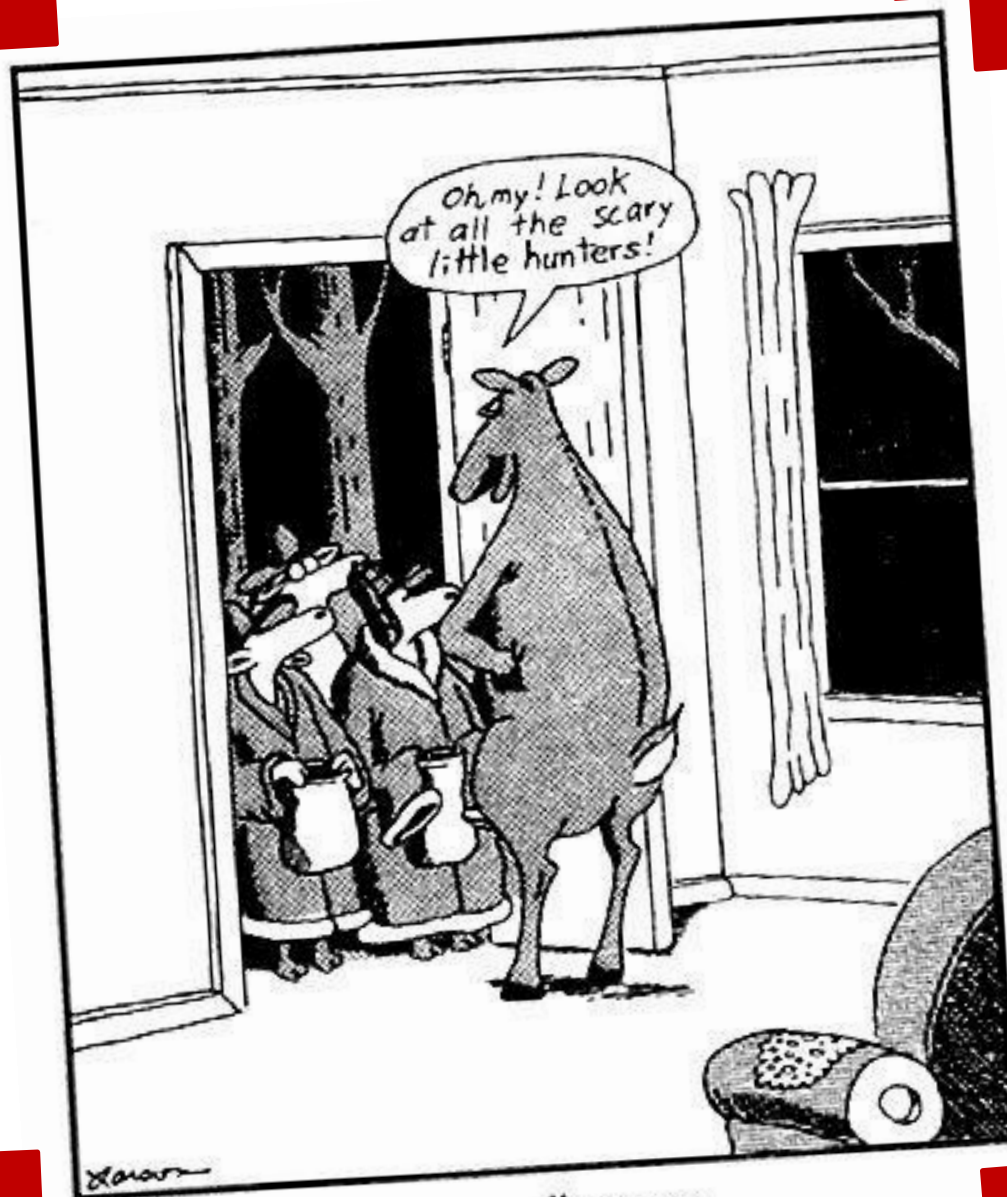


DPO TEXT AMENDMENTS



Deer Halloweens

TEXT AMENDMENTS – OVERVIEW

TOPICS COVERED

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

SECTIONS 2 & 4 – TEXT AMENDMENTS

PURPOSE

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

BACKGROUND



College Town. Lake Town. *Your Town.*

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October 30, 2017

THE ALTERNATIVE

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PLANNING PRINCIPLES

P1

CHARACTER

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

P5

DIVERSITY

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



College Town. Lake Town. Your Town.

