

PLANNING BOARD ORIENTATION



College Town. Lake Town. *Your Town.*

Planning Board Orientation
January 29, 2018

PRESENTATION OVERVIEW

DISCUSSION TOPICS

1. Planning:

- Purpose & Background
- Trajectories

2. Davidson Planning:

- Foundations
- Comp. Plan/Planning Principles/Planning Ordinance/Small Area Plans
- Department Structure & Responsibilities

3. Planning Board:

- Roles & Responsibilities
- Processes
- Subcommittees
- Communication
- Upcoming Work, Resources

4. Questions



PLANNING: PURPOSE & BACKGROUND



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WHAT IS PLANNING?

AMERICAN PLANNING ASSOCIATION

- A dynamic profession that works to improve the welfare of people and their communities by creating more convenient, equitable, healthful, efficient, and attractive places for present and future generations.
- Planning helps communities to **envision their future**. It helps them find the right balance of new development and essential services, environmental protection, and innovative change.

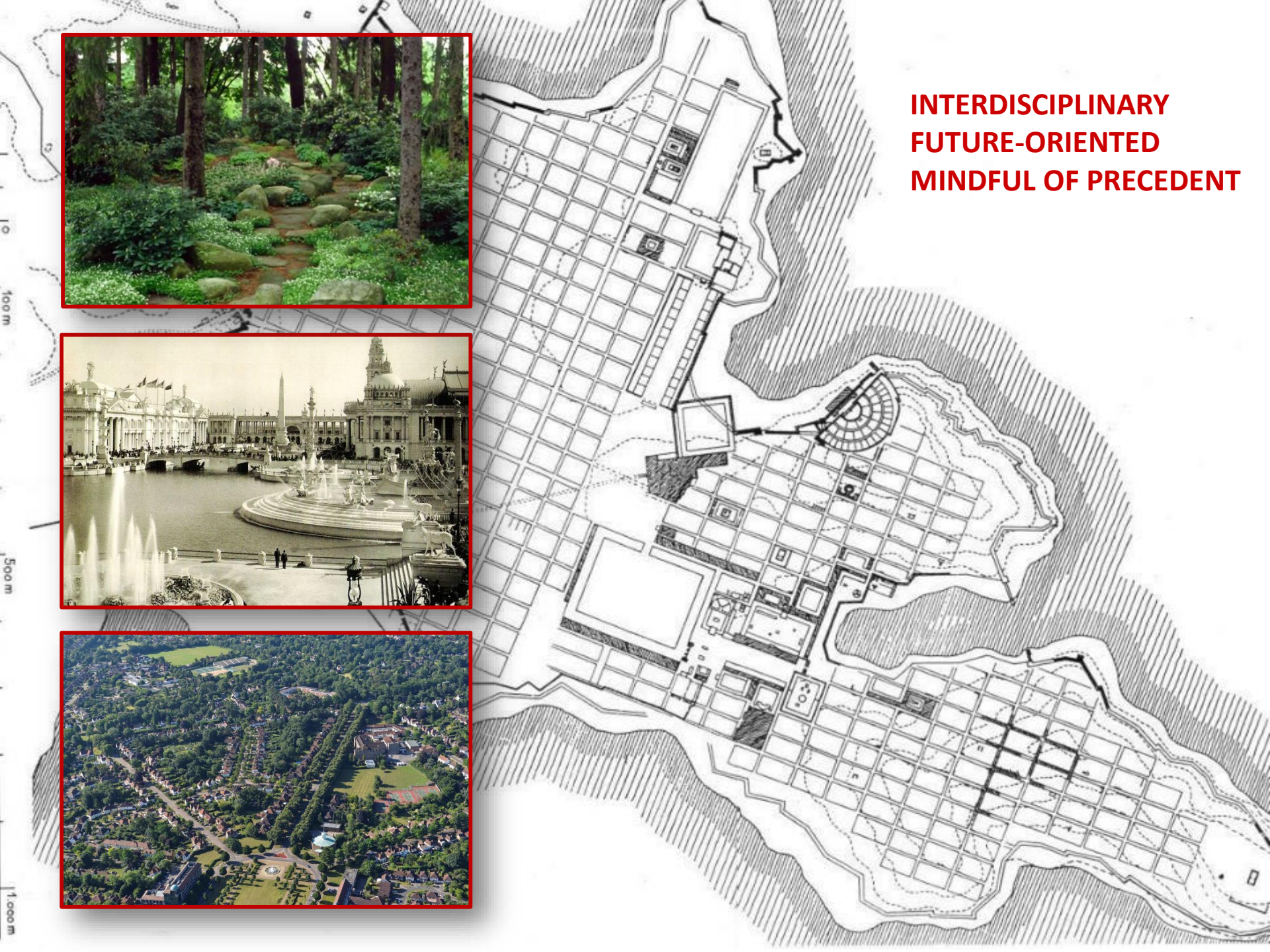


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**INTERDISCIPLINARY
FUTURE-ORIENTED
MINDFUL OF PRECEDENT**



TRAJECTORIES



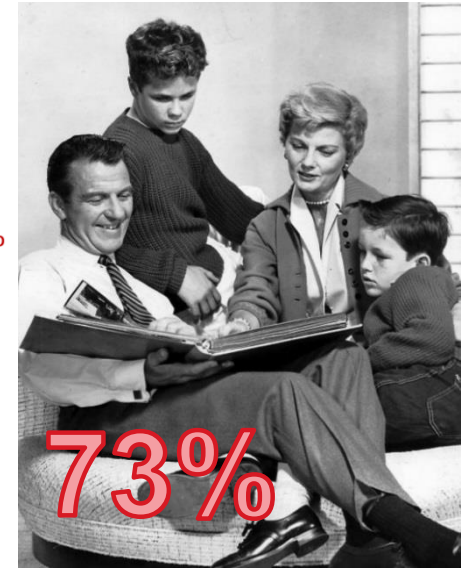
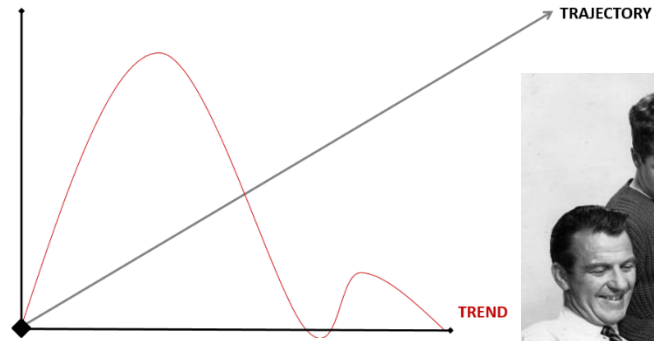
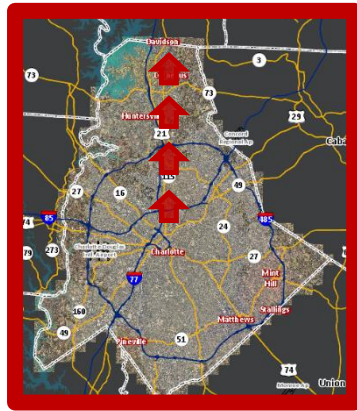
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DEMOGRAPHICS & CHOICES

