAND AVE  
CHARLOTTE, NC 28203

**DAVIDSON BAY PARCELS A & B**

725 BEATY STREET  
DAVIDSON, NC

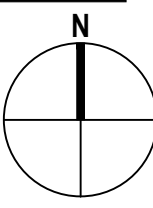
**MASTER PLAN AMENDMENT**

Project No.  
4630

Issued  
04.22.19

**ENVIRONMENTAL INVENTORY**

Revised  
08.24.19 - REVISIONS PER TOWN AND COUNTY COMMENTS



SCALE: 1"= 40'

**MP-01**

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2019 ©



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.





PHOTOS FROM BEATY STREET



PHOTOS FROM BEATY STREET



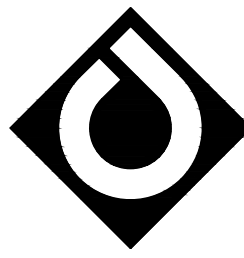
PHOTOS FROM ARMOUR STREET



PHOTOS FROM SITE OF SURROUNDING ARCHITECTURE

VIEWSHEDS

VIEWSHED LOCATIONS ARE SHOWN ON MP-01: ENVIRONMENTAL INVENTORY. VIEWSHED LOCATION NUMBERS CORRESPOND TO THE PHOTO NUMBER IN MP-02.



ColeJenest & Stone

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p+ 704.376.1555 f+ 704.376.7851  
url+ www.colejeneststone.com

HOPPER COMMUNITIES

1616 CLEVELAND AVE  
CHARLOTTE, NC 28203

DAVIDSON BAY PARCELS A & B

725 BEATY STREET  
DAVIDSON, NC

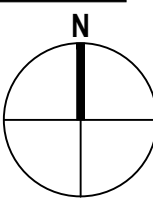
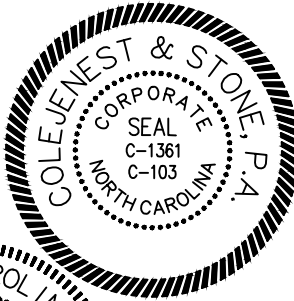
MASTER PLAN AMENDMENT

Project No.  
4630

Issued  
04.22.19

EXISTING CONDITIONS

Revised  
08.24.19 - REVISIONS PER TOWN AND COUNTY COMMENTS



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

MP-02

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2019 ©



DAVIDSON BAY  
DEVELOPMENT, LLC  
DEED:25288-939  
MB:50-352  
TAX #003-282-23

NOW OR FORMERLY  
404 ARMOUR STREET, LLC  
DEED:25997-59  
MB:50-352  
TAX #003-282-67



**LEGEND**

**SYMBOL**

- PROPOSED SIDEWALK
- PROPOSED 2'-0" CURB & GUTTER
- OPEN SPACE
- 20'x55' TOWNHOMES
- QUADPLEX BUILDING
- COMMERCIAL SPACE
- PROPOSED STREET TREE

PROJECT NAME: DAVIDSON BAY PARCELS A & B  
OWNER/APPLICANT: HOPPER COMMUNITIES LLC.  
JURISDICTION: TOWN OF DAVIDSON  
ZONING: VESTED LAKESHORE PLANNING AREA NEIGHBORHOOD SERVICES & VILLAGE INFILL  
PARCEL ID: 003-282-69  
EXISTING USE: VACANT  
PROPOSED USE: COMMERCIAL, ATTACHED SINGLE FAMILY, AND QUADPLEX  
SITE ACREAGE: 4.73 AC±  
LOT SIZE: 20-26'x55'  
QUADPLEX BUILDINGS: 2 (8 UNITS TOTAL)  
TOTAL UNITS: 64± UNITS  
COMMERCIAL AREA: 20,000± SF (3 FLOORS)  
OPEN SPACE  
- LAKESHORE PLANNING AREA REQUIRED: ±0.24 ACRES (5%)  
- DAVIDSON BAY MASTER PLAN REQUIRED: ±0.69 ACRES (15%)  
- LAKESHORE PLANNING AREA PROVIDED: ±1.18 ACRES (25%)  
STREET ROW - 54'  
ALLEY ROW - 20'  
COMMERCIAL AREA: 20,000± SF (3 FLOORS)  
PARKING SPACES REQUIRED: 40 MIN.  
PARKING SPACES PROVIDED: 41  
RESIDENTIAL QUADPLEX: 8 UNITS  
PARKING SPACES REQUIRED: 8 MIN.  
PARKING SPACES PROVIDED: 8  
ROAD A ROW BLOCK LENGTH: 665 LF (BEATY STREET TO NAPLES DRIVE)  
328.16 LF (LONGEST SECTION BETWEEN ALLEYS)  
TREE CONSERVATION/PRESERVATION  
LARGE MATURING TREES: (206,039 SF / 9000 SF)x2: 46 TREES  
TREES PROVIDED: 46 TREES  
(23 STREET TREES/REMAINDER MIX OF EXISTING TREES AND OTHER LARGE MATURING TREES THROUGHOUT PARKING AND OPEN SPACES AREAS)  
\*PROPOSED STREETS AND ALLEYS WILL BE DEDICATED TO THE TOWN OF DAVIDSON FOR PUBLIC MAINTENANCE  
\*\*PER THE 2008 APPROVED DAVIDSON BAY MASTER PLAN THE SUBJECT PROPERTY WILL NOT REQUIRE A TRANSPORTATION IMPACT ANALYSIS