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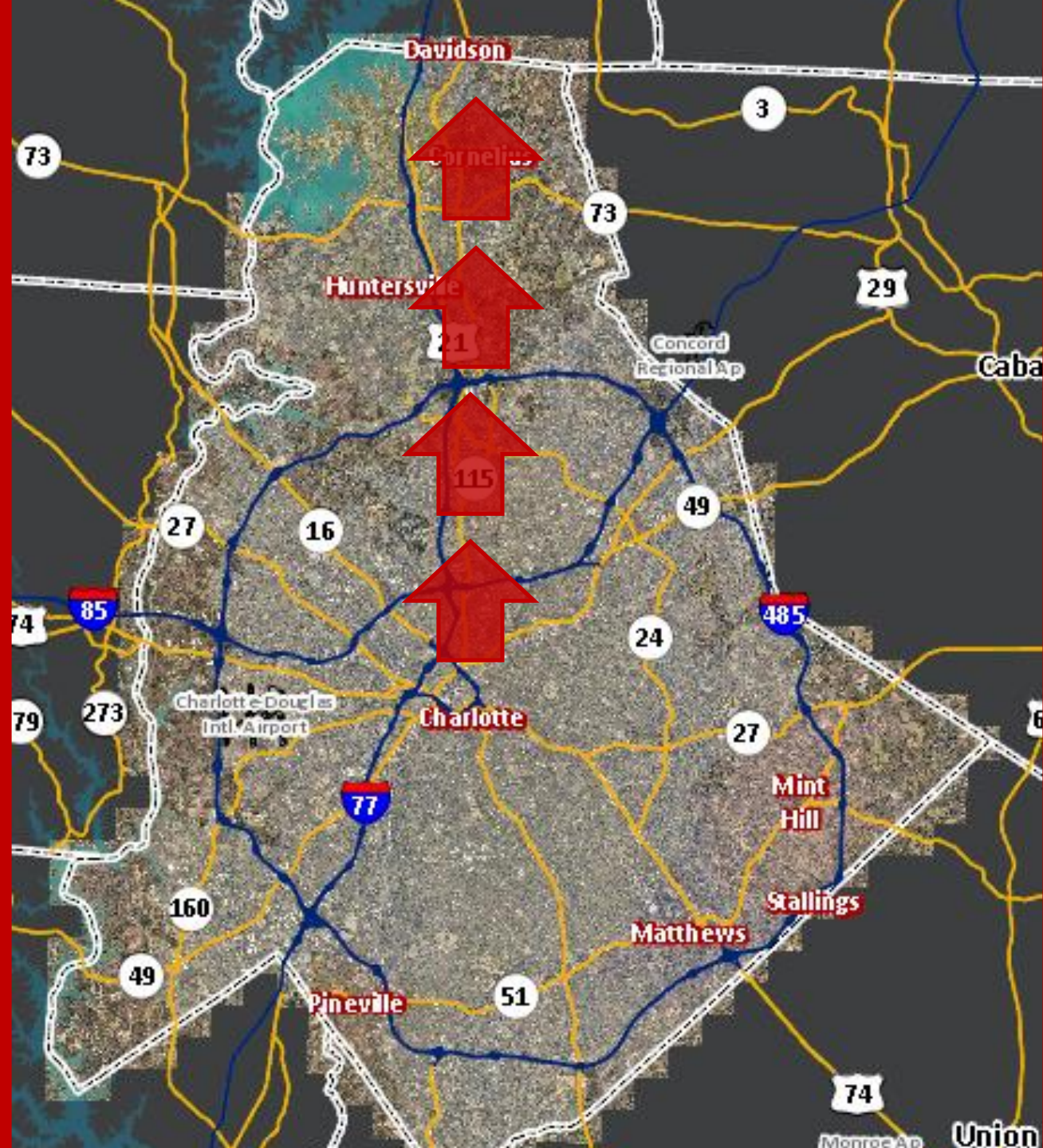
CURRENT TRAJECTORIES