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%



The US population will grow by 31% between 2010 and 2040

31%

>80% of growth will be households without children



4.3m

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

73%



35%

Davidson Households with children

48% in 1960

28% in 2025



50% Attached homes

Housing Demand

50% Small lot homes



14%

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

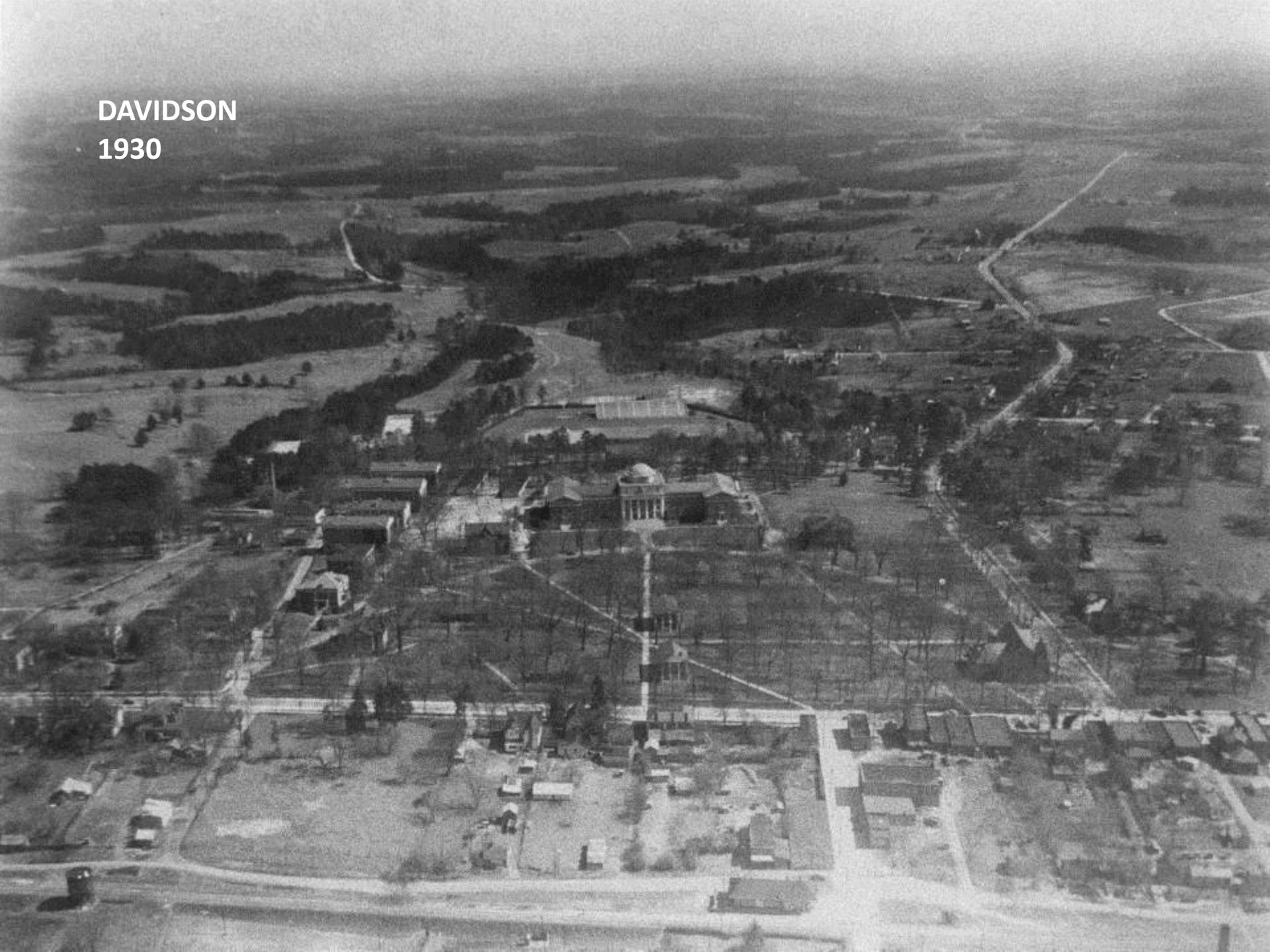
PLANNING IN DAVIDSON



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DAVIDSON
1930



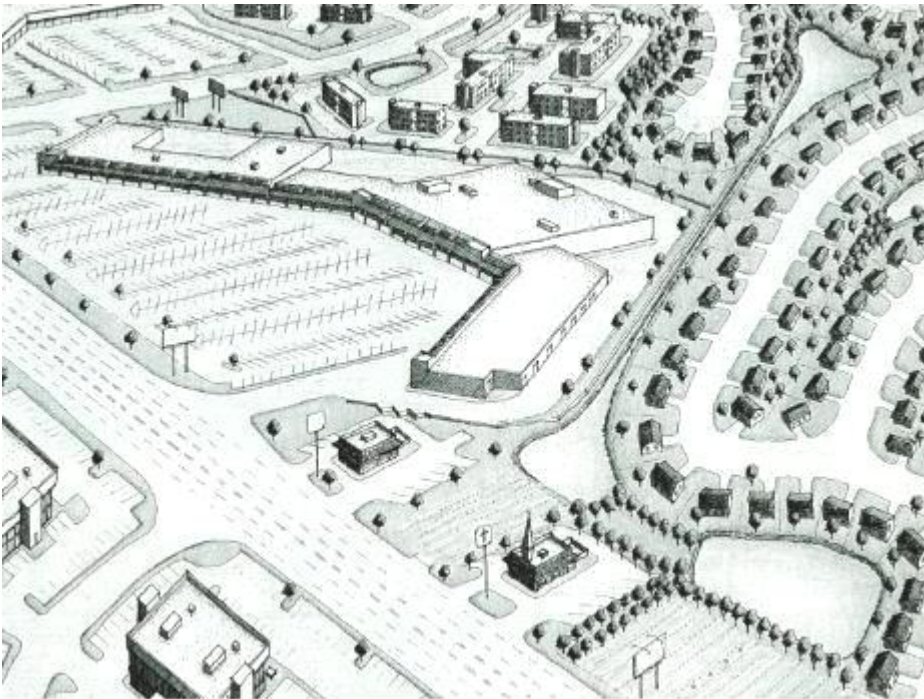
DAVIDSON
2000's





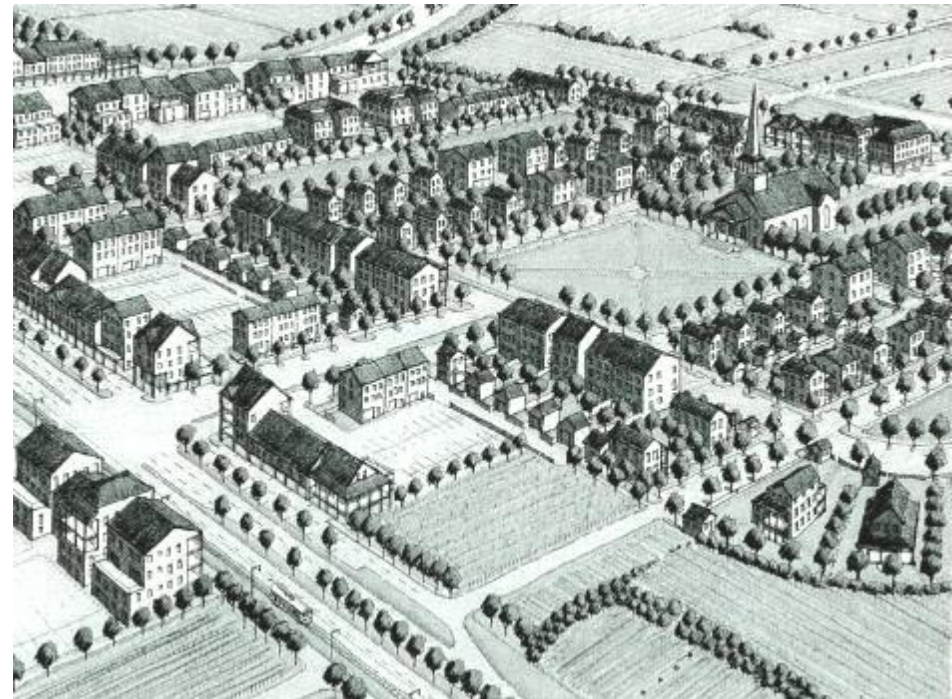


CONVENTIONAL DEVELOPMENT



- 'Single Use' Development
- Lack of Connectivity
- Reliance on Few, Large Roads
- No/Few/Residual Public Spaces

SMART GROWTH DEVELOPMENT



- Mixed-Use Development
- Compact/Walkable Nodes
- Variety of Lot Sizes
- Network of Streets/Options
- Celebrated Public Spaces
- Varied, Integrated Open Spaces

Images: Dover+Kohl & Partners

PLANNING FOUNDATIONS

DOCUMENTS

1. **Comprehensive Plan** [Policy]: Framework/Aspirations
2. **Planning Principles** [Policy]: Refined Aspirations
3. **Planning Ordinance** [Legal Code]: Development Standards Achieving Aspirations
4. **Small Area Plans** [Policy]: Smaller-Scale/Geographically-Specific Frameworks



COMPREHENSIVE PLAN

PURPOSES

Establish Policy Framework: Land Use, Transportation, Resources, Development

Serve as Decision-Making Resource: Wide Range of Issues

- Land Use Policy
- Conditional Development Proposals
- Long-term Planning Initiatives
- Capital Investment Decisions

Provide General Guidance: Zoning Decisions

Provide Coordinated Vision: Future Policy & Growth

Examine Services & Roles of Town Government: Development & Growth Parameters

Consider Implementation Responsibilities: Government, Private Sector, Organizations, & Citizens



PLANNING PRINCIPLES

DAVIDSON PLANNING ORDINANCE PREFACE

1. We must preserve Davidson's **character** and **sense of community**.
2. We must preserve and enhance Davidson's **unique downtown**.
3. We must encourage **alternative** means of **active transportation**.
4. We must use our scarce land resources **wisely**.
5. We must create an environment that fosters **diversity**.
6. We must **manage growth** so the town can provide public facilities and services apace with development.
7. We must **enhance** our quality of life through **architecture** and **design**.

Davidson is a livable and walkable community because we chose to rigorously manage growth and to require excellent design. To preserve our high quality of life as the town grows, and to ensure a sustainable future for generations, we must apply these planning principles fairly and comprehensively.