**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p# 704.376.1555 f# 704.376.7851  
url+ www.colejeneststone.com

## HOPPER COMMUNITIES

1616 CLEVELAND AVE  
CHARLOTTE, NC 28203

## DAVIDSON BAY PARCELS A & B

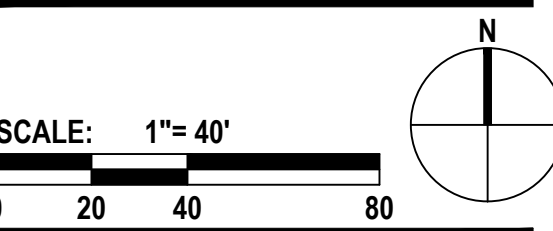
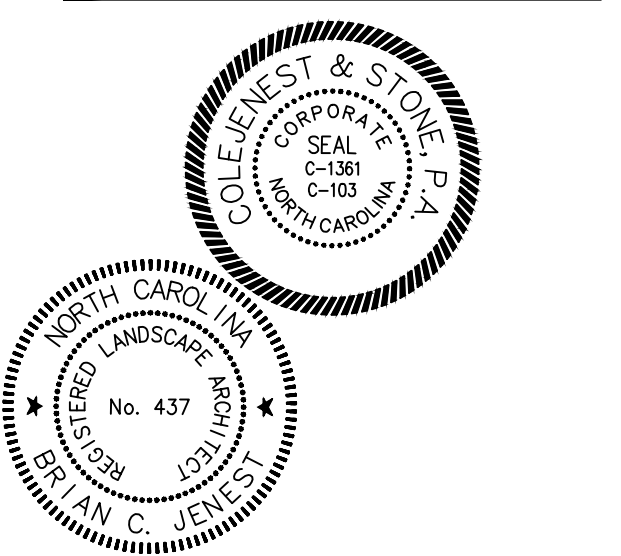
725 BEATY STREET  
DAVIDSON, NC