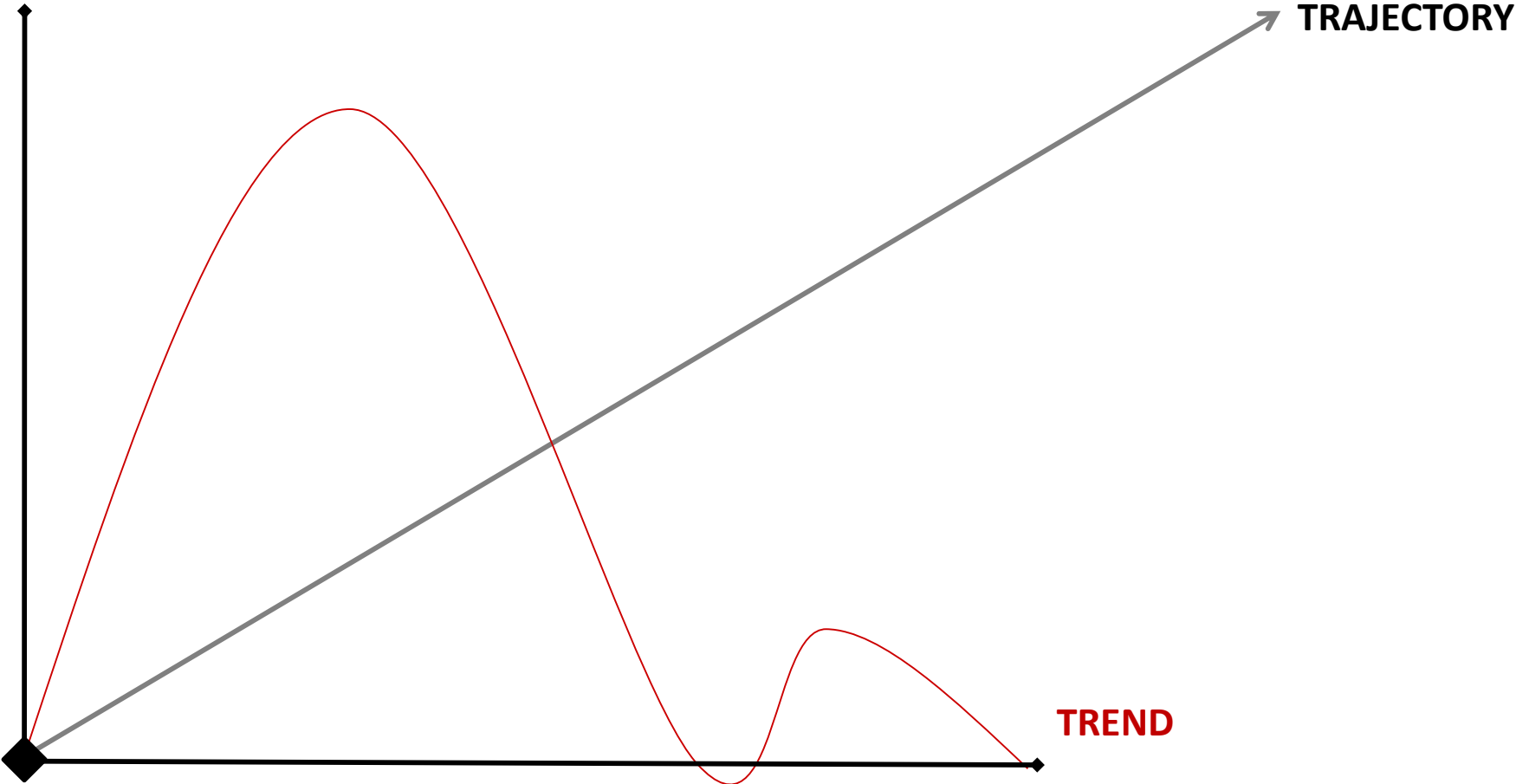
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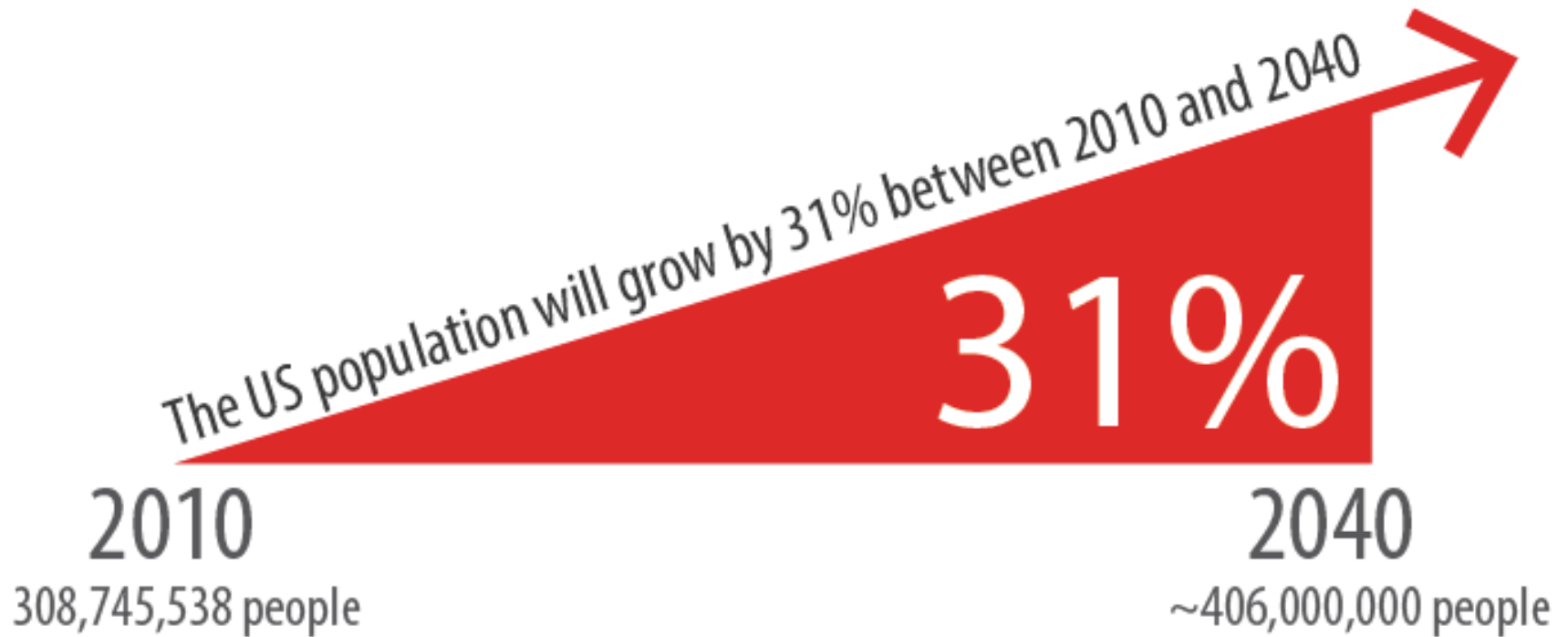
Figure 2.1: Growth Rate of Davidson and Neighboring Municipalities			
	1990	2000	2010 (est)
Cornelius	2,581	11,969	25,000
Growth Rate		364%	109%
Davidson	4,046	7,139	10,500
Growth Rate		76%	47%
Huntersville	3,014	24,960	45,000
Growth Rate		728%	80%
Mooresville	9,317	18,823	30,000
Growth Rate		102%	59%



