

**TOWN OF DAVIDSON BOARD OF COMMISSIONERS**  
**CONSISTENCY STATEMENT**  
*DPO Text Amendments: Government Services, Retail Overlay District*

**SUMMARY OF ACTION TAKEN BY BOARD**

Vote:

Description of Action:

**PROPOSAL / REQUEST**

The proposed amendments are being undertaken to address the inclusion of Government Services as a use in the Village Center & Commerce Planning Areas; and, the applicability of the Retail Overlay District requirements to Civic/Educational/Institutional buildings.

**SUMMARY OF PETITION / PROPOSAL**

The amendments propose to:

1. Include Government Services as a use in the Village Center/Commerce Planning Areas;
2. Modify the Retail Overlay District requirements for Civic/Educational/Institutional buildings.

**CONSISTENCY STATEMENT**

In the opinion of the Board of Commissioners the proposed text amendments are consistent with Davidson Planning Ordinance, as adopted by the Board of Commissioners and amended from time to time. The areas in which the amendments are consistent with the Davidson Planning Ordinance are as follows:

▪ **Consistency with the Davidson Planning Ordinance:**

1. The amendments propose to formally recognize the important role that Government Services play in the downtown area by permitting the use in the Village Center/Commerce Planning Areas.
  - *The Village Center Planning Area is established to protect and cultivate the unique environment of Davidson's historic downtown. It is the community's commercial, civic, cultural, and transportation hub. The Village Center should include places for public gatherings, civic and cultural events, and public art (DPO 2.2.1.A.Description).*
2. The amendments aim to accommodate non-commercial uses within the downtown's Retail Frontage Overlay District while relieving these uses of a retail requirement and instead requiring such buildings to maintain active, community-oriented spaces on their ground floors.
  - *The Retail Frontage Overlay District is established to create vibrant, pedestrian-friendly streetscapes in mixed-use and commercial environments (DPO 2.3.6.A.Purpose).*

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*Adopted this 12th day of December, 2017.*