

# DPO TEXT AMENDMENTS

# 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

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- **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.*

Board of Commissioners Public Hearing  
Jason Burdette, Planning Director  
DPO Text Amendments  
November 14, 2017







# PLANNING PRINCIPLES

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**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.*



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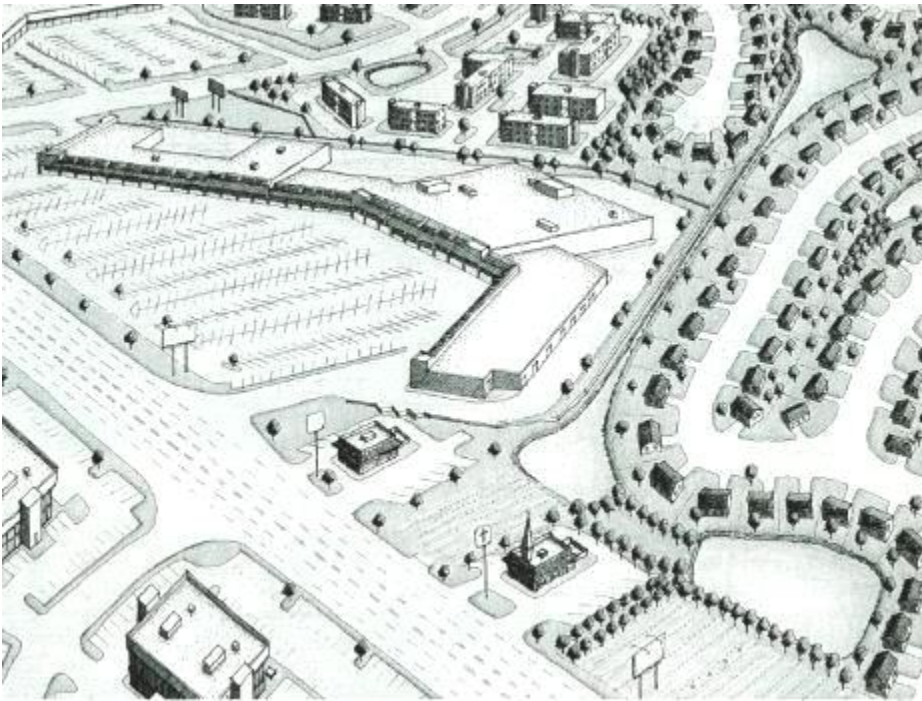
# DAVIDSON COMPREHENSIVE PLAN

2010

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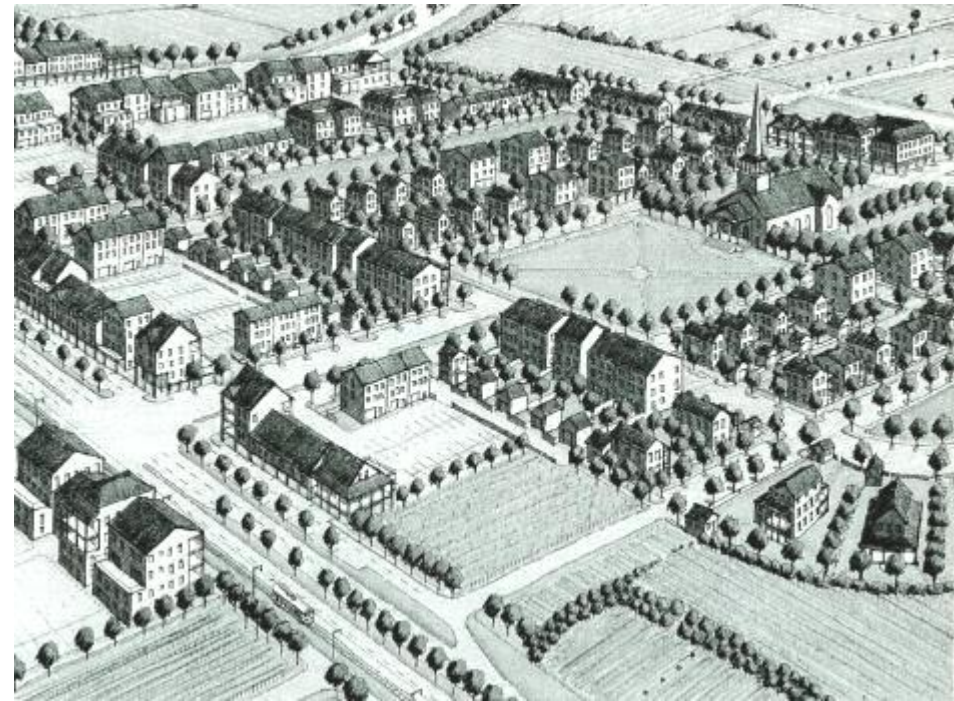
“ Given the current population mix, and the lifestyle segments that this mix represents for economic forecasting purposes, it is likely that at least half of the incoming population will be looking alternatives to the single-family, detached housing unit, with many seeking townhome, apartment and condominium products. ”