## MASTER PLAN AMENDMENT

Project No.  
4630  
Issued  
04.22.19

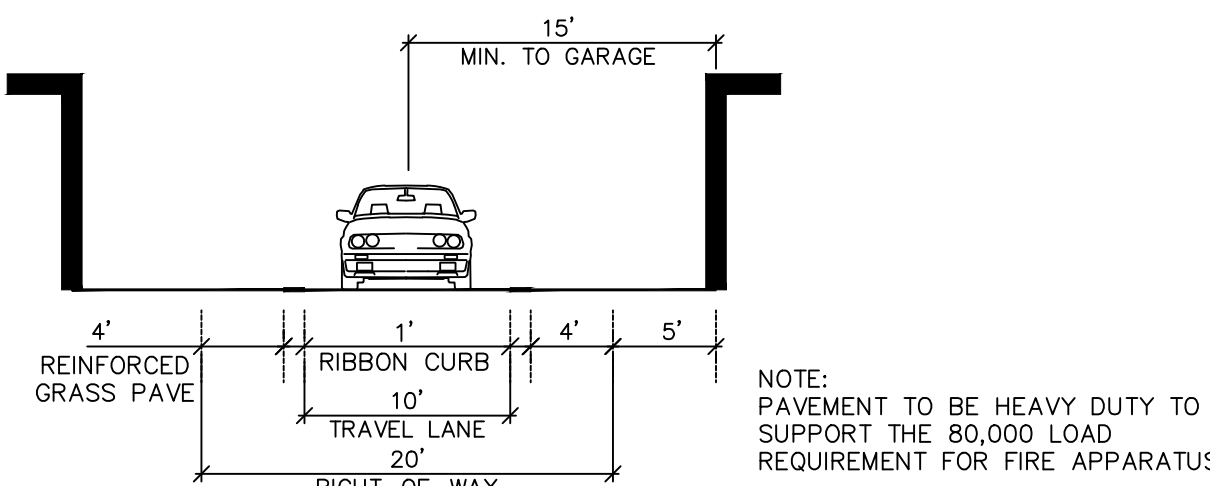
## PRELIMINARY SKETCH PLAN

Revised  
06.24.19 - REVISIONS PER TOWN AND COUNTY COMMENTS

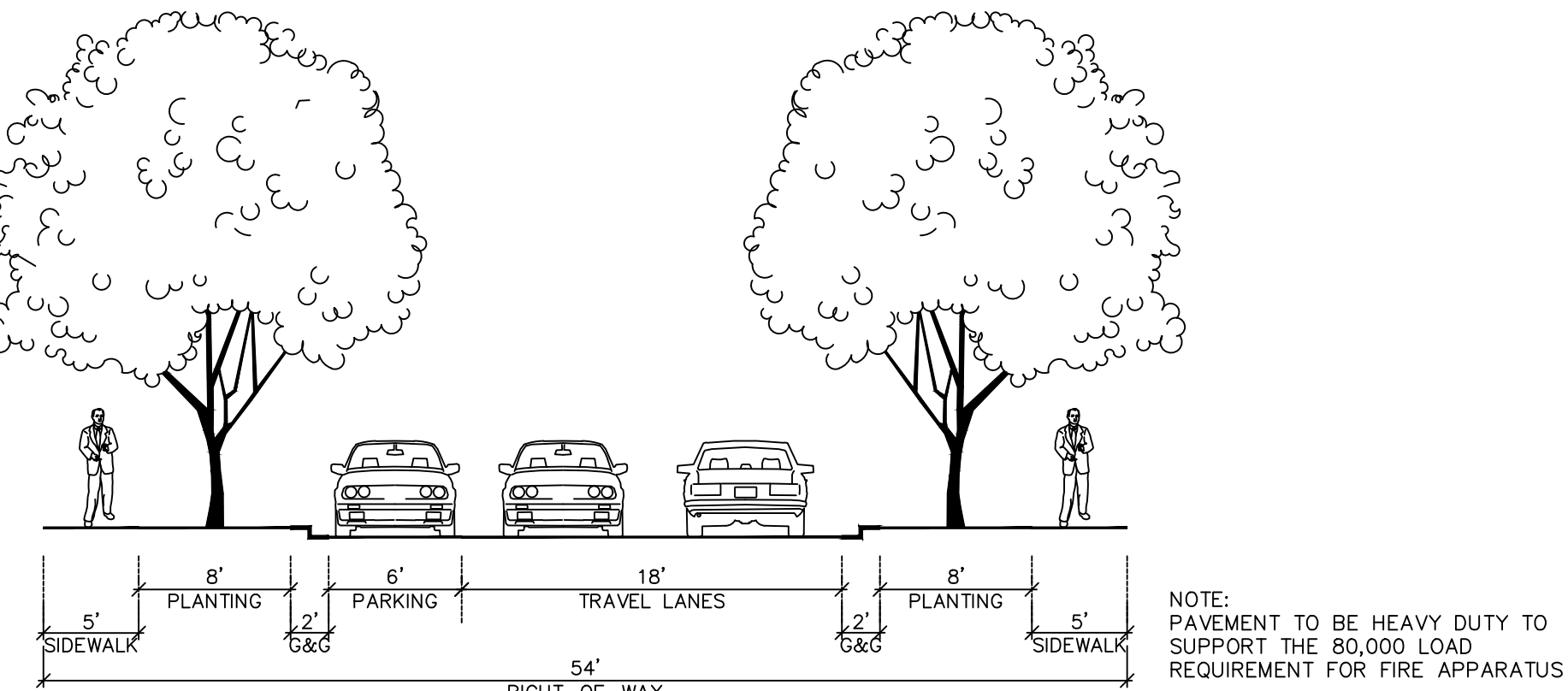


## MP-03

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.  
ColeJenest & Stone, P.A. 2019 ©



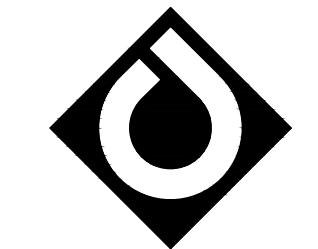
TOWN OF DAVIDSON - PUBLIC ALLEY SECTION



TOWN OF DAVIDSON - NEIGHBORHOOD YIELD PUBLIC STREET SECTION (ROAD A)

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.





**ColeJenest  
& Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
+  
Landscape Architecture  
+  
Civil Engineering  
+  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202