TRENDS VS. TRAJECTORIES



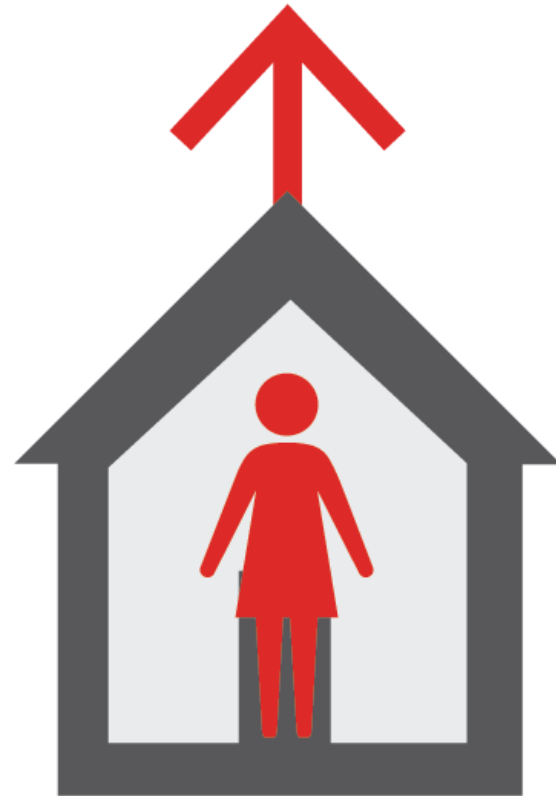
TRAJECTORY



>80% of growth will be
households
without children



Why? Babyboomers are empty nesters.
People are living longer.
Millenials aren't having children yet.



+40%

More than 40 percent of
growth in households
will be single person
households.