## CONVENTIONAL DEVELOPMENT



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

## SMART GROWTH DEVELOPMENT



*Images: Dover+Kohl & Partners*

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



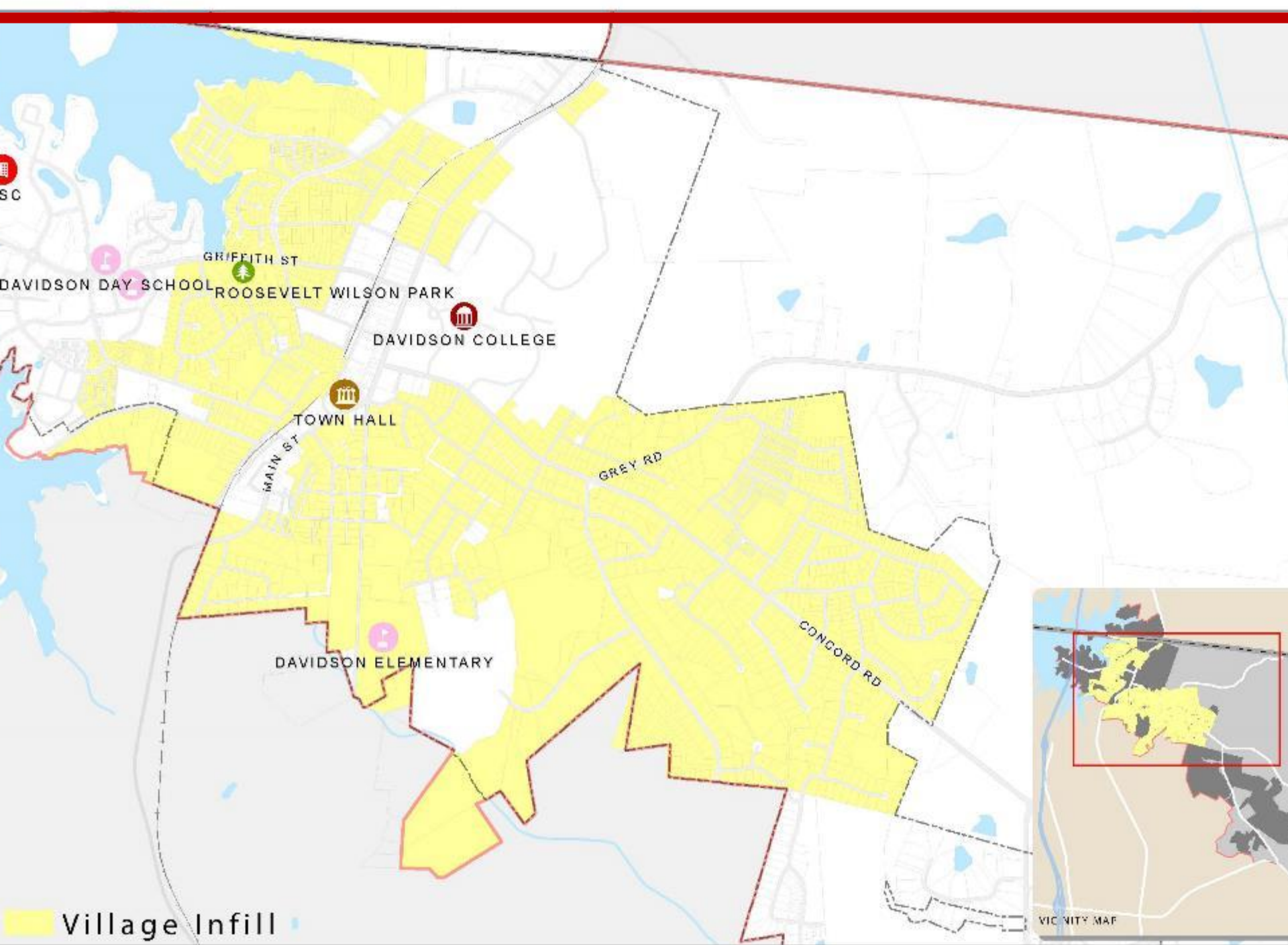
# DRAFT CONCEPTS/CHANGES

# SECTIONS 2 & 4 TEXT AMENDMENTS

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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.

# SECTIONS 2 & 4 TEXT AMENDMENTS

## NEW BUILDING TYPES

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- **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

# SECTIONS 2 & 4 TEXT AMENDMENTS

## VILLAGE WALK-UP

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- **Units:** 4-12 Dwelling Units
- **Height:**
  - Minimum 2 Stories
  - Maximum 3 Stories
  - Overlay Districts Applicable
- **Setbacks:**
  - Front: Must Meet Single-Family Detached Criteria
  - Side: Must Meet Single-Family Detached Criteria
  - Rear: 20' (min.)