p+ 704.376.1555 f+ 704.376.7851  
url+ www.colejeneststone.com

## HOPPER COMMUNITIES

1616 CLEVELAND AVE  
CHARLOTTE, NC 28203

## DAVIDSON BAY PARCELS A & B

725 BEATY STREET  
DAVIDSON, NC

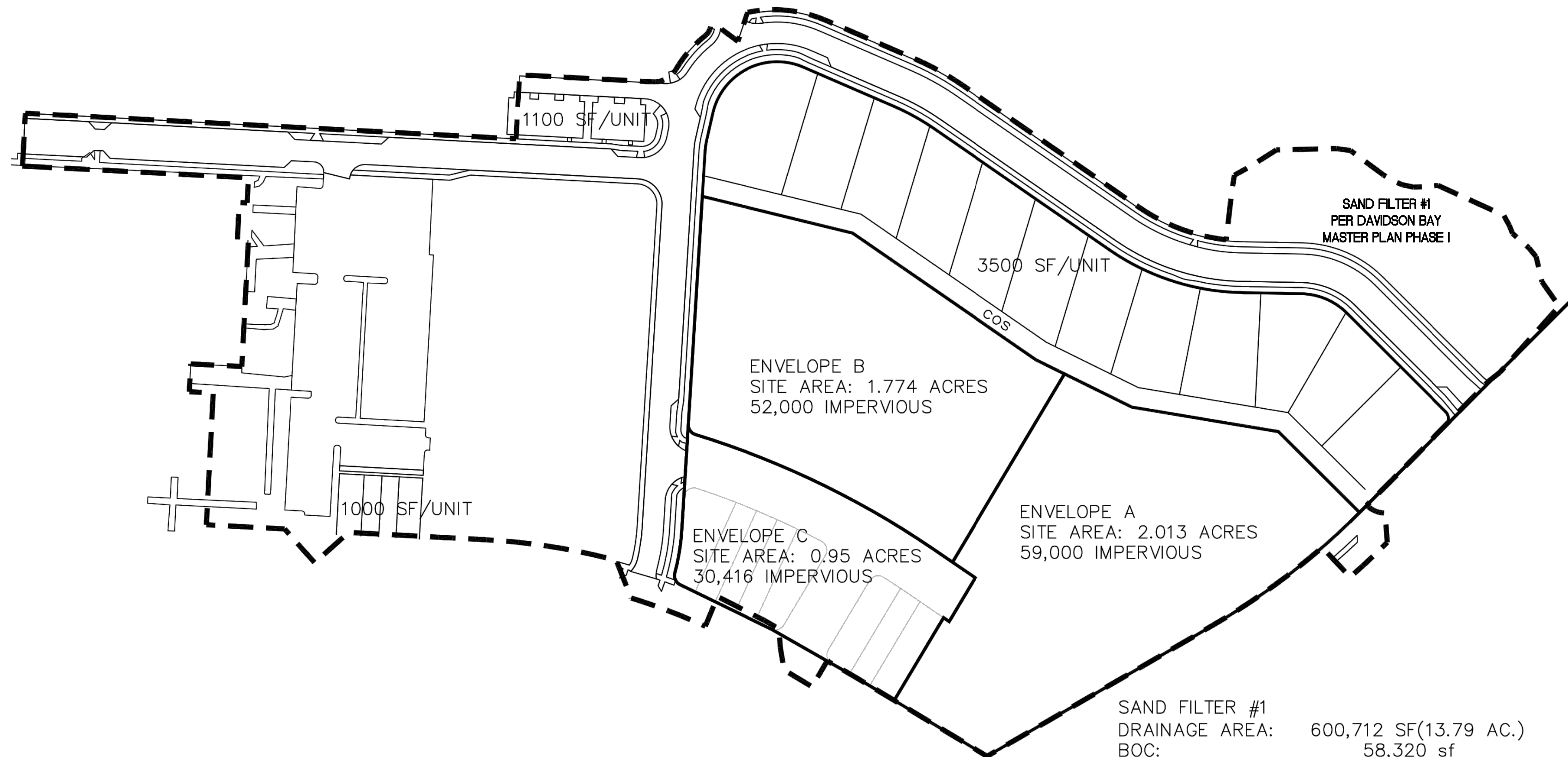
## MASTER PLAN AMENDMENT

Project No.  
4630

Issued  
04.22.19

## IMPERVIOUS ALLOCATION PLAN

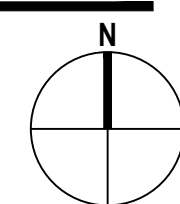
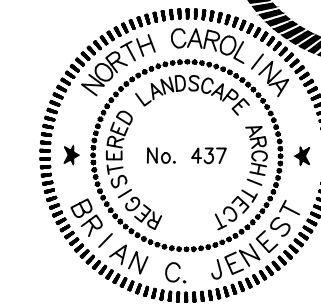
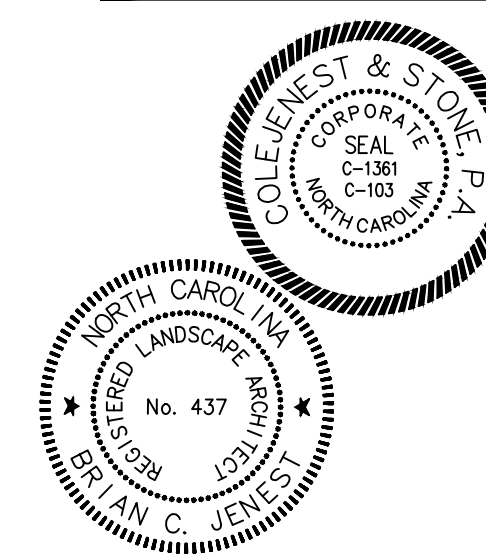
Revised  
08.24.19 - REVISIONS PER TOWN AND COUNTY COMMENTS



SAND FILTER #1  
DRAINAGE AREA: 600,712 SF(13.79 AC.)  
BOC: 58,320 sf  
SW: 18,964 sf  
4 units @ 1000 sf = 4,000 sf  
(F)5 units @ 1100 sf: = 5,500 sf  
(D)12 units @ 3500 sf:= 42,000 sf  
ENVELOPE "C" = 30,416 sf  
ENVELOPE "B" = 52,000 sf  
ENVELOPE "A" = 59,000 sf  
270,200 sf impervious