73%

Pew Research Center, 2014

35%

Annie E. Casey Foundation





Households with children

48% in 1960
28% in 2025



4.3m

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

14%

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

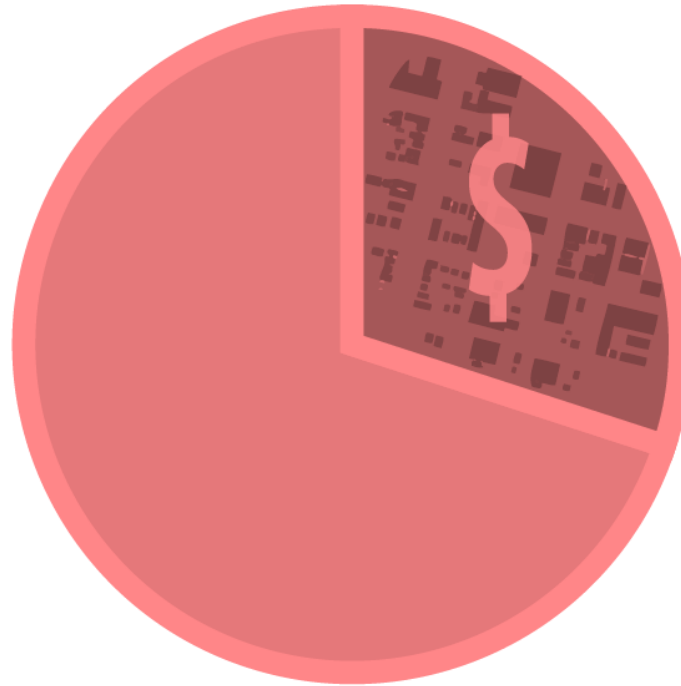


50% Attached homes



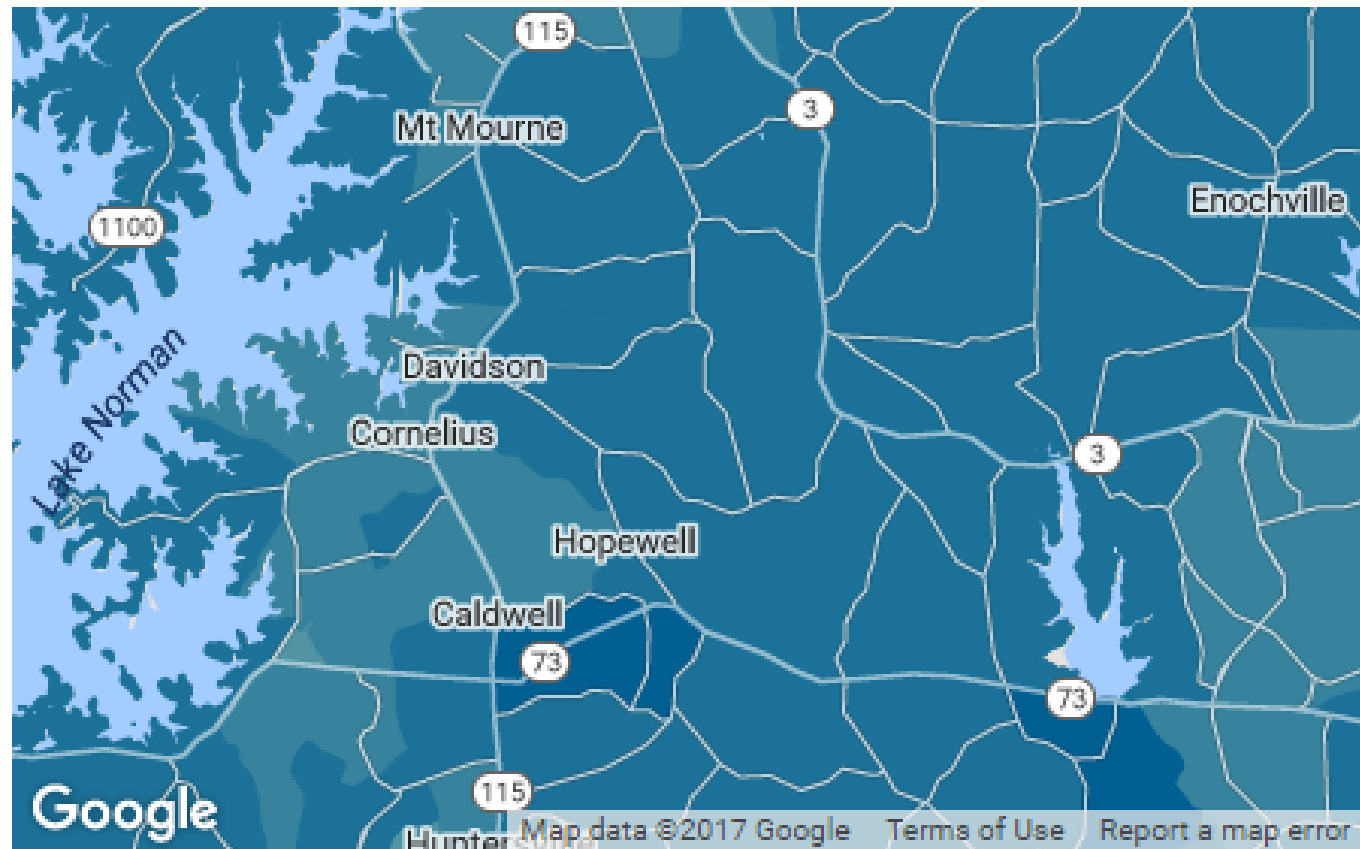
50% Small lot homes





**1/3 of municipal
budgets are affected by
where/how to build**

Map of Transportation Costs % Income



Location Efficient Areas



COST TO OWN/OPERATE A CAR ANNUALLY...