PLANNING ORDINANCE

2015

Regulatory Framework: Prescriptive Standards & Processes

Administration & Governance: Land-Use Development

- Buildings
- Streets
- Parks

Form-Based: Organized Primarily by Planning Areas & Building Forms

- Emphasizes Character of Public Spaces
- List Sites & Building Design Criteria
- Minimal Direct Density Regulation (Significant Indirect Regulation)

Living Document: Subject to Measured Change

- Evolution of Planning Principles, Best Practices
- State Legislation: Senate Bill 25 (Aesthetics)



SMALL AREA PLANS

ONGOING

Purposes:

- Provide Specific Guidance for Sub-Areas
- Tailor Standards to Context
- Responsive to Market Conditions
- Provide Guidance to Decision-Makers, Staff

Examples:

- Circles @ 30: Envision/Direct Growth in West Davidson
- Station Area Plan: Plan for Transit Alternatives, Identify Key Redevelopment Sites
- Rural Area Plan: Develop Standards for Future Conservation & Growth



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PLANNING DEPARTMENT

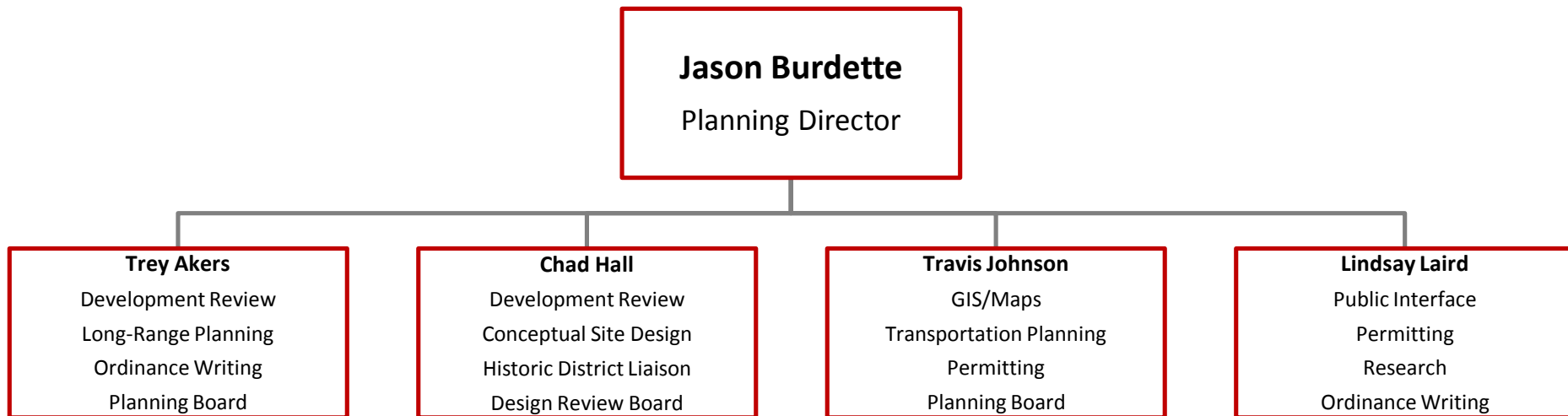


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ORGANIZATIONAL STRUCTURE

ROLES & RESPONSIBILITIES



WORK SCOPE

MAIN ACTIVITIES

Permitting: Buildings, Signs, Demolitions

Enforcement: Education, Code Violations

Map Production: Land Use, Transportation, Infrastructure, Cross-Departmental Work