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



## MP-03.1

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2019 ©



# DAVIDSON BAY MASTER PLAN AMENDMENT



College Town. Lake Town. *Your Town.*

Davidson Bay Phase II  
Proposed Master Plan Amendment  
Planning Board Review & Comment  
Page 19 of 31    September 30, 2019



# DAVIDSON BAY MASTER PLAN AMENDMENT

## Process Highlights

---

- Pre-development Consultation w/ Board of Commissioners: January 2019
- Application Submittal: May 2019
- Planning Board FYI Presentations: June & August 2019
- Public Input Session: August 12, 2019
- Board of Commissioner FYI: September 10, 2019
- **Planning Board Review & Comment: September 30, 2019**
- Board of Commissioner Decision: October 22, 2019 (tentative)







## Public Walking Trail

SHADED AREA=100 FT. BUFFER

— ENVELOPE 'D'

### Public Walking Trail

### Existing Dimetrics Bldg

### Field-Park

**-ENVELOPE-**  
**-(8) AFFORDABLE**

**ENVELOPE 'G'**  
(7) AFFORDABLE

**ENVELOPE F**  
(4) AFFORDABLE

Reserved Public  
Pier parking

— **ENVELOPE 'A'**  
(5) AFFORDABLE

— ENVELOPE 'C'

Phase 1 Townhouses  
(Under Construction)

110	ATTACHED RESIDENTIAL
	INCLUDES-3 LIVE UNITS
	INCLUDES-32 ARTS & CRAFTS
	INCLUDES-25 OPTICUS
6	APARTMENT FLATS
60	SENIOR HOUSING UNITS
223	TOTAL-RESIDENTIAL

8,000 S.F. MIXED  
43,200 S.F. MIXED  
13 FLEX SP.

NEW RIGHT TURN-IN  
RIGHT TURN-OUT  
DRIVEWAY

USE-ENV

SCALE - 1" = 100' -

Map Sheet,  
is governed by  
of the Town  
a, subject to the

the Site Master  
modified during  
Parking layouts  
of building

ite Plans may  
t of the  
of the roadways  
velopment and  
g the general  
n.

Previously required  
eliminary plat

, north of Armour  
along Beaty

•SINGLE FAMILY: (ENVELOPE D,D2)

Lots to have minimum of 60'-1" road frontage. Garages are front access.  
-Setbacks: Front-10 ft. Side-15 ft. combined Rear-10 ft.  
Every effort shall be made during the development and construction process

### PART III- DESIGN GUIDELINES:

(1) PARKING

(A). PUBLIC ON-STREET/OFF-STREET

Tripod on street parking shall be located and on one side of the street.

(B). Storm water management will be installed as each phase is developed.

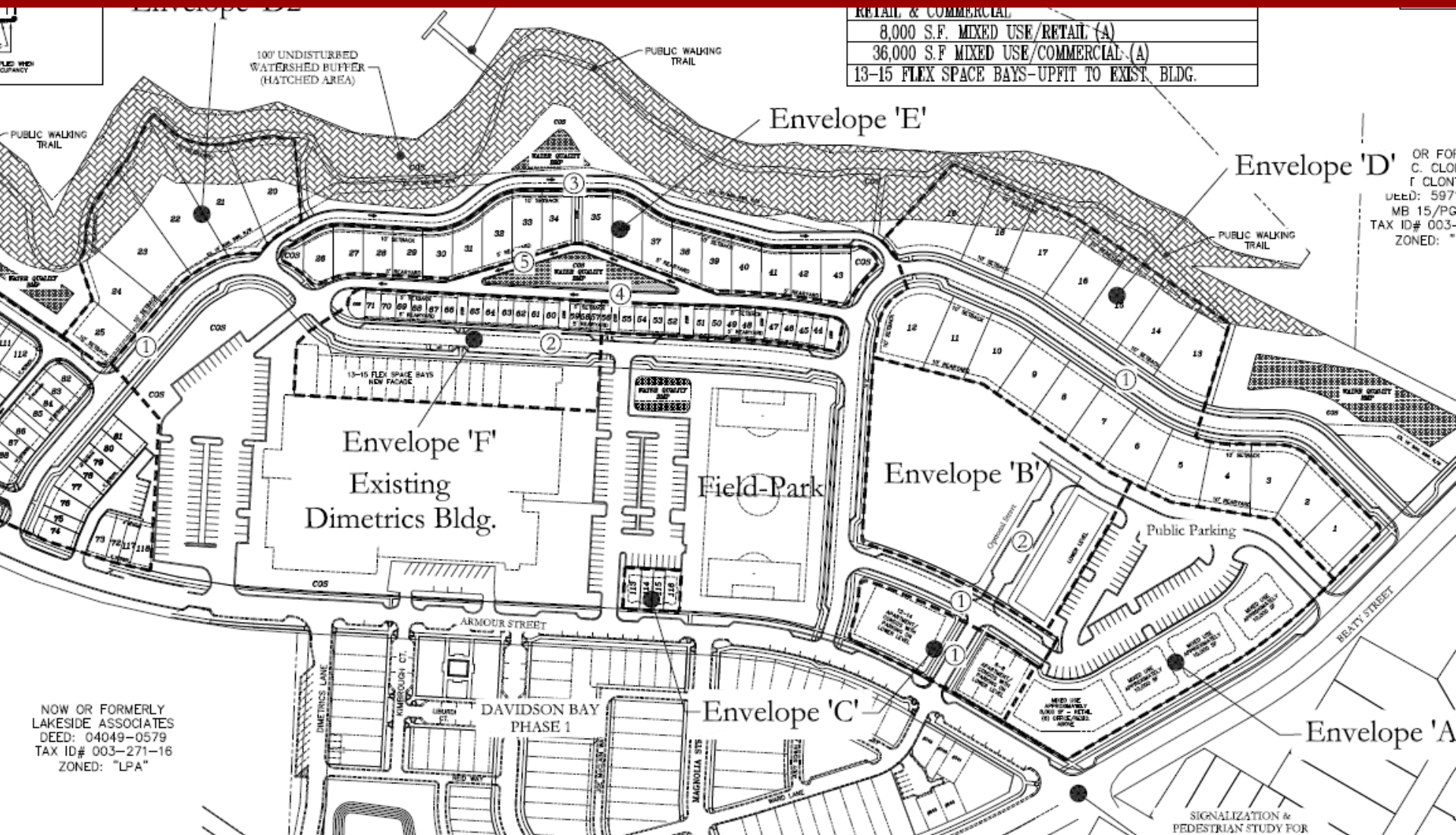
(C). Developer will install the detention area shown, utilize Rain Gardens or other measures to collect and filter storm water as allowed by ordinance and as deemed feasible by Engineering analysis.