\$8,558



**conventional
suburban
developments**



**Smart-growth
developments
1/3 less
infrastructure costs**

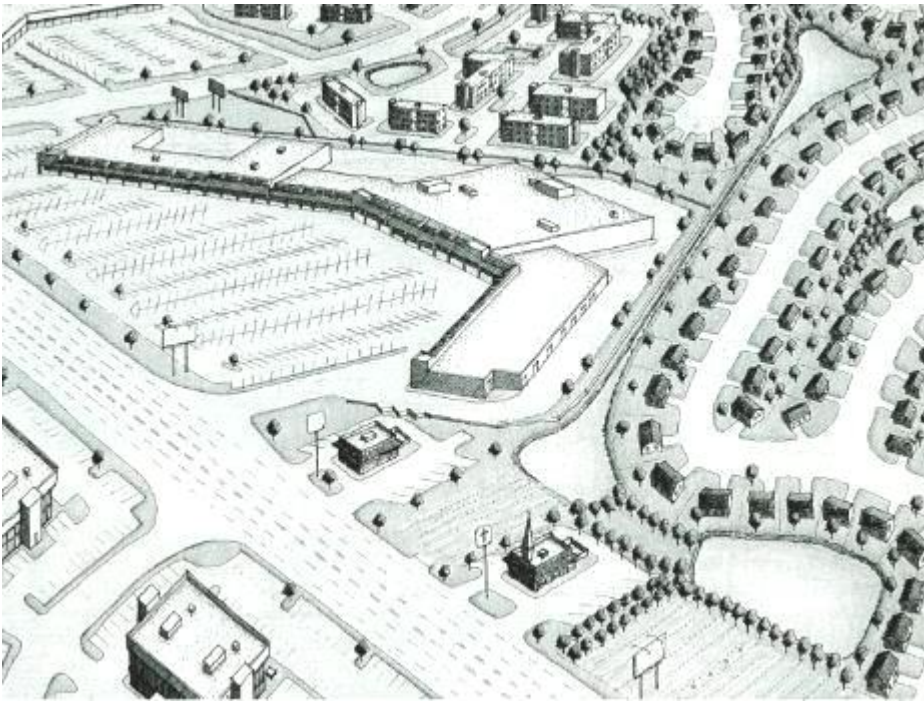


**conventional
suburban
developments**



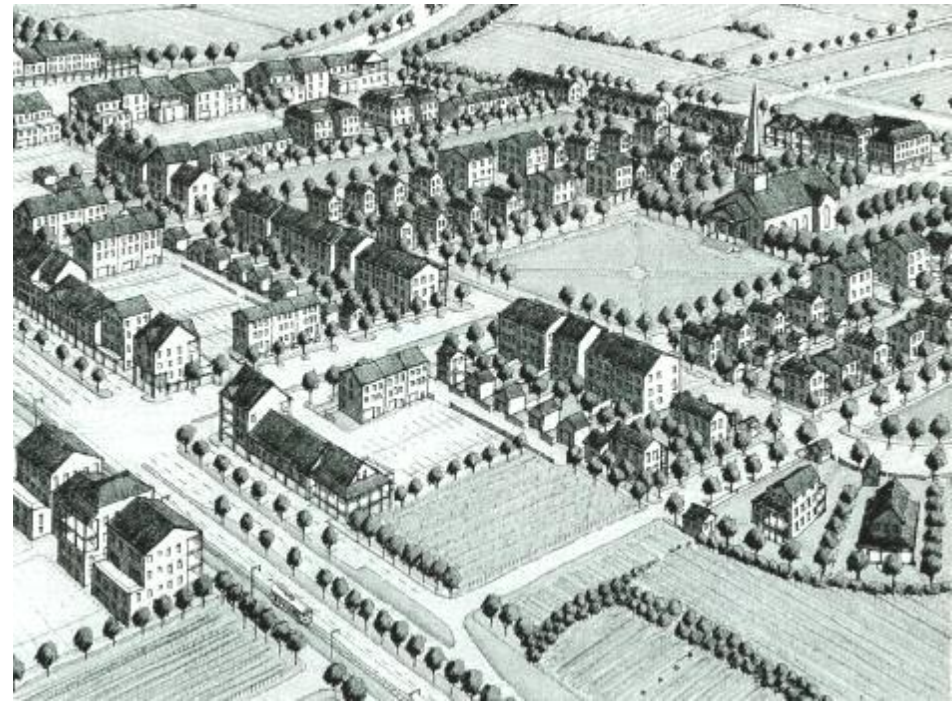
**Smart-growth development
10x more tax revenue
per acre**