Development Review: Project Managers Guide Developers/Plans

Design Review Board: Approval of Development within Historic District

Planning Board: Support/Provide Guidance on Project Review

Davidson Planning Ordinance: Maintain/Update for Consistency

Long-Range Planning: Comprehensive Plan, Small Area Plans, Process Improvement

Stakeholder Guidance: Citizen Inquiries, Developer Requests

Regional Collaboration: Multi-jurisdictional Coordination

Board of Commissioners Liaison: Support/Provide Guidance on Strategic Decisions



PLANNING BOARD

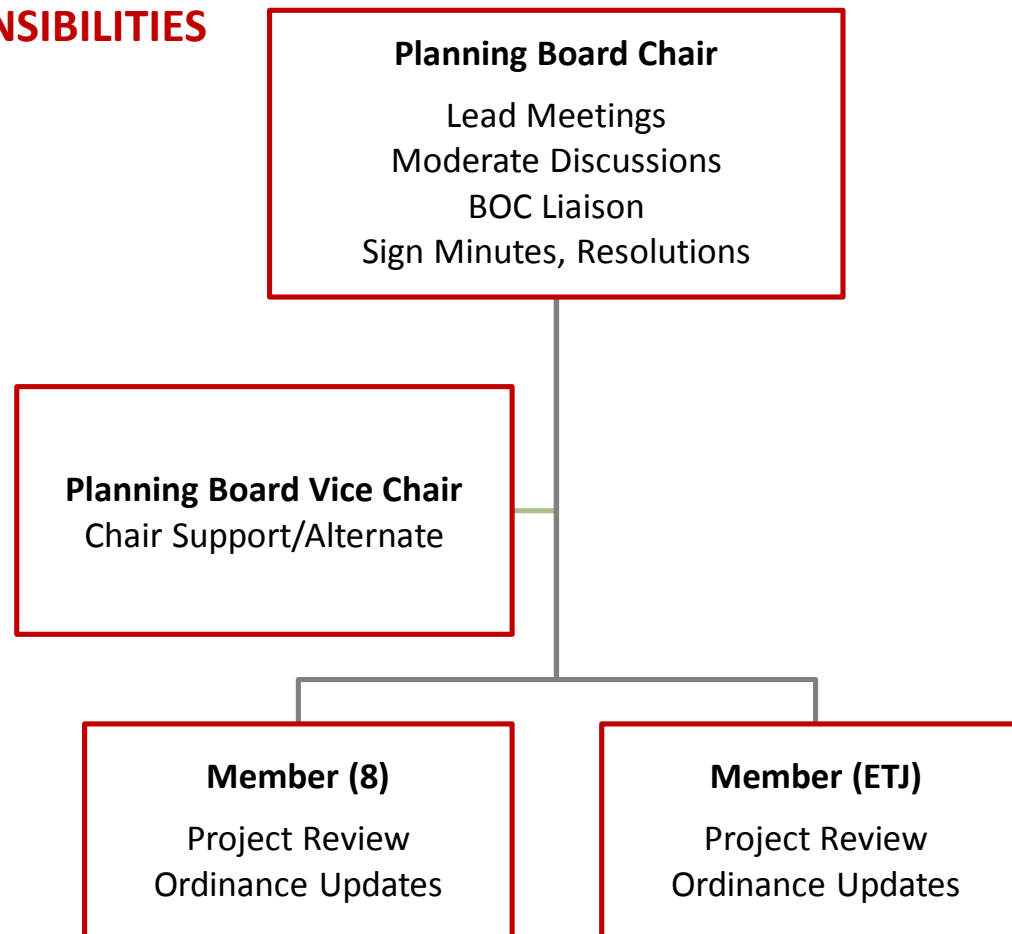


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BOARD STRUCTURE

ROLES & RESPONSIBILITIES



AUTHORITY & RESPONSIBILITY

NC GENERAL STATUTE 160A-361

Make Studies: Within Jurisdiction/ETJ

Determine Objectives: Prepare/Adopt Plans Supporting Objectives

Develop & Recommend: Policies, Ordinances, Admin. Procedures

Advise Town Board: On Plans, Uses, & Amend. Of Plans/Procedures

DPO SECTION 13.2.1

Master Plan Recommendations: Schematic Design Plans, Conditions (Where Applicable)

Land Use Plan Recommendations: Small Area Plans, Studies, Comp. Plan Review, etc.

Planning Ordinance Updates: Review/Consider Petitions

Board of Adjustment: Sub-set of the Planning Board; Quasi-Judicial; Density-Averaging/Watershed

ADDITIONAL CHARGES

Participation in Planning Processes: Small Area Planning, Public Meetings (Input Sessions)