(D). Developer reserves the right to purchase additional land next to the existing

PART V

(1). HORIZ
HORIZONTAL Construction





RETAIL & COMMERCIAL
8,000 S.F. MIXED USE/RETAIL (A)
36,000 S.F. MIXED USE/COMMERCIAL (A)
13-15 FLEX SPACE BAYS-UPFIT TO EXIST. BLDG.

OR FOR  
C. CLO  
F. CLO  
DEED: 597  
MB 15/PG  
TAX ID# 003-  
ZONED: "

NOW OR FORMERLY  
LAKESIDE ASSOCIATES  
DEED: 04049-0579  
TAX ID# 003-271-16  
ZONED: "LPA"

## PART III- DESIGN GUIDELINES:

- (A) **PARKING**
  - (1) **PUBLIC ON-STREET/OFF-STREET:**
    - Typical on-street parking shall be informal and on one side of the street except for Armour Street which will have formal parallel parking on both sides.
    - Public off-street parking will be provided behind the mixed-use building on Beatty Street. An area of Beatty Street in front of Envelope 'A' will be widened in anticipation of future on-street parking to match what was done in along Beatty Street in Phase I.
    - (Refer to public parking for the public pier section B below.)
  - (2) **PUBLIC PIER AND GAZEBO PARKING:**
    - The Developer will reserve public parking for the Pier and Commons area in two locations.
    - (1) Approximately 12 spaces along Dimetrics Lane located off Armour Street will be utilized during business hours by tenant of Lurid building.
    - (2) Approximately 10 spaces within 'Envelope C' designated as Public Pier Parking. The exact location will be mutually agreed upon by the Town of Davidson and the Davidson before this Phase of construction begins.

- (B) Storm water management will be installed as each phase is developed.
- (C) Developer will utilize to the BMP areas shown, Rain Gardens or other measures to collect and filter storm water as allowed by ordinance and as deemed feasible by Engineering analysis.
- (D) Developer reserves the right to purchase additional land next to the existing extension area to move or expand it as required.

## PART IV- DEVELOPERS PUBLIC AREA COMMITMENTS:

- (1) **TRAFFIC IMPROVEMENTS:**
  - Developer to donate \$50,000.00 upon the Town's request for installation of the traffic signal at the intersection of Beatty and Griffith and traffic calming improvements at the intersection of Beatty and Armour.
- (2) **COMMONS AREA GAZEBO AND PIKE:**
  - Developer will donate land to the Town of Davidson located at the end of Armour Street in order to create a Commons Square.
  - (A) Upon the development of the adjacent 31st townhouses, the Developer will at his expense, complete the commons and build the public Gazebo along with the Walking Pier. The Developer will work with the Town to determine

## PART V- PHASING:

- (1) **HORIZONTAL PHASING-ROADS AND UTILITIES**
  - HORIZONTAL PHASE A:** Construction of roads and infrastructure as shown in the site plan, east of the existing Dimetrics parking lot, south of Lake Davidson, west of Beatty Street and north of Armour Street. It will include construction of the Field-Park.
  - HORIZONTAL PHASE B:** Construction of roads and infrastructure as shown for the remainder of the development, including the Public Pier, Gazebo and Walking Trail.
  - Horizontal Phases may be combined or further defined.
- (2) **VERTICAL PHASING-UNITS**
  - PHASE A:**
    - The construction of the single family units in lots 1 thru 19.