*Based on adjacent houses and amount of street frontage; reinforces existing streetscape.*



**VILLAGE WALKUP**



# VILLAGE WALKUP



# SECTIONS 2 & 4 TEXT AMENDMENTS

## VILLAGE COURTYARD

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- **Units:** 10-18 dwelling units
- **Height:**
  - Minimum 2 Stories
  - Maximum 3 Stories
  - Overlay Districts Applicable
- **Setbacks:**
  - Front: Must Meet Single-Family Detached Criteria
  - Side: Must Meet Single-Family Detached Criteria
  - Rear: 20' (min.)
- **Courtyard Criteria:** Emphasize Location, Proportion

*Based on adjacent houses and amount of street frontage; reinforces existing streetscape.*



## VILLAGE COURTYARD



# SECTIONS 2 & 4 TEXT AMENDMENTS

## MIXED VILLAGE

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- **Incentivizing a Mix of Building Types in Master Plans >3 acres:**
  - 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 > 3 Acres
    - » (i.e.) Master Plan = Two or more Principal Buildings or Public Infrastructure



# SECTIONS 2 & 4 TEXT AMENDMENTS

## MIXED VILLAGE – OUTSTANDING QUESTIONS

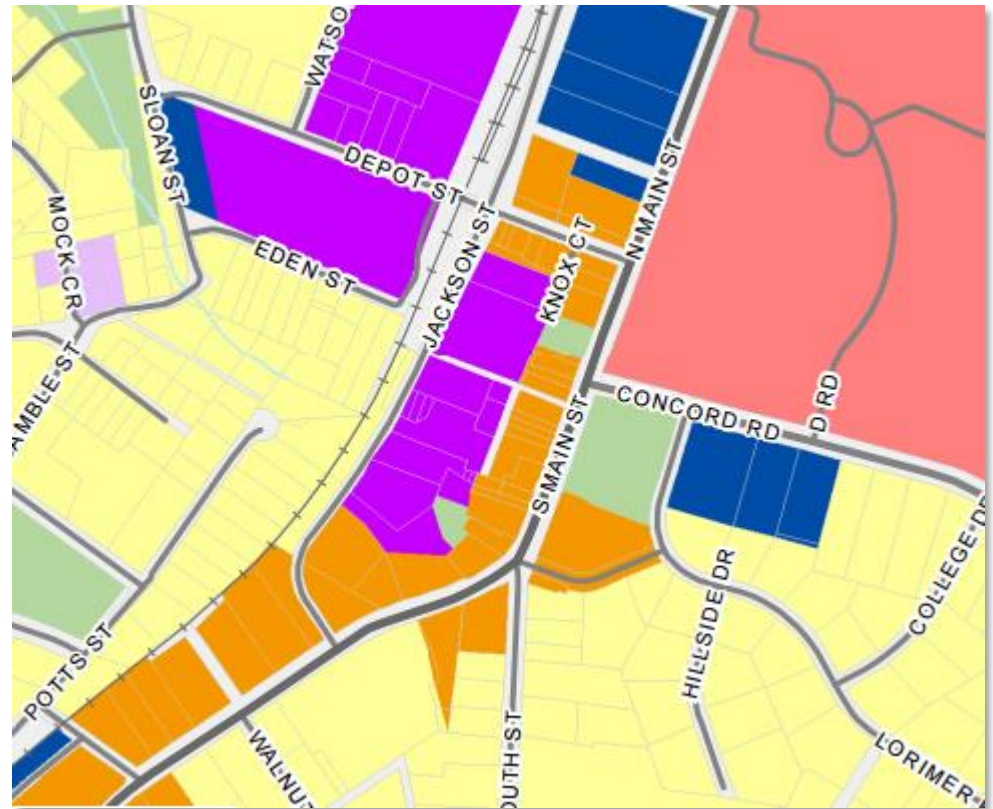
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- **Why do you propose requiring apartments in a residential neighborhood?**
  - Multi-family has been allowed in the Village Infill Planning Area since 1995. We're proposing to reduce the scale of multi-family building types to ensure compatibility with existing single-family residential.
- **Can I still build a single family home on my lot in the VIPA?**
  - Yes. Nothing prohibits this. A mix of housing types is *only* required when pursuing a Master Plan on a site greater than three acres.
  - Master Plan = Two or more principal buildings on a lot or new public street infrastructure.
- **How do you ensure neighborhood compatibility for Mixed Village buildings?**
  - All Mixed Village buildings would be subject to the Master Plan or Individual Building processes listed in our ordinance AND require Design Review Board approval

# 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

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- **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

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- **Status:**

- BOC Public Hearing [BOC/Citizen Input] on Nov. 14

- **Next Steps:**

- PB Hearing/Recommendation on Nov. 27;
- Potential BOC Decision Dec. 12

# PUBLIC COMMENT



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