Education: Conversant Advocates of Relevant, Accurate Details

Board of Commissioners Liaison: Support/Provide Guidance on Strategic Decisions



APPLICABLE PROCESSES

DPO SECTIONS 13-14

13.2 Plan Review, Board of Adjustment

- Offer Recommendation, Decision

14.7 Conditional Planning Area

- Offer Recommendation, Consistency Statement, Report

14.8 Master Plan (B)

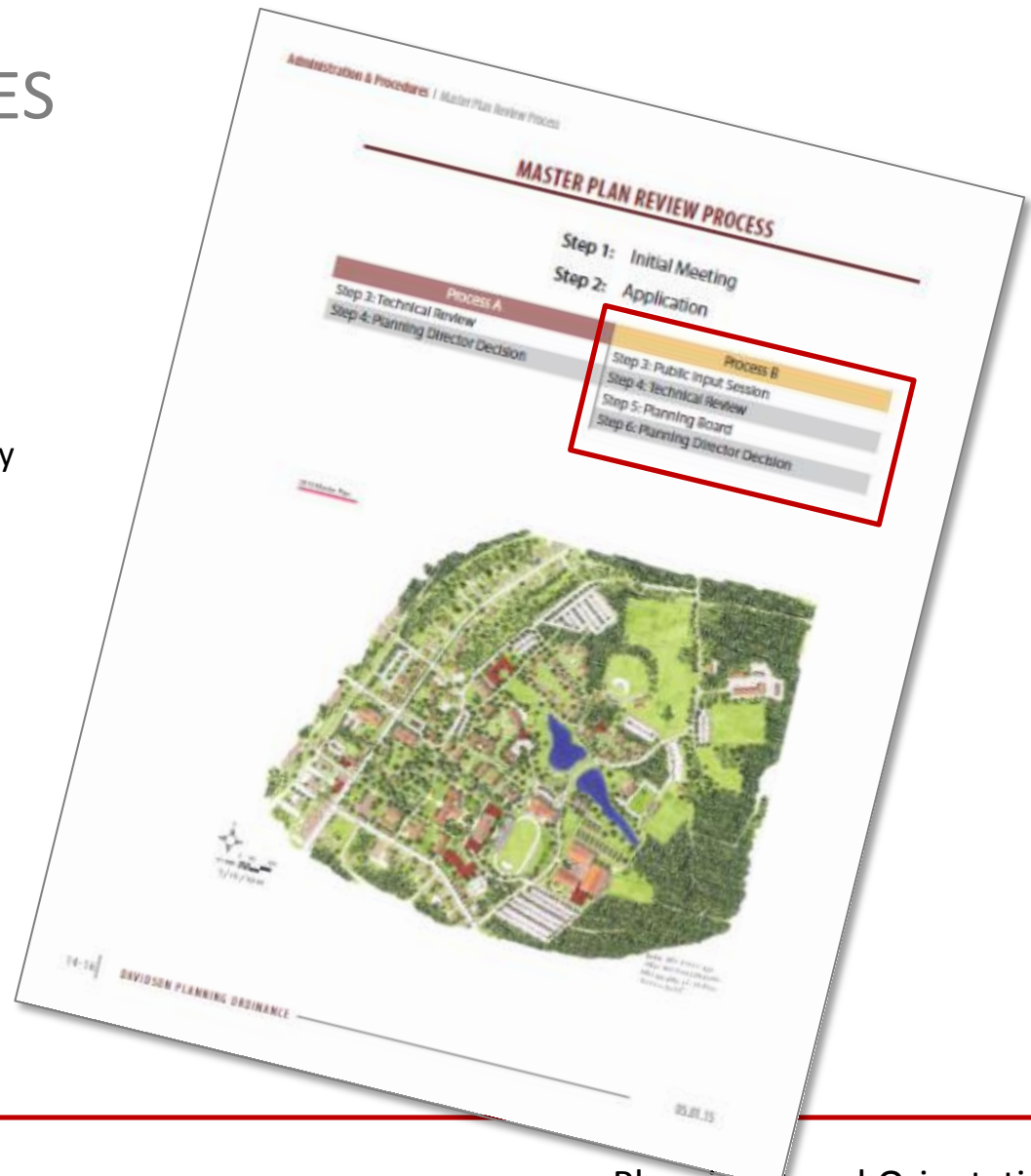
- Review & Comment on Plan

14.18.2 Vested Rights

- Offer Recommendation

14.21 Changes & Amendments to the Planning Ordinance:

- Offer Recommendation, Report



PROCESSES

STAFF & PLANNING BOARD ROLES

Quasi-Judicial Decisions [PB Recommendation/Decision]

- Staff: Examine/Present Facts, Provide Staff Analysis
- Planning Board: Hear Case, Make “Findings of Fact” + Decision

Development Plan Review/Vested Rights [PB Recommendation]

- Staff: Coordinate Meetings/Public Outreach, Examine/Present Facts, Provide Staff Analysis, Make Recommendation or Approve/Deny
- Planning Board: Offer Comments, Recommendation, Consistency Statement/Report

Changes & Amendments to the Planning Ordinance [PB Recommendation]

- Staff: Research/Perform Case Studies, Draft Text, Refine Text,
- Planning Board: Offer Comments, Recommendation, Consistency Statement/Report

Plan Creation [PB Advocacy, Recommendation]

- Staff: Coordinate Meetings/Public Outreach, Research/Perform Case Studies, Draft Plan
- Planning Board: RFP Selection, Advocacy/Engagement with Public, Meeting Attendance, Support Staff in Plan Development, Make Recommendation