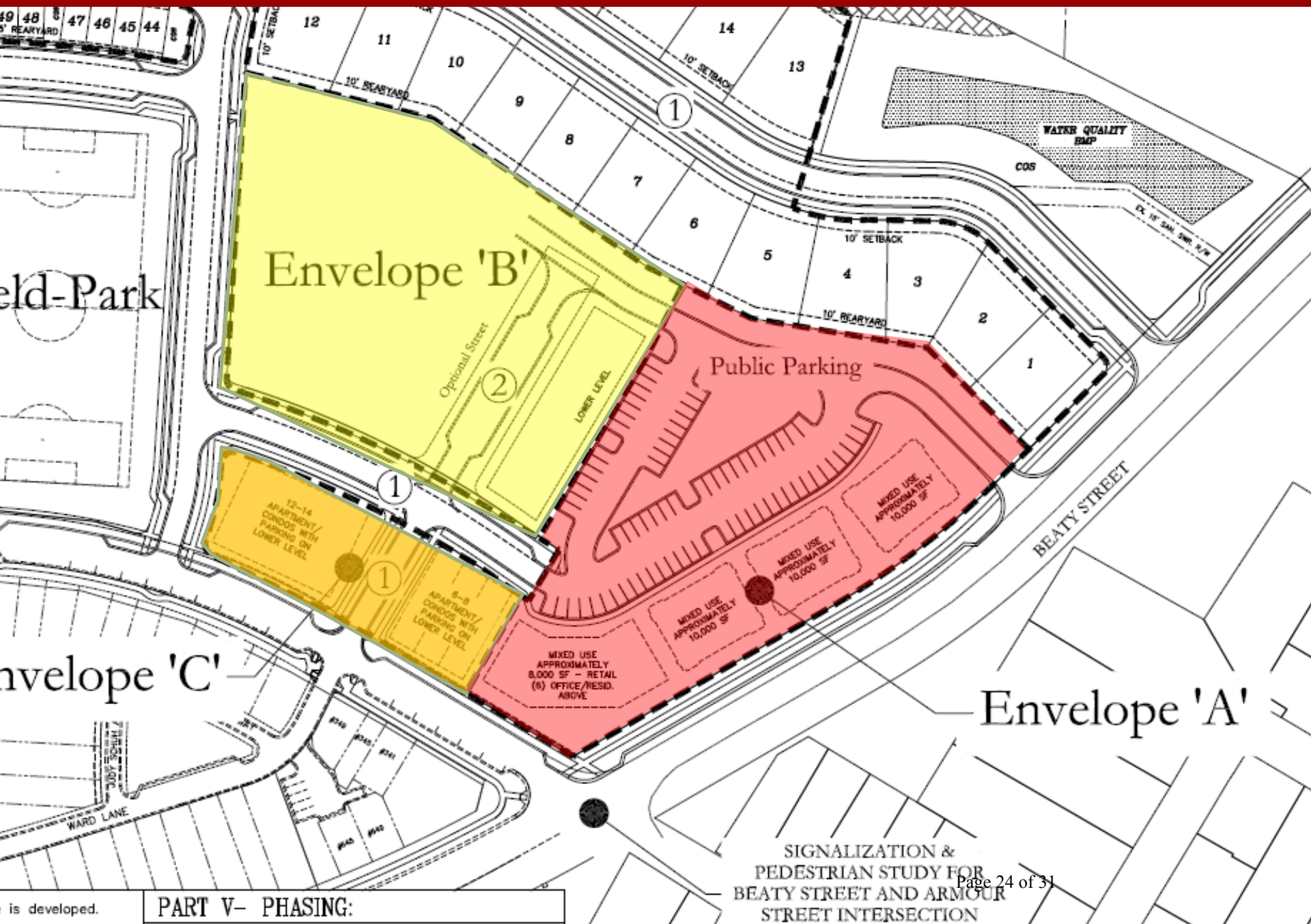
SIGNALIZATION &  
PEDESTRIAN STUDY FOR  
BEATY STREET AND ARMOUR  
STREET INTERSECTION  
REQUIRED