CONVENTIONAL DEVELOPMENT



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

SMART GROWTH DEVELOPMENT



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

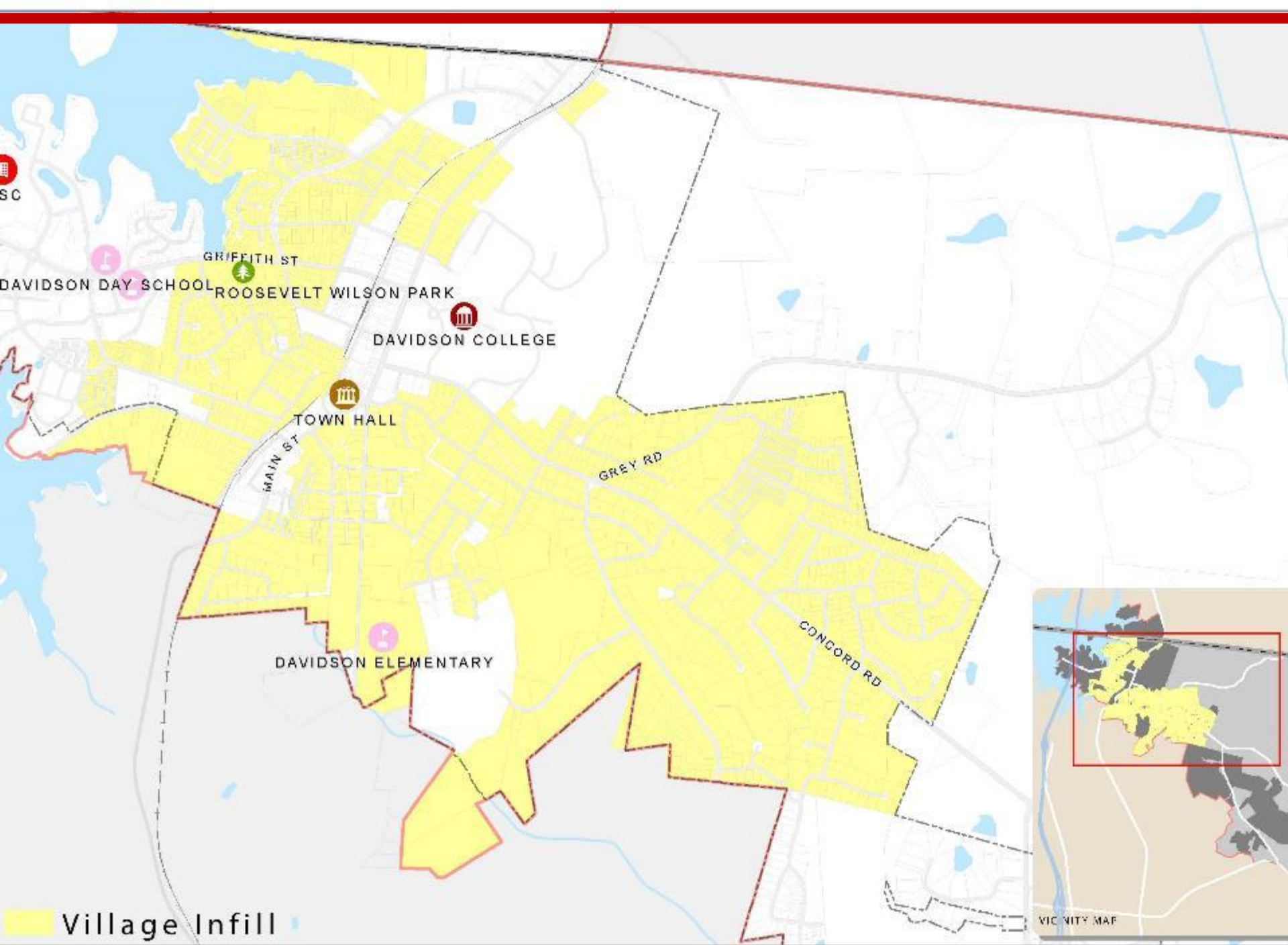
Images: Dover+Kohl & Partners

DRAFT CONCEPTS/CHANGES

SECTIONS 2 & 4 TEXT AMENDMENTS

PURPOSE

- **BOC DIRECTIVE:** Review Multi-Family Building Type in Village Infill Planning Area
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RESIDENTIAL FOCUS + FUNCTION



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THE MISSING MIDDLE



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



“Well, I’ll be. ... I must’ve been holding
the dang work order like *this!*”

SECTIONS 2 & 4 TEXT AMENDMENTS

NEW BUILDING TYPES

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

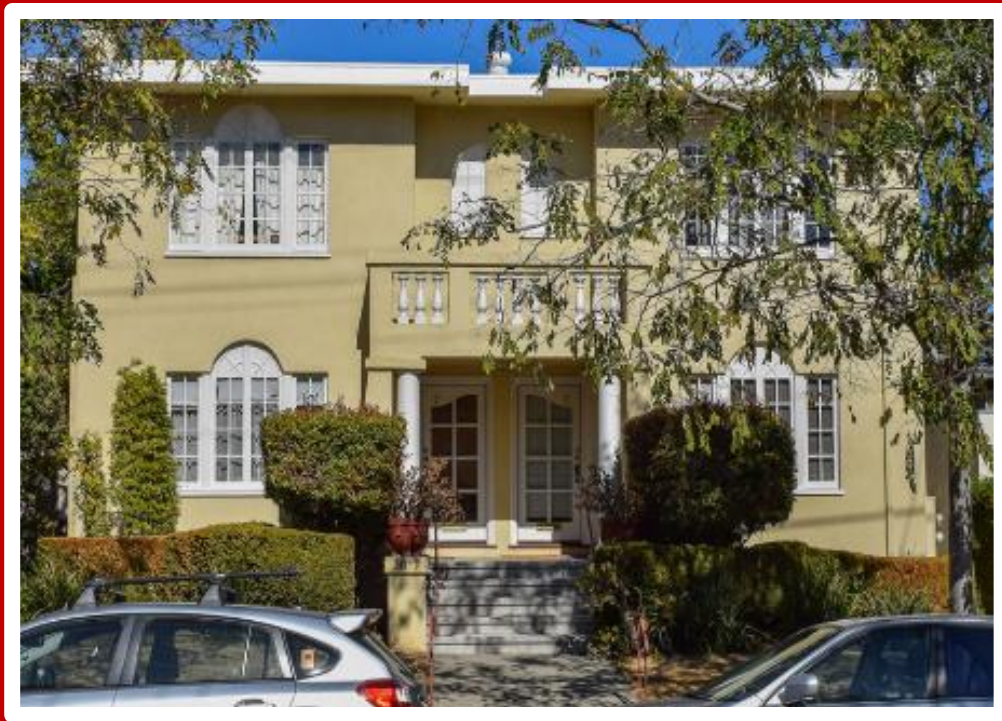


"Fool! This is an eleven-sixteenths ...
... I asked for a five eights!"