PLANNING BOARD SUBCOMMITTEES

STRUCTURE & MEETINGS

Staff Liaison

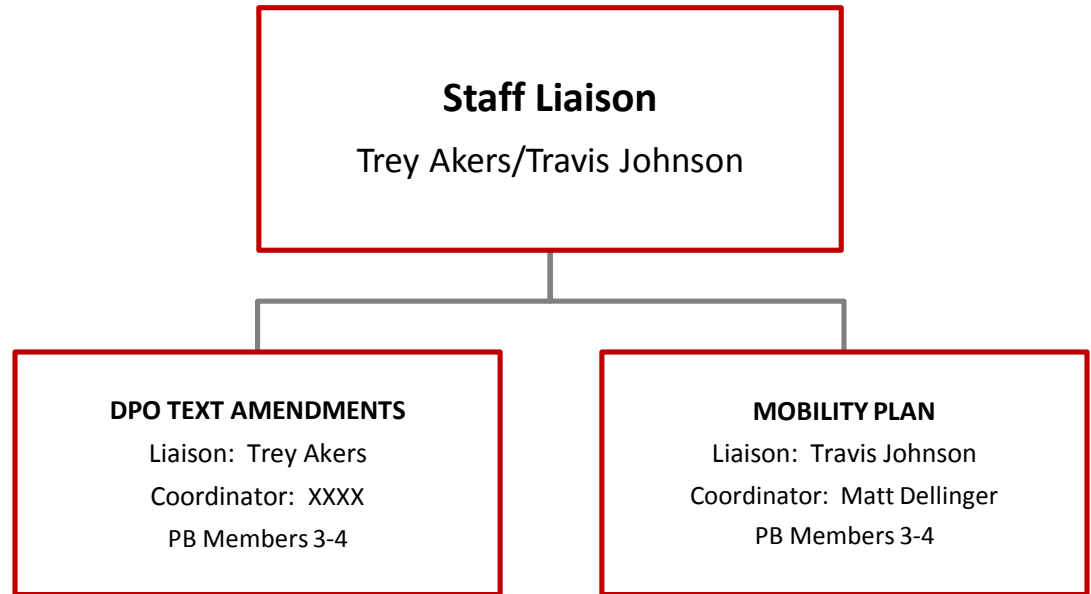
- Oversees Work/Schedule
- Provides Meeting Materials
- Performs Research/Case Studies
- Drafts Text, Documents

PB Coordinator

- Guides Sub-Committee Meetings
- Assigns Tasks/Confirms Completion
- Reviews All Materials

Meetings

- Immediately After PB Meetings, or Before [1 Hr. Max]
- As Needed/But Consistent
- Report Delivered at Next PB Meeting



PLANNING BOARD SUBCOMMITTEES

PURPOSE & ROLES

DPO Text Amendments [Standing Committee]:

- Purpose: Draft Text for Ordinance Improvements, Revisions
- PB Role: Perform Research, Support/Review Text Drafting, Understand/Inform Amendments

Mobility Plan [Specialized, Provisional Committee]:

- Purpose: Understand/Inform Plan Concepts, Advocate, Encourage Public Participation
- PB Role: Participate in Public Meetings, Review Plan Updates, Inform PB Recommendation



COMMUNICATION

GUIDELINES

Meetings:

- Member Dialogue: Respect, Collegiality, Inquiry, Discourse
- Citizen Comments: Respect, Active Listening

Outside of Meetings:

- Board Email: Primary Form of Communication, Limited/Clarifying Responses
 - Questions, Suggestions, Concerns: Direct to Staff/Chair
 - No Discussion of Board Business/Topics
- Members' Meetings Outside of Official Meeting: Permissible (Quorum = 6 Persons)
- Public Engagement (In Person): Acceptable/Encouraged, Purpose = Listen
- Media:
 - Official Inquiries: Directed to Public Information Officer
 - Mobile/Digital Platforms (i.e. social media): Proceed with Caution – Reporting Facts, If Necessary
 - » Becomes Written Evidence in Quasi-Judicial/Legal Challenge Determination



UPCOMING WORK

2018

Mobility Plan Meetings, Review/Recommendations: Spring & Summer

Planning Ordinance Updates: Review/Consider Petitions (On-Going/Quarterly)

Master Plan Review/Recommendations: Schematic Design Plans, Conditions (Where Applicable)

Comprehensive Plan: Review of Priorities/Implementation (Fall)

Board of Commissioners Update: Planning Board Chair (Semi-Annually)



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RESOURCES

TOWN OF DAVIDSON

Planning Ordinance: <http://www.townofdavidson.org/1006/Planning-Ordinance>

Comprehensive Plan: <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>

Plans, Reports, & Studies: <http://www.townofdavidson.org/111/Plans-Reports-Studies>

Maps: <http://www.townofdavidson.org/1026/Maps-GIS>

Rural Area Plan: <http://www.townofdavidson.org/1040/Rural-Area-Plan>

ADDITIONAL

Google: www.google.com

Mecklenburg County/Mapping: Polaris 3G

Planning: APA (Policy Reports); Congress for the New Urbanism; Planetizen; Project for Public Spaces; RCL Co. (Real Estate); Smart Growth America; Urban Land Institute; Visualizing Density (Lincoln Institute of Land Policy).



QUESTIONS



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