



MEMO

Date: May 9, 2017
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: Davidson Planning Ordinance Proposed Map Amendment, Staff Analysis

1. MAP AMENDMENTS

MAP CHANGES – PLANNING AREAS

The following table describes the proposed change to the Town of Davidson Planning Areas map, located on the Davidson Planning Ordinance's second page (before the Table of Contents). The reason for the listed change is to re-designate a newly subdivided parcel on Armour Street from Special Use to Village Infill Planning Area.

- 1. Armour Street (Parcel ID 00327178), west of the Lakeside Apartments complex and south of the intersection of Amalfi Drive and Armour Street:** Helmandollar Property

Parcel ID	Exhibit Number	Current Planning Area	New Planning Area
00327178	N/A	Special Use Permit/VIP	Village Infill
<i>Reason: This request is to amend the zoning map to change a 0.553 acre section of the Lakeside Apartments Complex parcel from Special Use to Village Infill. This section was purchased by Lawrence T and Toni Patricia Helmandollar on January 31, 2017 with the intention of building a one-story, detached house on the newly subdivided parcel. This area had been part of the commons area for the apartment complex and fronts the western part of Armour Street for 180.45 feet. Currently, both parcels are associated with a Special Use Permit. The Helmandollar parcel must go through the map amendment process to remove its Special Use designation. The Village Infill Planning Area allows for residential use. The land surrounding the property is all within the Village Infill Planning Area.</i>			

2. PUBLIC PLANS AND POLICIES

The proposed map change is consistent with the existing policy and ordinance frameworks adopted by the town. All proposed changes meet the requirements set forth in Davidson Planning Ordinance 1.5.1 Implementation of Adopted Plans & Policies: "Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended."

3. STAFF RECOMMENDATION

MAP CHANGES – PLANNING AREAS

As noted above, the proposed change is to re-designate a newly subdivided parcel on Armour Street from Special Use to Village Infill Planning Area. The reason for the change is listed in the table above. This change is recommended for approval as a means to the Special Use Permit designation from this parcel.

4. EXHIBITS & RESOURCES

- Map: “Helmandollar Rezoning-Sketch Map”
- Resources: Davidson Planning Ordinance, <http://www.townofdavidson.org/1006/Planning-Ordinance>.