SECTIONS 2 & 4 TEXT AMENDMENTS

VILLAGE WALK-UP

- **Units:** 4-10 Dwelling Units
- **Height:**
 - Minimum 2 Stories
 - Maximum 3 Stories
 - Overlay Districts Applicable
- **Setbacks:**
 - Front: 5' (min.) 10' (max.) [Option: Meet Single-Family Detached Criteria]
 - Side: 10' (min.)
 - Rear: 5' (min)



VILLAGE WALKUP

VILLAGE WALKUP



SECTIONS 2 & 4 TEXT AMENDMENTS

VILLAGE COURTYARD

- **Units:** 10-20 dwelling units
- **Height:**
 - Minimum 2 Stories
 - Maximum 3 Stories
 - Overlay Districts Applicable
- **Setbacks:**
 - Front: 5' (min.) 10' (max.) [Option: Meet Single-Family Detached Criteria]
 - Side: 10' (min.)
 - Rear: 5' (min)
- **Courtyard Criteria:** Emphasize Location, Proportion

VILLAGE COURTYARD



SECTIONS 2 & 4 TEXT AMENDMENTS

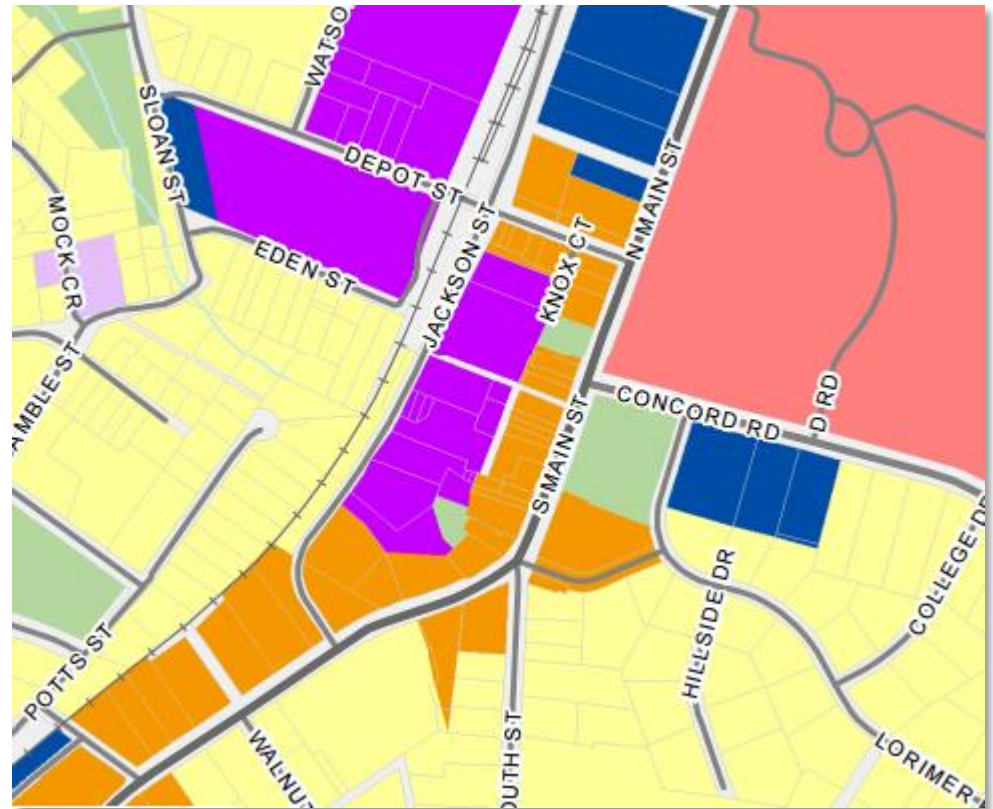
MIXED VILLAGE

- **Incentivizing a Mix of Building Types:**
 - Minimum/Maximum:
 - » No more than 60 percent of the units in each Master Plan development shall be single-family residential Detached House or Townhouse building types;
 - » No more than 60 percent of the units in each Master Plan development shall be Attached House, Live/Work, and Mixed Village building types.
 - Master Plans: Applicable to Only to Master Plans > 2 Ac.
 - » (i.e.) Master Plan = Two or More Buildings

SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

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



SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT



SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

- **Retail Overlay District**

- Current Criteria:

- » First 35' of Building Must be Retail

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

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

- Proposed Criteria:

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



TEXT AMENDMENTS

CURRENT STATUS & NEXT STEPS

- **Status:** Input from BOC, Citizens, PB; Finalize Text
- **Next Steps:** Public Hearing in November

HAPPY HALLOWEEN!!!



“Thwarting the Vampcow.”