**Revision Note:**  
8-06-10 The Existing Affordable  
revised to reflect the 6 afford  
  
**Revision Note:**  
4-15-10 This plan is to be revised  
118. The Existing Affordable  
revised to reflect the afforda



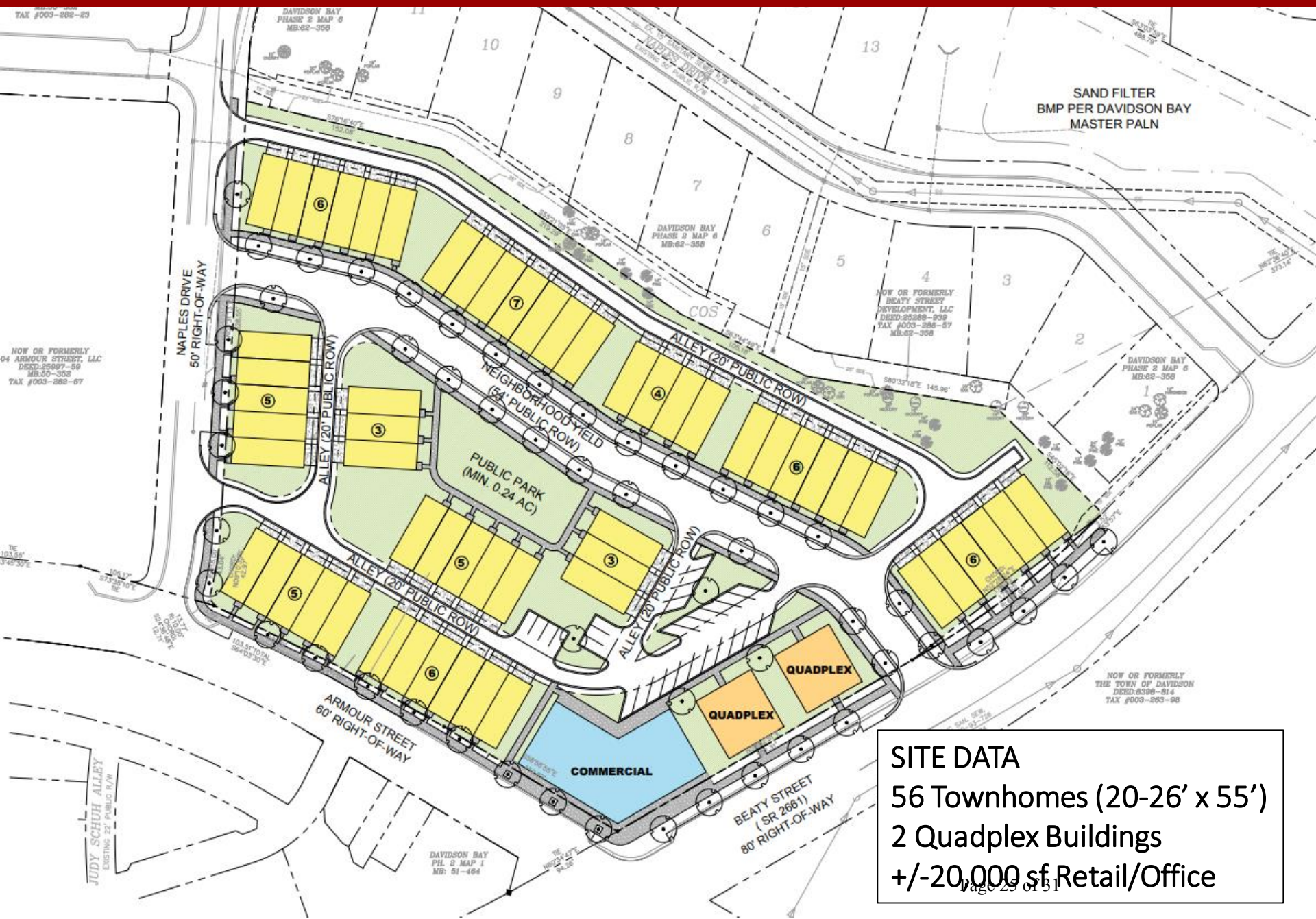


# Building Envelopes A + B + C





# Proposed Hopper Development Master Plan Amendment for Building Envelopes A + B + C



SITE DATA

56 Townhomes (20-26' x 55')

2 Quadplex Buildings

+/-20,000 sf Retail/Office



# DAVIDSON BAY MASTER PLAN AMENDMENT

## APPROVED UNITS and COMMERCIAL OVER TIME

---

### Building Envelopes A+B+C

2007	2010	Proposed
+/-51,200 sf	+/-38,000 sf	+/-20,000 sf
69-81 du	84-108 du	64 du

### Net Units Across Phases 1 and 2

2007	2010	Proposed
280	288	245



# Proposed Hopper Development Master Plan Amendment for Building Envelopes A + B + C





# DAVIDSON BAY MASTER PLAN AMENDMENT

## Daily Trip Counts for Previously Approved Plan vs. Proposed Plan

---

DAVIDSON BAY ENVELOPES A, B, AND C APPROVALS MASTER PLAN AMENDMENT PROPOSAL			
Residential townhomes and 8 quadplex units	81 units (2007) up to 108 (2010)	Davidson Bay	64 units 44 unit reduction
Commercial	51,200 SF (2007) to 38,000 SF (2010)	Davidson Bay	20,000 SF 18,000 SF reduction
Daily weekday trips generated	2,516 weekday trips	Davidson Bay	1,536 weekday trips 980 trip reduction



# DAVIDSON BAY MASTER PLAN AMENDMENT

## Example Attached Homes

---





# DAVIDSON BAY MASTER PLAN AMENDMENT

## Example Townhomes

---





# REVIEW + COMMENT



College Town. Lake Town. *Your Town.*

Davidson Bay Phase II  
Proposed Master Plan Amendment  
Planning Board Review & Comment  
Page 31 of 31    September 30, 2019